



Cholsey Neighbourhood Plan Consultation Statement

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

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Cholsey Parish Council	1
Introduction	4
Aims	4
Background to the Plan	4
Overview	5
Phase 1. Initial work and topic groups	5
Phase 2. Non-statutory consultations - September 2016 to May 2017	5
Phase 3. First pre-submission consultation - July 2017	5
Phase 4 . Second pre-submission consultation – February 2018	5
Non-Statutory early Consultation – September 2016 to May 2017	7
The process	7
The outcome	7
Housing requirements	7
Other policies	8
Chronological Process for CNP	8
First Pre-Submission Consultation – July 2017	9
Second Pre-Submission Consultation – February 2018	10
The process	10
The outcome	10
Appendix 1 - Consultees	11
Appendix 2 - Marketing & Promotion	13
Appendix 3 - Feedback on 1st & 2nd Draft Consultations	20
Appendix 4 - CNP Detailed Timeline	21
Appendix 5 - November 2016 Neighbourhood Plan Survey	25

Introduction

This Consultation Statement has been prepared in order to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 Section 15(2). Part 5 of the regulations sets out what a Consultation Statement should contain:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan
- An explanation of how they were consulted
- Summaries of the main issues and concerns raised by the persons consulted; and
- A description of how these issues and concerns have been considered and, where relevant addressed in the proposed Neighbourhood Development Plan

Aims

The aims of the Cholsey Neighbourhood Development Plan consultation process were:

- To involve as much of the community as possible throughout all consultation stages of the Plan development, in order that the Plan was informed by the views of local people and other stakeholders from the commencement of the Neighbourhood Planning process
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people, meetings were open to the public, advertised in advance and the minutes published. Progress in developing the plan was communicated through a variety of means, including on a website, Facebook, Twitter, public noticeboard and through local publications

Background to the Plan

Cholsey Parish Council took the decision in early 2016 to embark on a Neighbourhood Development Plan in order to provide local people with an input into where additional housing (required as a result of the update to the South Oxfordshire Objectively Assessed Need identified in the Oxfordshire Strategic Housing Market Assessment (SHMA) should be located. Whilst the Parish Council as the qualifying body retained responsibility for oversight and governance in May 2016, a Steering Group consisting of Cholsey Parish Councillors, a South Oxfordshire District Councillor, an Oxford County Council Councillor and a number of residents was established to deliver the Plan. The steering group was subdivided into working groups covering, housing, environment, infrastructure, traffic and transport and education.

Overview

Plan development and consultation fell into four main phases following the designation of the Neighbourhood Plan area in August 2016. These were as follows:

Phase 1. Initial work and topic groups

After some initial scoping work, an open meeting was held in April 2016 and was attended by over 300 people. Drawing on ideas discussed at the meeting, 5 topic groups were established as a basis to develop ideas and make recommendations. The groups worked over the summer of 2016. Their ideas were fed into the September 2016 consultation exercise described below.

Phase 2. Non-statutory consultations - September 2016 to May 2017

Phase 2 was a series of consultations designed to explore the views of local residents on plan-related matters. In particular the plan was going to identify new housing sites, SODC had identified a number of potential sites in their Strategic Housing and Land Availability Study, the consultations put out a call for any further potential sites to be identified. The consultations asked for community views on potential housing numbers and sites and the potential areas that policies should cover. A community survey involving the door-to-door hand delivery of questionnaires to every household in the parish was undertaken asking questions on a wide range of topics. Five public exhibitions ran in September 2016; November 2016; March 2017; April 2017 and May 2017. This is described in more detail in the relevant section below.

Phase 3. First pre-submission consultation - July 2017

The responses to the various consultations were analysed, draft policies were reviewed and a draft Neighbourhood Plan was drawn up and discussed with the local planning authority over the late spring of 2017. The draft was published on 10th July and publicised and distributed in accordance with the Regulation 14 requirements for a pre-submission consultation. The procedures followed and outcome of that consultation are reported in more detail in the relevant section below.

Phase 4 . Second pre-submission consultation – February 2018

Following completion of the first pre-submission the landowner and developer for the main allocated site indicated that they were not willing to develop the site as described in the Pre-submission plan and would only develop a much larger site, the steering group did not consider development of this larger site to be sustainable development. Other comments received in response to the December 2016 draft were considered and appropriate amendments were made to the draft Plan over the same period.

A revised draft Plan was published in February 2018, and again publicised and distributed in accordance with the Regulation 14 requirements. That stage of consultation is also reported in the relevant section below.

The team used the web site to facilitate the easy access of useful information to the public, members of the NP team and any other parties who were interested in referring to the information available. We also used a range of communication methods to keep the community informed including:

- Information and updates on web-site including an online survey facility
- Email
- Public meetings/exhibitions and a presence at regular community tea events
- Easy availability of documentation and records
- Stalls at community events
- Social media
- A community survey

The steering group set up a database of consultees and used spreadsheets to organise the comments received and our responses to those comments.

The working groups reported information back to the steering group on a regular basis to ensure there was consensus on the plan contents as it moved forwards.

National guidance on Neighbourhood Planning (NPPG 50) has been followed. Our aim has been to ensure that the community:

- Has been kept informed of what is being proposed
- Has been able to make their views known to the steering group throughout the process
- Has had opportunities to be actively involved in shaping the emerging neighbourhood plan
- Has been made aware of how their views have informed the draft neighbourhood plan

In particular we wanted our communication to be open and transparent, inclusive, wide reaching, accessible and to promote discussion and debate.

Non-Statutory early Consultation – September 2016 to May 2017

The process

The May 2016 consultation was designed to inform Cholsey residents about the forthcoming plan , and to seek views and information on a range of issues. It comprised :

- The publication of a consultation document: “Developing Cholsey’s Neighbourhood Plan. Our thinking to date and draft policy areas for consultation.”
- An exhibition in the village hall over the week-end of 21/22 May 2016 which illustrated the ideas in the consultation document
- A questionnaire survey of all households in Cholsey

Every Cholsey household was hand-delivered a copy of the questionnaire together with a 4-page covering explanatory leaflet. The questionnaire was also made available on-line to be completed using the Survey Monkey application. The leaflet drew attention to the consultation document, which was made available free of charge from the Parish Office and the village library, both at The Pavilion, Station Road, Cholsey. The leaflet publicised the exhibition. The material and events were also publicised through the Forty Magazine which is delivered to every household in the parish, email database alerts, the Neighbourhood Plan website and posters around the village. 20.5% of the total number of households in Cholsey - completed and returned the questionnaire either in hard copy or online. There were some 330 visitors to the exhibition over the two days, many of whom left written comments. About 250 copies of the draft policies document were distributed.

The outcome

The questionnaire explored views on six particular topics and also invited general views from residents. Responses are reported in detail in Appendix 5. The main views expressed and how they were addressed in the draft Neighbourhood Plan are summarised below.

Housing requirements

The community questionnaire was prepared with the help of Oxfordshire First an organisation specialising in helping parish councils prepare community led and neighbourhood plans. The survey amongst other things invited households to state whether they would currently like to move to a different home in Cholsey, and whether members of their family were looking for a home in Cholsey. They were also asked to specify what type of housing they were looking for, and whether they planned to buy or rent. The responses were analysed to form an overview of the housing requirements of Cholsey residents and their families, which was in turn used to develop policies in the Neighbourhood Plan designed to influence the mix of housing developed in Cholsey.

Other policies

The questionnaire responses and exhibition comments also offered views on issues not specifically explored in the questionnaire. A very large number expressed opposition to the large-scale development proposed in the parish under the Local Plan and/or concern to protect the arable land surrounding the village. There were comments also on the importance of maintaining natural green space and habitats. A large number of comments were made on Cholsey infrastructure, including many concerns regarding improvements to meet the needs of both the existing and new populations. Issues raised included roads and traffic, schools, station parking and station access, sewers and drainage, primary health services and cycle provision. Some of the issues raised were beyond the scope of the Neighbourhood Plan and others were already covered in the draft policies document (the area's beyond the scope of the Neighbourhood Plan were taken forward as pledges to the community that the steering group have been investigating and which the parish council would hope to take ownership of). These policies were refined and added to in the light of the consultation responses to form the infrastructure policies set out in the December 2016 version of the draft Plan.

