



Cholsey's proposed allocation is approximately 128 new homes

We will be working with the Cholsey community to decide which site or sites to allocate in our *Local Plan: Sites and General Policies* document. There will be other opportunities for you to get involved as the plan is developed. You can find out more by visiting www.southoxon.gov.uk/newlocalplan

Cholsey in context

Cholsey is one of South Oxfordshire's larger villages, with a population of around 3,000 people. The village is close to Didcot and Wallingford and has a railway station that connects it to Oxford, Reading and London.

What we know already

Our evidence base has provided us with some key statistical information for your village. The 2011 **National Census** tells us:

People: Cholsey's population has grown by 59 people (just under 2%) between 2001 and 2011. The age structure has stayed roughly the same in this period, although the proportion of residents that are over the age of 75 has increased marginally.

Place: There are around 1,300 homes in Cholsey. Just under three quarters of these are owner occupied, with the village supplying a high number of socially rented properties compared to the district average.

Nearly half the homes in Cholsey have three bedrooms while there is a clear deficiency in one bedroom homes.

159 new homes were built between 2001 and 2012 – this is around 5% of all new homes across South Oxfordshire.



Infrastructure capacity for additional housing:

- **Oxfordshire County Council** have indicated there is potential to increase the capacity of the primary school if new development would require this.
- **Thames Water** has said there is capacity in the existing sewerage network for additional development.
- **Thames Valley Police** have stated that new homes may require additional resources for policing.

Your views matter

The information on this board sets out a number of facts relating to Cholsey. Based on this, what do you think are the issues we should be addressing?

We would like your views on how the village or district as a whole could be improved.

Do you have a vision for the future of Cholsey?

What do you value about Cholsey that this plan could enhance?

To give us your feedback you can:

- e-mail your comments to planning.policy@southoxon.gov.uk

We are working with all the Oxfordshire authorities to review the housing needs for the county; this may change the housing need requirements for the district and individual settlements. This work is likely to be completed early in the New Year.

What you've told us so far

A satellite GP service in the village would be welcomed.

There is a lack of parking in the village centre.

Will the sewerage infrastructure be able to accommodate growth at both Wallingford and Cholsey?

There are concerns over the capacity of the schools to accommodate additional housing growth.

Some people see scope for identifying some new local employment opportunities, and more shopping facilities.

Access onto the Reading Road from Papist Way and near Fairmile Hospital needs improving.

What you told us over the summer

On 13 July we held an open exhibition in Cholsey Pavilion introducing our next Local Plan. A summary of some of the main points you told us is set out below:

Your thoughts taken from our ideas wall:

Your thoughts on what to consider providing with new homes:

- Better facilities for cycling
- Improvements to local infrastructure (shops, schools and doctors)
- Adequate provision for sport and recreation (play spaces)

Positive attributes of your settlement

- The village community
- Rural nature of the village
- Lots of things for children to do



Negative attributes of your settlement

- Lack of cycling provision
- Lack of parking spaces in the centre of village, Church Road and at the station

You can use the flipchart to tell us whether you agree with the comments above

What infrastructure providers have told us about Cholsey

Education - Oxfordshire County Council

Cholsey Primary School is already expanding to 1.5fe (form entry) in response to the Fairmile housing development. The extension plans allow for further extension to 2fe if required.

The 128 homes proposed are likely to require the implementation of further extension of Cholsey Primary School, to 2fe. There is a medium/high risk that if underlying pressure subsides; the school could be left with surplus places.

Thames Valley Police

Thames Valley Police would seek funding for new policing equipment from new development

Highways – Oxfordshire County Council

Specific issues will be carefully considered and discussed once more precise locations are known. The village has a good train service to Oxford (every 30 mins), plus an hourly financially supported bus service to Wallingford and there is no reason why the figure identified could not be accommodated in principle.

Natural England

The village is close to the Chilterns Area of Outstanding Natural Beauty, and an AONB management plan should be considered.

National Health Service

The village is within 2 miles of Wallingford Medical Centre, which has plans to extend. There is also an opportunity to explore the possibility of the need to reopen a surgery in the village due to the Fairmile (and potential Mongewell Park) developments.

Thames Water

Upgrades to the sewage system will be required to cater for the growth. These upgrades are currently identified in the 2015-20 Thames Water Management Plan. During the winter of 2012/13 we experienced a much higher than average rainfall; the year was the wettest on record for England. Residents should report any issues of sewer flooding to Thames Water.

Environment Agency

Cholsey Brook is protected by the Water Framework Directive. This is a piece of European Legislation that requires the improvement and preservation of all water bodies.