

Cholsey Parish Council



Cholsey Neighbourhood Plan

Briefing Document of CNP

June 2017

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Cholsey Neighbourhood Plan – Summary

This document is a summary of the full Cholsey Neighbourhood Plan (CNP). Readers requiring more information on any of the information in this summary should refer to the full CNP and its associated documents available on our website.

Website - cholsey-plan.com

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The CNP seeks to ensure that 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.

The CNP is a new type of planning document. It is part of the Government's new approach to planning which aims to give local people more say about what goes on in their area. Once approved by South Oxfordshire District Council (SODC) the CNP will be examined by an Independent Examiner and assessed for conformity with conditions set out in legislation. When the Examiner is satisfied that the CNP conforms, a referendum will be held of all residents on the electoral roll in the parish. If more than 50% of those who vote say 'Yes', then the plan will be adopted by SODC as the plan which must be used in law to determine planning applications in the Parish. Once adopted, the Parish will benefit by an increase in the Community Infrastructure Levy (CIL) from 15% to 25%

Thus the CNP provides the local community with a powerful tool to guide the long term future of Cholsey and its surrounding countryside for the period 2017 to 2033. The plan contains a vision for the future of Cholsey Parish and sets out clear planning policies to realise this vision. The CNP covers all of Cholsey Parish. It has been developed after multiple consultations with the Cholsey community, land owners and professional bodies. All available development sites have been considered.

The CNP aims to:

- meet local housing need
- set out where new development should happen
- set a limit on the number of dwellings, their number of bedrooms, tenure and position within the development
- achieve a high quality development which fits well within its location
- protect open space within the village as well as the surrounding countryside including the landscape, views and habitats
- enhance local transport including the improvement of public rights of way
- meet local education need
- facilitate improvements to community facilities

The CNP covers five aspects of village life: Housing; Environment & Services; Infrastructure; Transport; Education. This summary CNP sets out the main Objectives (for a full list see the full CNP) and the main Policies that are designed to ensure those Objectives are met.

Where an Objective cannot realistically be met by the establishment of a Policy currently, the CNP establishes a number of Pledges for future action.

Objectives

- to provide sufficient market and affordable housing to meet local needs as identified in the emerging South Oxfordshire Local Plan 2033
- to secure an appropriate range and mix of homes for specific groups including for self-build, older people, those with special needs, younger and first time buyers
- to ensure that opportunities for suitably sited development is allowed, and that the countryside around the village is protected to avoid unsustainable development
- to provide an attractive rural setting for Cholsey retaining the separate identities of Wallingford and Cholsey
- to ensure that people in housing need with a strong connection to Cholsey receive priority on housing allocations
- to ensure new housing is well designed
- to ensure that affordable and private housing are mixed to avoid separate enclaves of one or the other
- to ensure new housing sites are well and safely connected with all parts of the village and to the countryside
- to ensure new housing sites provide a good quality environment for existing and new residents
- to secure appropriate infrastructure and services for the increased population
- to ensure that the main highway access for new housing sites is positioned to minimise traffic through the village and that new housing sites have good access for vehicles, cycles, pedestrians and access to public transport
- to ensure that all new and extended houses have adequate on-site parking and do not rely on on-street parking to meet their needs
- to retain Cholsey's heritage and historic environment
- to apply pressure on the Clinical Commissioning Group to provide a 'satellite' or independent surgery in Cholsey and ensure that a suitable space is available in the village for a surgery to operate

- to ensure relevant agencies work together to provide adequate surface water drainage and reliable sewerage works
- to require that new development contributes to provision for recreation for teenagers
- to safeguard employment land and support those who work from home
- to safeguard the allotments and the cemetery
- to promote walking, cycling and public transport as first choice travel options for Cholsey residents and ensure that facilities to support these are in place
- to improve parking arrangements in Cholsey at the station and The Forty
- to ensure that there are sufficient spaces to meet the local need for education facilities