Chronological Process for CNP

CNP Timeline			
April to August 2016	May 2016 to June 2017	June 2017 to January 2018	February 2018 to May 2018
Preparation	Early engagement	Pre-submission consultation	2 nd Pre-submission consultation
Parish Council agree to prepare a neighbourhood plan	Website launched Social media, posters and flyers	July 2017 Reg 14 Pre-submission consultation	February 2018 2 nd Reg 14 Pre-submission consultation
May 2016 Awareness raising publicity and event	August 2016 Attend Horticultural Show with 1 st questionnaire Seeking views on housing numbers, sites and issues	July/August 2017 7 public meetings Stall at Horticultural and Fairmile Shows Information in The Forty magazine	Feb/March 2018 5 Community Tea events
May 2016 Steering group formed sub-groups set-up	September 2016 Public event at the Pavilion Seek views on housing numbers and sites and issues	?? SODC Local Plan publication version published	Analysis of responses and amendments to plan documents
August 2016 Neighbourhood Plan Area designated	November 2016 Prepared community survey with Oxfordshire First and hand delivered to every household	Analysis of responses and amendments to plan documents	Health check

Terms of reference agreed	March 2017 Developer engagement	Meeting with developers to discuss options	Preparation for submission to SODC
Finance sought	March 2016 Public presentations Proposed site allocations, proposed policy areas CIL project ideas		
Evidence investigated, additional evidence commissioned for landscape capacity of potential sites	Commissioned Sustainability Appraisal including SEA		
	Draft and redraft plan and supporting documents		

First Pre-Submission Consultation – July 2017

The process

The Cholsey Neighbourhood Plan: Consultation Draft February 2018 was published on 10th February 2018. The letter inviting comments and list of consultees is included in Annex 1. The bodies consulted included: all bodies listed in sub-paragraphs (a) to (l) of paragraph 1 of Schedule 1 of the Neighbourhood Planning Regulations 2012, with the exception of national bodies with no responsibilities in Cholsey; all businesses, clubs, charities and voluntary organisations based in Cholsey; and all bodies which are based outside Cholsey but which are known to the neighbourhood steering group to have a special focus on representing the interests of businesses and groups operating in the area. The consultation was publicised in the Forty Magazine, the village voice news letter, an email bulletin, via social media (Twitter & Facebook) and on the neighbourhood plan website. Paper notices of the consultation were posted around the village. Electronic copies of the revised draft Plan were sent with an invitation to comment to the same set of consultees as identified for the December 2016 consultation (see Annex 1 for the consultation email and full list of consultees). Free paper copies were made available in the village library and from the Parish Office. Eight public engagement events were held over the consultation process where we engaged with over 500 people. A 7-week consultation response period was allowed, longer than the 6-week minimum required to allow for the summer holidays.

Presentations of the proposals were held in the village hall on the evening of Wednesday 18th January and afternoon of Sunday 22nd January, attended by 63 and 77 people respectively. Written responses were received from 25 organisations and 36 individuals.

The outcome

All responses to the consultation were considered carefully and changes to the draft Plan made where it was judged appropriate. Each comment received is recorded in the feedback documents (listed in Appendix 3 and available on the Cholsey-Plan.com website) submitted with this statement and a note of Cholsey Neighbourhood Plan's response is included in the final column.

Second Pre-Submission Consultation – February 2018

The process

The Cholsey Neighbourhood Plan: Second Consultation Draft February 2018 was published on 10th February 2018. The consultation was publicised in the Forty Magazine, the village voice news letter, an email bulletin, via social media (Twitter & Facebook) and on the neighbourhood plan website. Paper notices of the consultation were posted around the village. Electronic copies of the revised draft Plan were sent with an invitation to comment to the same set of consultees as identified for the December 2016 consultation, (see Annex 1 for the consultation email and full list of consultees). Free paper copies were made available in the village library and from the Parish Office. Four public engagement events were held over the consultation process where we engaged with over 600 people.

All responses to the consultation were considered carefully and changes to the draft Plan made where it was judged appropriate. Each comment received is recorded in the feedback documents (listed in Appendix 3 and available on the Cholsey-Plan.com website) submitted with this statement and a note of Cholsey Neighbourhood Plan's response is included in the final column.

The Strategic Environmental Assessment (SEA) of the Cholsey Neighbourhood Plan February 2018 along with our original SEA from May 2017 was circulated alongside the Second Consultation Draft.

The outcome

All responses to the consultation were considered carefully and changes to the draft Plan made where it was judged appropriate. Each comment received is recorded in the feedback documents (listed in Appendix 3 and available on the Cholsey-Plan.com website) submitted with this statement and a note of Cholsey Neighbourhood Plan's response is included in the final column.

As this was the second round of formal consultation on a largely unchanged set of policies, a few major new points were made. The revisions from earlier drafts were largely welcomed. The majority of the more critical comments were regarding the technical requirements for neighbourhood planning, rather than the substance of the proposals. A number of amendments were made to the draft Plan in the light of the comments received to clarify the policies and to make minor updates and corrections. However, no major changes to the policies were made and there were none that had significant effects on the impacts assessed in the Strategic Environmental Assessment, February 2018.

Appendix 1 - Consultees

List of all those that were consulted about the Plan

Consultation Bodies

South Oxfordshire District Council
Natural England
Oxfordshire County Council
Historic England

Other Local Groups and Organisations

Chilterns Conservation Board
North Wessex Downs ANOB
Oxfordshire County Council Highways
Oxfordshire County Council Education
Oxfordshire County Council Archaeology
Oxfordshire County Council Countryside
Oxfordshire County Council Developer Funding
Oxfordshire County Council Drainage
Oxfordshire County Council Economic Development
Oxfordshire County Council Heritage
Oxfordshire County Council Minerals & Waste
Oxfordshire County Council Transport Development
Oxfordshire Local Enterprise Partnership
Oxfordshire Clinical Commissioning Group
Oxfordshire Youth Services
Oxfordshire Nature Conservation Forum
Homes & Communities Agency
Network Rail
Environment Agency
Thames Water
British Gas
British Telecoms
Cornerstone Telecommunications Infrastructure Limited
Gigaclear
Mono Consultants
AMEC
Coal Board
National Grid
UK Power Networks
Scotia Gas Networks
Scottish & Southern Electric
Southern Gas Networks
Centre of Protection of Rural England
Marine Management Organisation
Thames Valley Chamber of Commerce
Sport England

Anglican Church - Oxfordshire
Oxfordshire Community Churches
AGE Oxfordshire
ENRYCH Oxfordshire
Cholsey Primary School
Wallingford School
Oxfordshire Community & Voluntary Action
Resource Futures
Ed Vaizey - MP
Waitrose - Wallingford Branch
Community First Oxfordshire
IPaD Limited
Wardell Armstrong LLP
Mode Transport Planning
Lepus Consulting Ltd
Kirkham Landscape Planning Ltd
Archstone Projects Limited
Kemp & Kemp LLP
Everport Developments
Nexus Planning Ltd
John Phillips Planning Consultancy
Leavesley Group
Pegasus Group
Roxylight
JPPC Limited
Henry Venners Ltd
Carter Jonas LLP
Linden Homes
DLA Architects Practice

Moulsford Parish Council
Brightwell-cum-Sotwell Parish Council
Aston Tirrold Parish Council
Aldworth Parish Council
Crowmarsh Gifford Parish Council
South Stoke Parish Council
Wallingford Town Council

RG Park Butchers
Clippers Hairdressers
Rowland Pharmacy
Tesco
Cholsey Cafe

As well as over 50 local community groups as listed in the Cholsey Community Engagement Plan v1.4 document on the Cholsey-Plan website.

Appendix 2 - Marketing & Promotion

May 2016

Cholsey
Neighbourhood Plan



Come along to the meeting and to see how you can help to change your village, we are at an important stage in the preparation of a plan for your village and it needs **YOUR** help. This is an opportunity to view sites and draft policies

Saturday 22nd April
12pm - 3pm

Cholsey Pavilion - Station Road

www.cholsey-plan.com
Cholsey Neighbourhood Plan - Steering Group



Neighbourhood Development Plan

YOUR VILLAGE, YOUR CHANCE TO
have your say!

Come along to the meeting and mini exhibition to see how you can help to change your village

This is an important first step in the preparation of a plan for your village and it needs **YOUR** help. This is the first opportunity to discuss how you would like to see Cholsey develop as a village. Do you want more housing development, parking, traffic, and health services?

Saturday 21st May 2pm – 4pm
Cholsey Pavilion – Station Road

www.cholsey-plan.com
Cholsey Neighbourhood Plan - Steering Group

September 2016



Cholsey
Neighbourhood Plan

YOUR VILLAGE, YOUR CHANCE TO
have your say!

Come along to the meeting and to see how you can help to change your village, this is an important next step in the preparation of a plan for your village and it needs **YOUR** help. This is an opportunity to discuss how you would like to see

Saturday 17th September
12pm – 3pm

Cholsey Pavilion – Station Road

www.cholsey-plan.com
Cholsey Neighbourhood Plan - Steering Group

Pre-submission consultation of the
Draft Cholsey Neighbourhood
Plan



drop in sessions to meet the planning team
review & discuss the draft plan

saturday 29th july
saturday 5th august
saturday 12th august
saturday 19th august

10.00 - 12:30 (at the pavilion)

What do you think?

Read the draft plan on the Cholsey Plan website
www.cholsey-plan.com
or at the community library & parish office

This is not a finished document. It is a draft for you to read and comment on.

- Are there things we have omitted?
- Are there sections that are not clear?
- Are there items you think may be wrong?
- You are also encouraged to tell us what you like about the plan

Public Consultation of the
Draft Cholsey Neighbourhood
Plan



Come Visit the Cholsey Neighbourhood
Planning Team Stand
Why?

A chance to win a voucher for **£50!**
to spend at the Red Lion

We need to know what you think?

The neighbourhood plan is not a finished document. It is a draft for you to read and comment on

- Is there anything we have omitted?
- Are there sections that are not clear?
- Are there facts you think may be wrong?
- Do you support, or object to the plan?

www.cholsey-plan.com

Cholsey Parish Council



Pre-submission consultation of the
Draft Cholsey Neighbourhood Plan

10th July - 14th August 2017

What do you think?

Read the draft plan on the Cholsey Plan website

www.cholsey-plan.com

or at the community library & parish office

tell us your views:

via the web form

email: info@cholsey-plan.com

post box: The Parish Office, 31 Station Road, Cholsey

Pre-submission consultation of the Draft Cholsey Neighbourhood Plan



Cholsey Neighbourhood Plan



h Council



meet the cholsey planning team review & discuss the draft plan

the pavilion - station road saturday 24th march (3pm - 7.30pm)

free tea and cake whilst you chat to the team

What do you think?

Read the draft plan on the Cholsey Plan website www.cholsey-plan.com or at the community library & parish office

We do not support the Leavesley plan for CHOL (promoted as Cholsey Fields)

Come Visit the Cholsey Neighbourhood Planning Team Stand at the Hot Soc Flower Show 16 Why?

A chance to win a voucher for **£50!** to spend at the Red Lion

We need to know what you think?

The neighbourhood plan needs your ideas:

- Is there anything we should?
- What are your thoughts on planning?
- What are there facts we need to know?

www.cholsey-plan.com

mission consultation of the cholsey Neighbourhood Plan

2th June - 24th July 2017

What do you think?

ie draft Plan on the Cholsey Plan website www.cholsey-plan.com or at the community library

s:

[Cholsey-plan.com](http://www.cholsey-plan.com) Parish Office, 31 Station Road, Cholsey

he public consultation event in the Pavilion rday 1st July 2017 12.00pm - 3.00pm

rhod plan will be on display ighbourhood plan team ou think

What Do You Think?

Cholsey Neighbourhood Plan Survey

YOUR VILLAGE, YOUR VOICE

We the people of Cholsey have a unique opportunity to shape the future of our village.

The Village is making a Neighbourhood Plan to give us more control over the volume and nature of new housing between now and 2032. Most importantly it will help us fight off the kind of speculative development that could ruin our Village.

The plan will be based on consultation and discussion which is then subject to a parish referendum.

WHY A SURVEY?

This survey is a vital part of making The Plan. It is very important that every household takes part. The Steering group, local volunteers from Cholsey who will draft policies for the Plan need to understand what the whole village wants.

HOW DOES IT WORK?

To keep it simple we're asking for one response per household rather than one per person.

Please do try to answer all questions. If you get stuck on a question leave it blank and move onto the next one. There's extra space for comment on the back page.

IS IT CONFIDENTIAL?

Yes - it's totally confidential. The form does not contain any information that identifies you personally.

Survey returns will go to an out sourced consultancy - Community First Oxfordshire. They will do all the data processing and keep all supplied information confidential in accordance with the Data Protection Act.

PLEASE COMPLETE THE SURVEY BY 1ST JANUARY 2017
Return the forms using the free-post envelope, or drop into the Village Parish Office in the Pavilion on Station Road

For more information contact Paul Ramsay on info@cholsey-plan.com

www.cholsey-plan.com



Cholsey Neighbourhood Plan



What are we doing?

We are working with SODC, within the framework of the emerging Local Plan, to develop a Neighbourhood Plan to express our needs and aspirations as a community. In conjunction with the new SODC Local Plan, which is expected to come into force later this year, the Neighbourhood Plan will attempt to establish a suitable framework that will be used to guide the course of future improvements and developments in our parish.

What is a Neighbourhood Plan?

Neighbourhood planning provides a statutory right for local people and businesses to plan for the future of their neighbourhood in a sustainable and fair way. Crucially, it is designed to enable local people and communities to strongly influence how development will occur locally.

Neighbourhood plans are about improving and developing neighbourhoods in a sympathetic and sustainable way, not completely stopping growth. Neighbourhood planning has the potential to:

- make improvements, not just to housing, but to travel, health and wellbeing, community amenities - such as recreational facilities and communal green spaces, and the local economy
- give our community a bigger say over the type, location, size, pace and design of development coming forward
- tackle long term trends or challenges affecting our community
- foster progressive relationships between our community, developers and local authorities
- provide our neighbourhood with more influence on how these things are delivered and implemented

Our Neighbourhood Plan cannot propose less development than the SODC Local Plan, but it can propose such things as alternative sites or higher design standards for buildings. In short, it has an intensely local focus and can be as ambitious or modest as the community decides.

When made, and following a successful referendum of the local community, our Neighbourhood Plan, together with the SODC Local Plan, becomes a primary planning reference for our Parish, and will be used to determine planning applications and improvements to our services and amenities.

What Happens Next?

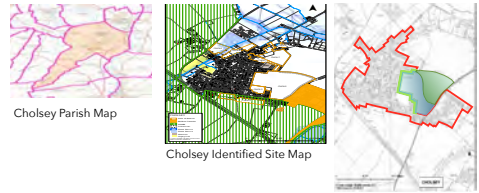
Cholsey Neighbourhood team would like to know what you think of our parish. What do you like about our area, and what would you change? What do we do well, and what could we do better?

The Cholsey Neighbourhood team will be organising a series of briefings, meetings and questionnaires during the weeks and months ahead - including a series of meetings at Cholsey Pavilion - to keep everyone up to date on how the Neighbourhood Plan is progressing. Your voice counts, so please help us to help you by actively getting involved.

Thank you from Cholsey Neighbourhood team.

www.cholsey-plan.com

Cholsey Neighbourhood DRAFT Plan



The plan is not a finished document. It is a draft for you to read and comment on:

- Is there anything we have omitted?
- Are there facts that are wrong?
- Are there sections that are not clear?
- Do you support, or object to the plan?

- 250 new homes
- CHOL2 is the proposed site
- CHOL2 will take access from Reading Road via a new junction arrangement
- Pedestrian/cycle crossing off Reading Road
- New neighbourhood centre including shops, and a preschool
- New public open space, allotments and buffer planting to existing homes
- Negotiating a station car park extension
- Negotiating with CCG for an offshoot health facility
- Speed restrictions and traffic calming on some roads
- Extended primary school

www.cholsey-plan.com

Cholsey Neighbourhood Plan - Your Community

Cholsey Neighbourhood Plan - Housing

In order to plan for new development that we want and to protect Cholsey from speculative developments we need to finish and agree the neighbourhood plan as quickly as possible. This will be a statutory plan for the parish. We have already received two speculative applications for around 100 homes and are expecting more applications for around at least 350 new homes.

Having a Cholsey Neighbourhood Plan is the only way that we can ensure new homes are built on the most appropriate site and secure more infrastructure to support our community.

Please tell us what you think!

New Homes
South Oxleitham District Council require that at least 175 new homes are built in Cholsey before 2022. The sites we have chosen are set out in Policy CNP H1 below and detail about the way the sites are developed are set out in the proposals and other housing policies.

Do you agree that these sites are good choices to meet our housing needs?

Do you agree with our proposals for the way the sites should be developed?

Policy CNP H1

Land is allocated to provide around 187 new homes on sites shown on the Proposals Map on the following three sites:

- East End Farm (CHOL1) together with land west of Millington Road part of CHOL2 around 145 homes
- Bowers Yard (CHOL3) and Paper Mill (CHOL4) around 100 homes
- Farmhouse (CHOL5) 10-14 homes



Proposals Map



Bowers Yard



CHOL1 & 7



Farmhouse

Cholsey Neighbourhood Plan - Your Community

Cholsey Neighbourhood Plan - Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a financial charge on development intended to provide additional funding to help pay for the cost of infrastructure arising from new developments. It is collected by South Oxleitham District Council and is applied to land as projects as highways, leisure facilities and schools. The overall amount of CIL is based on the Gross Internal Area (GIA) of the properties in the development - effectively the internal floor space and is calculated at £11 per square metre. On the basis, a property with a GIA of 100 square metres (i.e. an average 3 bed property), the CIL will be £1,100.

Cholsey Parish Council is entitled to a proportion of the CIL to help offset the impact of new development on community facilities. The proportion of the CIL to be made available to the parish council for local projects depends on whether there is a made Neighbourhood Plan in the locality. With a made Neighbourhood Plan 25% of the total amount is available to be applied to locally based infrastructure rather than 15% in areas without this plan.

The infrastructure priorities identified through the evidence gathered for the CNP are set out below. At this stage, these are not confirmed proposals and the final list of priorities and infrastructure needs are decided by the community.

Decisions on which projects are prioritised for CIL funding will be made by the community. Any projects to be funded will be subject to detailed design and approval by the appropriate authorities and any other relevant organisation.

Project Name	Status
Pedestrian Crossing - A325	CIL
Nursery/Pre-school/Children's Hub	CIL/Developer
Medical/Care/Practice Nurse Office	CIL/Developer
Establish new, and improve existing, sports/recreation facilities	CIL
Provide facilities for teenagers, such as Skatepark	CIL
Establish outdoor short bowls	CIL
Patented purchase of land for a play area, orchard, wellness space and car parking	CIL
Establish walking, jogging and cycling routes with appropriate signage and seating	CIL
Establish a sculpture walk in around Millennium wood or other large site within the Parish	CIL
Establishing a series of inter connected pedestrian and cycling corridors enabling the community to travel, park, walk or exercise in all village environments	CIL
Mileage and Speed management - consideration given to better management of vehicle speeds and flow in busy points and key intersections, and establishing a village wide 20mph limit	CIL
Requirements for and addition of further parking coverage	CIL
Identify River Thames access as Ferry Lane for non-commercial operation	CIL
Provide a Garden space within the Church grounds for a tranquility area with seating	CIL
Upgrade street lighting to low energy white lighting	CIL

Cholsey Neighbourhood Plan - Your Community

Cholsey Neighbourhood Plan - Housing

Policy CNP H4

Affordable housing and Starter Homes shall be provided in new housing developments as required by the South Oxleitham development plan. Priority on first listing of 25% of affordable homes in Cholsey will be given to people with a strong local connection to Cholsey.

Policy CNP H5

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

- ensure that the new housing is well and safely connected with the village and surrounding countryside for pedestrian and cyclist
- have good access to effective public transport services
- minimise traffic through the village
- ensure all types of housing are well integrated
- provide good quality well designed homes
- provide an attractive environment maintaining Cholsey's distinctiveness
- make provision for green infrastructure
- meet the objectives in the South Oxleitham Design Guide
- provide a high quality environment for all residents
- provide for resident wellbeing and ensure they are not subject to unacceptable levels of noise or odour
- provide facilities and infrastructure arrangements to be maintained
- meet the objectives of climate change and flooding
- ensure new housing is in keeping with local character, materials and colour palette
- provide for sufficient landscaping to offset the impact of the buildings and of the village in the wider landscape
- contribute to improving provision for recreation for teenagers
- make provision for access to local broadband

Policy CNP H6

Proposals for new houses or for extensions to existing houses should maintain the following distance requirements from neighbouring houses:

- Back to Back between habitable rooms - at least 20m
- Back to Side between habitable rooms and side gable of an adjacent home - at least 17m
- Front to Front between habitable rooms of houses facing each other - at least 20m
- Back to Boundary between habitable rooms and side boundary onto existing landscape - at least 10m

Policy CNP H7:

Garages and parking spaces for new homes should be a suitable size for a family car and should not be used or converted to residential use unless suitable alternative provision can be made on site.

New proposals should meet the requirements in Oxleitham County Council's Residential Parking Provision Policy. Off road parking should be provided in new residential developments including extensions to existing homes in accordance with the following minimum standards:

- 1-bed house/flat = 1 off-road car parking space
- 2-bed house/flat = 2 off-road car parking spaces
- 3-bed house/flat = 3 off-road car parking spaces
- 4-bed house/flat = 4 off-road car parking spaces

Policy CNP H8

Extensions to existing homes will be permitted where they meet the following criteria:

- the scale, height and form is consistent with the existing building and the character of the street scene
- spacing between buildings respects the character of the street scene
- gaps which provide for important landscaping or views out of the village or surrounding countryside are maintained
- materials are compatible with the materials of the existing building
- the individual/landscaping treatment of an area is retained and, where feasible, reinforced and the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded

Cholsey Neighbourhood Plan - Your Community
Cholsey Neighbourhood Plan - Facilities and Services

With a growing community we want to promote existing services and ensure that essential facilities are expanded as needed. In particular Cholsey Primary School and Wallingford Secondary School must be expanded, a second pre-school is needed and the Wallingford medical centre needs to be expanded. We are pressing for a satellite surgery in Cholsey.

The village needs an actively being upgraded and such has taken place to clear drains which have caused flooding, but there is more to do and we will continue to press for adequate maintenance of drainage facilities in the village.

We are registering to secure an extension to the station car park and will investigate whether parking around the Forty can be improved. We will seek to protect all of the existing shops and restaurant premises and other buildings used for community services as they are not lost unless viable uses cannot be found. We will protect land used for open space, recreation, allotments and the cemetery. We will also seek the provision of more land for open space and recreation and specific facilities for young children and teenagers.

We will encourage small scale business enterprises in and around the village.

Are there other facilities or services which should be protected or provided?

Policy CNP 11

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

Policy CNP 12

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

Policy CNP 13

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

Policy CNP 14

All proposals for new housing must demonstrate that they will not exacerbate surface and groundwater drainage and flooding problems. Sustainable Drainage Systems (SuDS) must be incorporated into development proposals where possible. Developers will be encouraged to follow recommendations from 'The SuDS Manual'.

Policy CNP 110

Proposals that enable residents to work from home without detriment to neighbouring properties will be supported.

Policy CNP 111

Proposals for small scale business uses in or adjacent to the village will be supported where they meet other policies in this plan.

Policy CNP 113

Small scale proposals for local tourism will be supported, provided they meet other policies in this plan, in particular appropriate signage and a permanent display to enhance The Dene Agatha Christie Trail and to direct visitors to village facilities.

Cholsey Neighbourhood Plan - Your Community
Cholsey Neighbourhood Plan - Beautiful Countryside

We want the community to have access to beautiful countryside and to protect the parish environment from inappropriate development which may harm the landscape and wildlife.

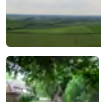
Do you agree with this aim and our policy to achieve that?

Policy CNP E1

New development in Cholsey should respect its rural location and will only be permitted where it does not harm:

- the natural beauty of the Chilterns or North Wessex Downs AONBs or their settings
- the rural setting of the village
- the setting of the River Thames and the Ridgeway Path and Thames National Trails
- key areas of importance in the community as set out in documents: Cholsey View Assessment.
- the location and use of green spaces identified in documents - Cholsey Open Space & Recreation and new spaces created in new developments.

All proposals for new development which affect features in bullet 1 to 4 above must submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment (Landscape Institute) with the application. All proposals for development should demonstrate how they will ensure a net gain in biodiversity.



Cholsey Neighbourhood Plan - Your Community
Cholsey Neighbourhood Plan - A change of approach

We are consulting you again as we wish to change where new houses should be built in Cholsey. SODC now indicate that we need to have at least 175 new homes in Cholsey, previously you told us there should be no more than 300 new homes and many people felt it should be fewer than this.

In the last consultation we suggested around half of the land between Fairmile & Celsea Place known as CHOL2 should be used for 250 homes and a shop and community buildings including a pre-school.

Despite an initial openness to developing the site in line with community wishes the landowners and developers (Leavesley - Cholsey Fields) are only interested in building out the whole of CHOL2 with around 550 dwellings together with a neighbourhood centre with shops and a community building. **We do not believe** this fits with the community's wishes for this site or the village, it will also put severe pressure on services including the primary school and medical facilities.

The steering group has compared this option with other options in Cholsey. We have decided that a package of smaller sites will better fit with the communities' aspirations as communicated to us through earlier plan consultations. The sites provide for **186 new homes** & include:

- Land to the north of Rothwells Close together with land to the east of houses along Wallingford Road (sites known as CHOL1 and CHOL7) for around 162 homes. (An appeal is pending on part of this land but our proposal is for fewer homes than the appeal).
- Boshers Yard off Reading Road for around 10 homes,
- Land at Fairmile (the nursery site) for 14 new homes (permission was granted on this site in December 2017).

As part of our proposals we still want to provide new community facilities including a second pre-school and children's centre, a satellite surgery if the medical practice will agree, improved parking at the station and improvements to safety and the environment around the shops at The Forty.

Our consultation started on 8 February 2018 and runs until 31 March 2018.

Cholsey Neighbourhood Plan - Your Community
Cholsey Neighbourhood Plan - Housing

Policy CNP H1a

Proposals on the adjoining sites CHOL1 and CHOL7 shall be in accordance with the Masterplan and shall provide or ensure that:

- access to an improved junction on the East End of CHOL2 access to the Wallingford Road to include a green street and 15m separation between Godditch Lane and the improved East End Farm access
- footpath and cycle route through the area along Wallingford Road to Cops Lane and Fige Lane
- traffic calming on the Wallingford Road
- national buffer planting and green infrastructure around the northern, eastern and south western boundaries of the site including a green corridor between the houses along the Wallingford Road and the new development and an area of community woodland as shown on the Masterplan
- new fencing and at least 5m of buffer planting between all homes in Rothwells Close and the new development
- new homes should comply with the minimum separation distances set out in this plan, including between existing and new homes.
- an appropriate setting for listed buildings in the vicinity of the site
- contributions to community buildings to include a pre-school on site or elsewhere in the village
- new allotments together with appropriate parking facilities
- recreation facilities for young children and for teenagers

Policy CNP H1b

New development should make effective use of natural resources as applicable and as required by the development plan except that densities on sites with more than 10 homes should be at least 25 dwellings per ha taking account of local character and circumstances.

We propose to have a built-up area boundary for Cholsey which would enable new development to be acceptable. Outside the boundary development should only take place in special circumstances to support agriculture and local enterprises or to make efficient use of existing rural buildings.

Do you agree with this boundary?

Policy CNP H2

The village Built-up Area Boundary is defined on the Proposals Map. Permission will be granted for new homes on B1E sites which lie within the village Built-up Area Boundary provided that any proposal:

- does not occupy an important open space of value to the community nor a space of environmental or ecological value, nor an important public view as set out in document - Cholsey View Assessment.
- does not create problems of privacy or nuisance to existing neighbouring properties
- maintains the general character and appearance of the area
- does not exceed the built limits of the settlement

Outside the village Built-up Area Boundary and the identified new housing sites any new inappropriate development or change which does not meet these criteria will need to be subject to special circumstances as identified in paragraph 55 of the National Planning Policy Framework.



Cholsey Neighbourhood Plan - Your Community
Cholsey Neighbourhood Plan - Facilities and Services

Policy CNP I5

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

Policy CNP I6

Any application for the change of use or redevelopment of any premises in Graphic 1 should be considered against relevant policies in the development plan. Proposals for the loss of commercial premises, including public houses must include supporting evidence regarding the viability and demonstrate there has been a comprehensive and sustained marketing campaign for at least one year at a realistic price and in a manner to encourage its sale for the existing use. It is recommended that a public house use the CAMRA Public House Viability Test.

Business and leisure premises important to the community

Best One Convenience Store (part of Best Way Franchise), 126 Papist Way, Cholsey.



Teens Express - Meat Supermarket 1 Fige Lane, Cholsey

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

Rothwells Pharmacy No 1 The Pound Cholsey

The pharmacy offers a prescription collection service, Rx vaccination service and a medical/physio service.



The Cholsey Cafe No 2 The Pound Cholsey

A family run cafe serving hot and cold drinks and food. There is seating both inside and outside.



Accountant No 4 The Pound Cholsey

R. G. Paul Family Butcher No 5 The Pound Cholsey

This butchers shop has been at The Pound since mid-1960s, previously located at a shop on The Forty near the end of the 19th century. They sell locally applied produce from within a 30 miles of the shop.



Clippers Hairdresser The Pound, Cholsey



Members of Bengal, Restaurant and Take away 12 Wallingford Road Cholsey

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

Shanki-Li, Restaurant and Take away 20 The Forty, Cholsey

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

Public House, The Red Lion Wallingford Road Cholsey

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

Public House and Club, The Morning Star 68 Papist Way Cholsey

The Morning Star is a red public house, shared with The Fairmile Sports and Social Club, the front bar is open to the public. They offer pool/snooker, darts, snooker, darts/darts and other pub entertainment.



Cholsey Neighbourhood Plan





What are we doing?

We are working with SOCC, within the framework of the emerging Local Plan, to develop a Neighbourhood Plan to express our needs and aspirations as a community. In conjunction with the new SOCC Local Plan, which is expected to come into force later this year, the Neighbourhood Plan will attempt to establish a suitable framework that will be used to guide the course of future improvements and developments in our parish.

What is a Neighbourhood Plan?

Neighbourhood planning provides a statutory right for local people and businesses to plan for the future of their neighbourhood in a sustainable and fair way. Crucially, it is designed to enable local people and communities to strongly influence how development will occur locally.

Neighbourhood plans are about improving and strengthening neighbourhoods in a sympathetic and sustainable way, not completely stopping growth. Neighbourhood planning has the potential to:

- make improvements, not just to housing, but to travel, health and wellbeing, community amenities – such as recreational facilities and communal green spaces, and the local economy.
- give our community a bigger say over the type, location, size, pace and design of development coming forward
- tackle long term trends or challenges affecting our community
- foster progressive relationships between our community, developers and local authorities
- provide our neighbourhood with more influence on how these things are delivered and implemented

Our Neighbourhood Plan cannot propose less development than the SOCC Local Plan, but it can propose such things as alternative sites or higher design standards for buildings. In short, it has an intensely local focus and can be as ambitious or modest as the community decides.

When made, and following a successful referendum of the local community, our Neighbourhood Plan, together with the SOCC Local Plan, becomes a primary planning reference for our Parish, and will be used to determine planning applications and improvements to our services and amenities.

What Happens Next?

Cholsey Neighbourhood team would like to know what you think of our parish. What do you like about our area, and what would you change? What do we do well, and what could we do better?

The Cholsey Neighbourhood team will be organising a series of briefings, meetings and questionnaires during the weeks and months ahead - including a series of meetings at Cholsey Pavilion - to keep everyone up to date on how the Neighbourhood Plan is progressing. Your voice counts, so please help us to help you by actively getting involved.

Thank you from Cholsey Neighbourhood team,
www.cholsey-plan.com

Cholsey Neighbourhood Plan

Education

Secondary school

Cholsey is in the catchment area for Wallingford secondary school. Currently either the service bus or the school bus service is used to take children from our village to the school. Wallingford school has places for 1,177 children from the ages of 11 to 18 and has confirmed it can cope with any increase in demand from Cholsey's new housing.

Information to collect about the Secondary school

The local catchment school for Cholsey secondary education is Wallingford.

- Do you children attend the Wallingford school?
- If not can you recommend any other schools?

Adult education

Currently there is no provision for adult education in the village and so residents must travel to other towns or villages. There is an adult learning hub in the village focusing primarily on life skills.

Information to collect about Adult Education

- Do you currently participate in adult education?
- If so where do you go?
- Would you like to participate in any of the following areas if classes were available in Cholsey?
 - Sporting or Exercise
 - Domestic skills
 - Gardening or growing food
 - Educational qualifications including language
 - Crafts
 - Other - please state

Cholsey Neighbourhood Plan

Education

Primary School

Cholsey village currently has one primary school in Church road. The school has places for 315 children from the ages of 4 to 11. The county is about to consult with the village regarding the potential expansion of the current school (as the final phase of the original allocation of funding from the Farmile development) which would add 3 additional classes taking the school to a full 2 form entry with 425 places. This will be an on-line consultation and all those who are interested are invited to respond.

There is similar concern about parking and congestion in Church road when children are being dropped off or collected.

Also the village has the Treehouse school, a non-fee-paying primary school which receives no funding from the government but depends entirely on donations and volunteers. The Treehouse school currently has places for up to 20 children (15 places taken currently due to space issues) from the ages of 5 to 11. It plans to expand into an eco-building to accommodate more children.

Information to collect about the Primary school(s)

- Do you use the existing Primary schools in Cholsey?
- If no is this because there are not enough places available?
- State any other reasons for not using the existing schools?
- It has been suggested that the existing primary school is not in the right place - do you agree?
- If yes, then where do you think it should be located?
- Taking into account the county consultation, do you think the existing school should increase in size or should we have a second school?
- If yes to a second school then where could this be located?
- Do you have any issues with accessibility or parking when using the current school(s)?

Cholsey Neighbourhood Plan

Consultation

From our consultations so far, the following objectives have been identified relating to pre-school, primary and secondary schools and adult education:

- To provide sufficient spaces for all who wish to attend the schools and/or use the education facilities in Cholsey.
- To reduce congestion around the schools and to ensure safe accessibility at all times.

Pre-school

Cholsey village currently has one pre-school which is located adjacent to the existing primary school in Church Road. The pre-school currently has places for 24 children per session from the ages of 2 to 4. Many parents, teachers and local residents are concerned about the parking and congestion in Church Road when children are being picked up and collected.

Information to collect about the Pre-school

- Do you use the existing Pre-school in Cholsey?
- If no, then is this because there are not enough places available?
- Since the existing Pre-school is unlikely to be expanded it has been suggested that we may need a second Pre-school - do you agree?
- If no has been suggested that the existing Pre-school is not in the right place - do you agree?
- Where could a second Pre-school be sited?
- Do you have any issues with accessibility or parking when using the existing Pre-school?

Cholsey Neighbourhood Plan

7. Road Issues

Summary of issues

Increased bus services should be introduced from the railway station to Cholsey meadows and from Cholsey to Wallingford in the evenings of Friday and Saturday.

Car parking in Cholsey has declined since security and needs to be addressed urgently. Can the speed limit along Wallingford Road to the bypass be reduced?

Parking in Cholsey is an increasing problem. The railway station carpark could be extended but a larger pay carpark near the village centre will be needed in future. Additional carpark spaces could be constructed at the Forly and at the entrances to the recreational areas from Station Road and Church Road.

The safety of schoolchildren at Church Road at school start and finish times could be improved by creating additional car park spaces at the entrance to the recreational area off Church Road and also by constructing a drive-through in the school grounds at the school itself.

1. Stopping in and around Cholsey is a problem. Can the speed limit on the Wallingford Road be reduced?

2. Parking in Cholsey is an increasing problem. Can an area next to the street at Cholsey be reserved only a pay carpark?

3. Can road widening be done on the Wallingford Road at the Forly and from Wallingford Road to cross the Wallingford By-pass?

Cholsey Neighbourhood Plan

7. Road Issues

Services Group Objectives

We looked at the issues raised from the village consultations held on 21st May 2016 and the Cholsey Flower Show 18th August 2016 and from these formed the following objectives:

- Adequate stopping facilities for the village with room for trailers, storage for the shop and for delivery vehicles.
- To ensure relevant agencies work together to provide adequate surface water drainage and reliable sewage works for the village.
- To apply pressure on the CCDC to provide a "satellite" nursery for the village residents.
- To enhance leisure facilities and activities for teenagers.
- To provide a public toilet on the recreation ground.

Cholsey Neighbourhood Plan

What types of new homes should we plan for?

Tanvira

South Oxfordshire District Council require that 40% of new homes are affordable, the Government defines affordable housing as that provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices and the three main categories of affordable housing are:

- Social rented,
- Affordable rented, and
- Intermediate housing (including shared ownership and equity loans)

Up to 20% of these affordable homes can be prioritised for people with a local Cholsey connection on the first letting.

The district council will also advise on the sites and types of affordable homes that we require. In general they will ask for:

- 1 and 2 bedroom homes 55 - 65%
- 3 bedroom homes 30 - 35%
- 4 + bedroom homes 5 - 10%

The remaining 60% of new homes will be open market homes and through the neighbourhood plan we can specify the sizes of homes appropriate for Cholsey.

Currently the mix of new market housing in South Oxfordshire is linked to the 20 year forecast demographic change for Oxfordshire and is:

- 1 and 2 bedroom homes 30%
- 3 bedroom homes 45%
- 4 + bedroom homes 20%

Are there provisions about right to buy or should you prefer to use a different housing model? If you want a different housing mix please tell us what this should be and why.

Do you think we need any special measures for teenage families or disabled people?

Do you think we should provide grants for self-build homes? Please let us know if you're engaged you know it may be included in a self-build plan.

Cholsey Neighbourhood Plan

Where should new homes be built?

Information displayed

1 A map with potential housing sites is SOCC SHLAA sites which are those shown below but none will be shortlisted. Also showing constraints and key destinations - AONB, underground pipelines, flood zones 2 and 3, main facilities - primary school, shops, public halls, recreation ground/public open space, pub, station, bus routes, library. The map needs to widen out from that in the SOCC SHLAA to include the whole parish.

2 A site assessment table setting out information we know about each site.



Do you know of any other suitable areas of land we should consider?

Do you think the additional new homes should go on a single site or more than one site? Please tell us why you think this.

What site or sites would you prefer new homes to be built on? Please tell us why.

Cholsey Neighbourhood Plan

Environment

Cholsey sits within an attractive rural area and is surrounded by two Areas of Outstanding Natural Beauty (AONBs). The North Wessex Downs are to the south and west and the Chilterns to the east. These are areas where we must conserve and enhance natural beauty, not only are the areas within the AONBs important but also those areas which can be viewed from the AONBs and form part of their setting. Although the village itself lies outside the AONB, views across the parish between the Chilterns and the North Wessex Downs are particularly important. Landscape assessments have been carried out to help understand the importance of some parts of the parish which are being considered for housing. Conserving natural beauty also requires us to take care of the natural environments within these areas open downland and chalk grasslands, woodlands, chalk streams, wildlife habitats, local farms and historic places all make important contributions to these nationally important areas.

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

Cholsey Neighbourhood Plan

How many new homes should we plan for?

South Oxfordshire District Council has indicated that we need to provide at least 308 additional homes in Cholsey in the period 2011 to 2032, although the number could be higher if other villages are unable to meet their target.

This figure is made up of the 128 originally allocated to Cholsey in the South Oxfordshire Core Strategy and a further 170 increase on the 2011 housing stock together with the outstanding permissions at 31 March 2016 which is 180. This gives the total of 308. The homes granted permission at Callea Place (80) and East End Farm (if permitted) (73) will count towards this number, this leaves sites for at least an additional 175 homes to be allocated through the neighbourhood plan.

Should we provide more homes in Cholsey than South Oxfordshire has asked us to provide? Please tell us the reasons for your views.

Would you be prepared to see an increase of more than 308 homes in Cholsey if it resulted in significant gain for the community?

Cholsey Neighbourhood Plan

Housing design

Over the last 10 years new homes have been built at Cholsey Meadows, Bishops Yard, Thames Water site and the land behind. You may also have seen sites in Wallingford Park, Mellings, Habitat nantmore. (Include photos)

Do you have views about the design of new homes? Please tell us what is important to you.

Of the recent local new housing sites please tell us which ones or what features you like and which ones you dislike, please tell us why.

For example -

How tall should new homes be two or three storey or a mix of heights?

How should parking provision be made? On house plots, on road, or parking zones?



Cholsey Neighbourhood Plan

Issues

At the last two Cholsey Neighbourhood Plan consultation events you have told us about lots of issues which are important to you, these include:

- Sufficient housing for older people to flourish
- Sufficient housing for younger people to afford
- A desire for affordable housing to be integrated in housing schemes
- Sufficient safe provision for teenagers to enjoy without disturbing others
- A need to retain and improve connections (on foot or by bike) between different parts of Cholsey e.g. to shops, primary school, the public library, museum, and places in order to discourage car use for short journeys, to improve health and wellbeing, to encourage cohesion and empower a sense of community
- A wish to retain green links within the village and not see any space developed
- A desire to maintain a distinction between Cholsey and Wallingford
- Improved cycle and bus options between Cholsey and Wallingford
- Retain and improve wider areas for play and enjoyment, possibly with outdoor gym
- Ensure infrastructure is not overloaded e.g. drainage, flood capacity
- Ensure new/extended facilities are provided for education, health, family services, public transport
- Retain the character of the Friary as the village centre
- Ensure productive farmland
- Floor internet connectivity means people cannot work from home easily

Objectives

We have defined these issues into a number of objectives for the Cholsey Neighbourhood Plan to meet:

1. Provide sufficient market and affordable housing to meet local Cholsey needs and for specific groups in the community including older people, younger or first time buyers and those who cannot afford to purchase a home
2. Ensure new housing sites are well connected with the village and to key local destinations including primary school, shops, public transport and routes
3. Ensure new housing sites contribute to improving provision for recreation for teenagers
4. Ensure new housing sites provide:
 - a range of types and tenures of homes to meet Cholsey's needs
 - good quality well designed homes
 - an attractive environment maintaining Cholsey's distinctiveness
 - provision for residents wellbeing
5. other facilities and infrastructure demonstrated to be required.
6. Ensure new housing sites have good access for vehicles, cycles, pedestrians and to public transport and that they do not encroach traffic, congestion or safety in existing streets.
7. Ensure that new housing provides good quality accommodation, is neighbourly to existing residents and is an appropriate density and of a good design acknowledging and enhancing the local character of Cholsey, a village forming part of the special setting of both the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty.

Do you agree with these objectives for new housing? If not please tell us how you would change them.



Appendix 3 - Feedback on 1st & 2nd Draft Consultations

Documents available on www.cholsey-plan.com

1st Pre-Submission Feedback Report (HE, AONB, OCC)

1st Pre-Submission Feedback Report (SODC)

1st Pre-Submission Feedback Report (Developers)

1st Pre-Submission Feedback Report (Community)

2nd Pre-Submission Feedback Report (Developers)

2nd Pre-Submission Feedback Report (SODC)

2nd Pre-Submission Feedback Report (Community)



Appendix 4 - CNP Detailed Timeline

Date	Reason	Details
Mar-16	Parish Council Meeting	Paul Ramsay (parish councillor) presented on opportunities for Cholsey to have a neighbourhood plan and highlighted the financial benefits of having a neighbourhood plan against not having one.
Apr-16	Parish Council Meeting	A parish Councillor decided to take on the Neighbourhood Plan project - Paul Ramsay. There were regular reports to the parish council through the plan preparation.
May-16	Public Meeting	Posters, fliers, adverts in the local Forty Magazine advertised a public meeting held in the Pavilion, Cholsey. This event was designed to introduce the concept of Neighbourhood Planning and to seek volunteers from the community to create a steering group. There were 127 attendees at this event.
	Steering Group Meeting	A steering group committee of ?? members was formed and initial discussions were instigated regarding: potential needs; desires of the Neighbourhood Plan; Terms of Reference and immediate needs. Discussion regarding financial requirements to fulfil the Plan.
Jun-18	Steering Group Meeting	Terms of Reference were confirmed; Sub-Groups formed; Application to SODC for recognition of the Neighbourhood Plan; Application of Grant to SODC; Website Launched along with Social Media
Jul-18	Steering Group Meeting	Agree to attendance at the Cholsey Horticultural Show in August 2016. Discussed draft and agree the questionnaire at the Hort Soc Show. Agree marketing campaign for attendance at the Hort Soc Show. Presentation from SODC neighbourhood planning office: Gayle Wootton
Aug-16	Steering Group Action	Launch the awareness raising campaign: Website, Social Media, Posters, leaflets and banners. Leaflets were also distributed to local shops in the village centre
	Public Engagement - Hort Soc Show	Over 70 questionnaires were completed at the show and over 100 post-it notes of ideas were adhered to large display posters where residents offered comments on how they would like Cholsey to change
Aug & Sept-16	Steering Group Action	The results of the feedback were collated and analysed
Sep-16	Steering Group Meeting	The results of the feedback were collated and fed back to the Steering Group at the September meeting. A second questionnaire (based on feedback gathered) was designed, reviewed, discussed and agreed, in preparation for the next public engagement planned in September 2016. Concept needs around sub-groups was discussed
	Public Engagement - Pavilion	Boards and posters were displayed showing ideas for planning, draft ideas around the sub-groups, previous site allocations under the SHMAA and a call for additional potential development sites from local land-owners
Oct-16	Steering Group Meeting	Discussed the need to prepare a scoping report which listed our objectives and sustainability appraisal. Review analyse and discuss the results of the second survey. Agreed activities for each sub-group. Presentation given by Community First Oxfordshire on housing needs, and community survey. Reached out to other planning groups to discuss areas of common interest

Nov-16	Steering Group Meeting	Group designed the housing needs, and community survey. Agreed marketing and community awareness for the survey. Agreed distribution of the survey to each home.
Dec-16	Steering Group Action	Distribution of the survey to residents
Jan-17	Steering Group Action	Collected all completed surveys and sent them to Community First Oxfordshire for analysis
	Steering Group Meeting	Discussed and agreed the vision and objectives of the neighbourhood plan. Affordable housing, local connections and infrastructure were the key topics discussed. Sub-groups finalised all identified issues in the village and were tasked to continue gathering evidence and start to consider justification of each policy.
Feb-17	Steering Group Meeting	Discussed site allocations for development. Reviewed available information for those sites. Prepared for a "speed dating session" with all developers/agents/landowners for a planned presentation to the steering group in March 2017. Presentation given by Community First Oxfordshire with the results from the December survey. Appendix xxXX Policy structure and standardisation was agreed for the neighbourhood plan. Meetings were agreed with Thames Water regarding sewage and water supply.
Mar-17	Developers Meeting	Invited guests: Leavesley Group; Everport Developments; Roxy Light Developers; Kemp & Kemp; Boshers Representative. Note that a representative from Boshers did not attend the meeting. Each developer was allocated 10 minutes presentation followed by 10 minutes Q&A. At the conclusion of the developer's presentations a brief re-cap was made on the various presentations by the Steering Group Chairman.
	Public Presentations	Displayed draft policies, confirmed site allocations for development and requested CIL project ideas
	Steering Group Action	Wrote the draft policies
Apr-17	Steering Group Meeting	Review and finalise objectives and policies . Agreed to commission Lepus Consulting for their technical and environmental services, to produce the Sustainability Appraisal including a strategic environmental assessment based on our scoping documents and habitat assessment.
	Public Presentations	Displayed draft policies, proposed site allocations for housing development and requested CIL project ideas
May-17	May Day Event	Displayed draft policies, proposed site allocations for housing development and requested CIL project ideas. Feedback forms were completed by residents visiting the stand
	Steering Group Action	Commissioned a landscape planning consultant to provide further landscape capacity assessment on two potential sites
	Steering Group Action	All the objectives commentary evidence and policies were agreed and incorporated into the draft neighbourhood plan. This, along with the supporting evidence documentation were forwarded to the Parish Council for their approval in order to commence a Regulation 14 Consultation. Agreed a marketing campaign to start promotion of the public consultation.
Jul-17	Steering Group Action	Regulation 14 Consultation Commenced: Seven public meetings were planned during the months of July and August
Aug-17	Steering Group Action	Neighbourhood Plan exhibited at the Horticultural Society Flower Show. Details of these public engagements are available from the first consultation.

	Steering Group Meeting	Reviewed feedback from the Regulation 14 Consultation from the community, statutory consultees, non-statutory consultees and developers. Based on comments received from SODC and the Leavesley Group. additional meetings were requested with the Leavesley group to discuss the differences between the neighbourhood plan proposal and their official submission to the consultation. SODC announced that housing number allocations were being revised that could affect the numbers required from Cholsey within the 5 year land supply. Sub-groups to review feedback from Regulation 14 consultation and modify policies where necessary.
Sep-17	Steering Group Meeting	It was agreed that additional time was required in order to review the feedback from the regulation 14 consultation.
	Steering Group Action	A meeting date with SODC was confirmed to discuss housing numbers for the emerging Local Plan. A meeting date was agreed with the Leavesley Group to discuss their comments in more detail.
Oct-17	Steering Group Action	Meetings with developers and SODC
Nov-17	Steering Group Meeting	Feedback discussed from meeting with SODC who confirmed that housing numbers had been reduced from previous requirement. Leavesley Group confirmed at meeting that they would only deliver full site of 550 mixed use dwellings. This contravened all feedback received from the community in terms of size and scale of the allocated site. The proposal was put to the Steering group as to whether to continue with the referred location and allow 550 dwellings, or change the Plan and review alternative sites to meet SODC's housing numbers. It was agreed to hold an additional extraordinary meeting to discuss the direction of the existing plan in terms of housing numbers v site allocation.
Dec-17	Extra-Ordinary Steering Group Meeting	Discussions were to A) re-submit the neighbourhood plan to the community for the development of 550+ homes. B) Look at alternative sites to achieve the reduced SODC housing requirement of 175 dwellings. C) To roll-back the neighbourhood plan and re-evaluate all potential sites again. Or D) to continue with the plan and try and negotiate with the Leavesley Group for a reduced number of ~250 dwellings. It was noted that the steering group were deeply unhappy with the way in which the Leavesley Group had misled the committee and it was voted to go with option B. It was also agreed to commence a second Regulation 14 Consultation with the revised neighbourhood plan.
Jan-18	Steering Group Meeting	Discussed and review changes needed to modify the neighbourhood plan. Commissioned a landscape planning consultant to provide a landscape capacity study on two further allocated sites, along with Lepus Consulting for a further environmental assessment on these additional sites. A legal position was sought from SODC and locality for advice on this change of plan. Agreed dates for the second Regulation 14 Consultation.
	Steering Group Meeting	Agreed a new Neighbourhood Plan with supporting evidence documentation that would require the revised plan to be approved by the Parish Council. Agree a marketing campaign to include village-wide leafleting, prior to the start of the consultation.
Feb-18	Steering Group Action	Second Regulation 14 Consultation starts. Two public meetings held with over 300 residents attending
Mar-18	Steering Group Action	Public consultation meeting held at the beginning of March. The Leavesley Group held a public consultation to market their proposed site with the 550+ dwellings. The steering group conducted an exit-poll-survey from residents attending this event. 92% of those residents surveyed were against the Leavesley Group proposal. A final public consultation was held at the end of March with over 300 residents in attendance.

Apr-18	Steering Group Meeting	Feedback received from official consultees/non-official consultees/community and developers. The feedback is being correlated and the plan modified in readiness for submission to SODC for a Regulation 15 Consultation.
	Steering Group Action	Modify the plan based on feedback received in preparation for the Parish Council to approve the revised plan to go forward for Regulation 15 Consultation.

Appendix 5 - November 2016 Neighbourhood Plan Survey

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.

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
<p>Top three reasons preventing moving:</p> <ul style="list-style-type: none"> -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	
<p>114 respondents stated that they will need a different home in the future. 124 total choices of tenure were selected</p> <p>The most popular future tenure types needed:</p> <ul style="list-style-type: none"> -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) 	<p>Most popular house type/ size required by those needing future owner occupier tenure:</p> <ul style="list-style-type: none"> -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) <p>The most popular house type/ size required across ALL tenures:</p> <ul style="list-style-type: none"> -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	
<p>64 new homes are required by those currently living in existing households. 67 total tenure choices were selected</p> <p>Most popular future tenure types needed by those currently living in existing households:</p> <ul style="list-style-type: none"> -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) 	<p>Most popular house type/ size required by those currently living in existing households who need future owner occupier tenure:</p> <ul style="list-style-type: none"> -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) <p>Most popular house type/ size required by those currently living in existing households across ALL tenures:</p> <ul style="list-style-type: none"> -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 <u>outside</u> Cholsey	

<p>47 respondents noted a total of 73 households currently living outside Cholsey which would like to live in Cholsey in the future</p> <p>Details of the size, type and tenure required were given for 63 of these households</p> <p>Most popular future tenure types needed by those currently living outside Cholsey:</p> <ul style="list-style-type: none"> - - - <p>Shared ownership: both 3% (2 out of 63 total choices)</p>	<p>Most popular house type/ size required by those currently living outside Cholsey which need future owner occupier tenure:</p> <ul style="list-style-type: none"> -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) <p>Most popular house type/ size required by those currently living outside Cholsey across ALL tenures:</p> <ul style="list-style-type: none"> -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)
<p>New Housing development – Location, Type and Design</p>	
<p>71% of respondents (227 out of 318) support NO additional planned houses in addition to the indicative 310 suggested by South Oxfordshire District Council</p>	<p>Top considerations for new developments:</p> <ul style="list-style-type: none"> -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)
<p>Top three types of accommodation needed in Cholsey:</p> <ul style="list-style-type: none"> -Supported housing: 51% (155 out of 302 respondents) -Semi-detached houses: 50% (150 out of 302) -Affordable housing: 46% (140 out of 302) 	<p>Top three types of supported housing needed:</p> <ul style="list-style-type: none"> -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) -
<p>New Housing development – Parking, Open Space and Community Benefit</p>	
<p>55% of respondents (184 out of 332) would like to see two car parking spaces per new home</p>	<p>Top three uses of open spaces on new developments:</p> <ul style="list-style-type: none"> -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)
<p>Most popular areas for future development:</p> <ul style="list-style-type: none"> -CHOL2: 36% (100 out of 275 respondents) -CHOL7: 36% (99 out 275) -None: 32% (87 out of 275) 	<p>51% of respondents (154 out of 301) would prefer housing development dispersed in smaller numbers across a number of sites (3 or more)</p>

<p>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</p>	<p>Top three benefits to the village respondents would like to see from new development:</p> <ul style="list-style-type: none"> -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	
<p>Top three contributions towards the strength of village community and the maintenance of village character:</p> <ul style="list-style-type: none"> -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) 	<p>Top three types of additional businesses to be encouraged:</p> <ul style="list-style-type: none"> -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	
<p>Respondents agreed by large majorities that all locations identified had speeding concerns</p> <p>The following locations elicited the most responses:</p> <ul style="list-style-type: none"> -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 	<p>Top three mitigation measures for parking issues:</p> <ul style="list-style-type: none"> -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)
<p>Top three solutions to improve pedestrian safety:</p> <ul style="list-style-type: none"> -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) 	<p>45% of respondents (147 out of 330) never use the bus service</p> <p>33% of respondents (110 out of 330) use the bus service occasionally</p>
Education	
<p>33% of respondents (97 out of 290) think a second pre-school is needed</p> <p>37% of respondents (107 out of 290) think the existing pre-school is in the right place</p>	<p>37% of respondents (106 out of 285) think a larger or new primary school is needed</p> <p>40% of respondents (114 out of 285) think the existing primary school is in the right place</p>
Environment	

<p>122 respondents stated that they had affected by different types of flooding on a total of 515 occasions</p> <p>Top flooding problems since 2012:</p> <ul style="list-style-type: none"> - - <p>Increase in flooding incidences between 2012 and 2016:</p> <ul style="list-style-type: none"> - - <p>(26 out of 238 occasions in 2012 to 77 in 2016)</p>	<p>Top two areas to encourage wildlife and biodiversity:</p> <ul style="list-style-type: none"> -Alongside field boundaries: 93% (293 out of 315 respondents) -In specific reserves: 91% (288 out of 315) <p>Main threats to our countryside (see detailed breakdown in main report):</p> <ul style="list-style-type: none"> -Over-development: 33% (33 out of 101 respondents) -Gravel pit: 13% (13 out of 101) -Flooding: 8% (8 out of 101) <p>Main opportunities for improvement to our countryside (see detailed breakdown in main report):</p> <ul style="list-style-type: none"> -Environmental improvement and biodiversity initiatives: 12% (12 out 101 respondents) -More dog poo bins: 4% (4 out of 101) -Community participation: 3% (3 out of 101)
Heritage and Character	
<p>Most valued village characteristics (based on an average score of value from 1-5 with 1 being most valued):</p> <ul style="list-style-type: none"> -Setting in a rural landscape: 1.3 -Open spaces within the village: 1.4 -Network of footpaths leading into fields and river: 1.5 	<p>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):</p> <ul style="list-style-type: none"> -Safeguard the landscape of the countryside: 1.3 -Safeguard the character of the village: 1.4
<p>Most popular suggestions to make better use of location to the River Thames:</p> <ul style="list-style-type: none"> -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) 	<p>Most popular views (see detailed breakdown in main report):</p> <ul style="list-style-type: none"> -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)

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:

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