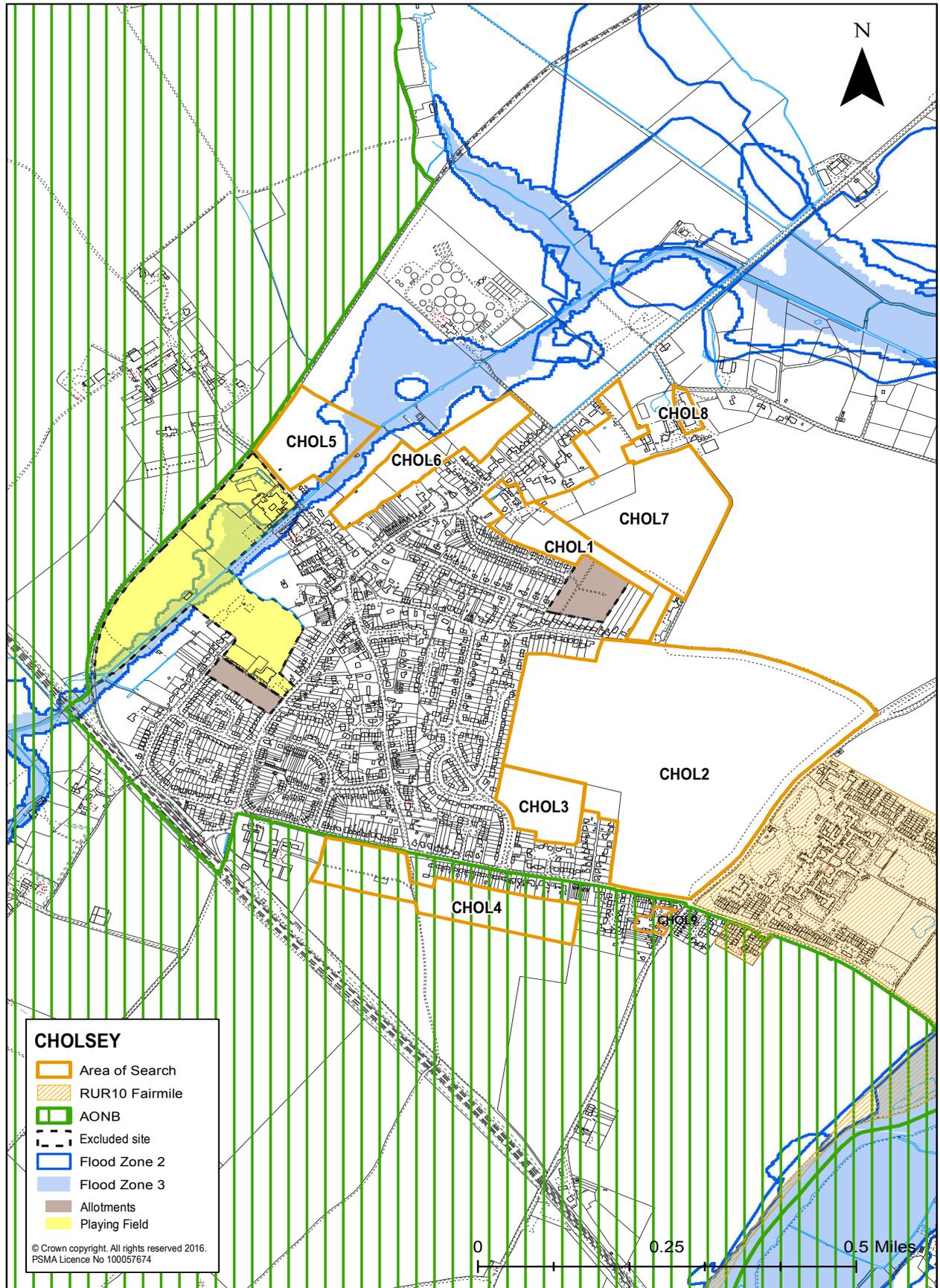
Policies

- land adjoining Ilges Lane and land North of Charles Road (CHOL2 on the Map) is allocated to provide around 250 new homes. Proposals on the site shall provide:
 - access from a new signalised junction arrangement at Reading Road/Papist Way/Ferry Lane intersection, plus a second access onto the Reading Road
 - formal provision for pedestrian and cycle crossing of the A329 Reading Road convenient for access to public transport and to footpath and cycle links through the site
 - pedestrian and cycle links through the site to improve integration of the village with the Fairmile, and to enable Fairmile residents easier access to village facilities
 - for retention of trees subject to a TPO except where removal is unavoidable to gain access to the site
 - substantial buffer planting and green infrastructure to ensure the impact of the development on the setting of the two AONBs is minimised
 - buffer areas between existing homes and the new development
 - development that does not exceed two storeys and a density that does not exceed 25 dwellings per hectare
 - a community area to which may include a shop, preschool facilities and medical facilities
 - around 2% of plots for custom or self-build homes
 - new allotments based on the national standard, together with appropriate parking facilities
- within the village boundary, permission will be granted for new homes on infill sites and for redevelopment of brownfield sites provided that the proposal:
 - does not spoil an important open space of value to the community nor a space of environmental or ecological value, nor an important public view
 - does not create problems of privacy or nuisance to existing neighbouring properties
 - maintains the general character and appearance of the area
 - does not extend the built limits of the settlement
- permission will be granted for proposals on allocated sites where they provide a range and mix of new homes to meet needs set out in the CNP Housing Mix Strategy
- affordable housing and Starter Homes shall be provided as required by the SODC development plan. Priority on first letting of 20% of affordable homes in Cholsey shall be given to people with a strong local connection to Cholsey

- permission will be granted where the proposal:
 - meets the objectives in the SODC Design Guide
 - provides for residents' wellbeing and ensures they are not subject to unacceptable levels of noise or odour
 - facilitates infrastructure improvement
 - contributes to improving provision for recreation for teenagers
 - does no harm to the local ANOB, national paths, views, open spaces, conservation areas, listed buildings, or to their setting
- all proposals except those for minor developments, shall include a water and wastewater impact assessment to demonstrate that infrastructure is adequate to cater for the development and that the development will not cause or exacerbate problems
- any application for the change of use or redevelopment of any retail business must include supporting evidence regarding its viability and demonstrate there has been a comprehensive and sustained marketing campaign for at least one year at a realistic price in a manner to encourage its sale for the existing use.
- proposals that involve the loss of employment land will be resisted unless it can be demonstrated through marketing at a reasonable price for at least a year that no employment use is viable on the land
- proposals that enable residents to work from home without detriment to neighbouring properties will be supported
- proposals for small scale business uses in or adjacent to the village will be supported where they meet other policies in this plan
- the existing allotments and cemetery shall be safeguarded. New allotments shall be provided on any major housing scheme over 50 units in accordance with the National standard of 20 allotments per 1000 population
- provision will be made for land for a pre-school
- proposals to expand Cholsey Primary School must:
 - provide additional staff parking
 - meet at least minimum requirements for playing fields and outdoor play space

Pledges

- to apply pressure on the Clinical Commissioning Group and Wallingford Medical Practice to provide surgery facilities in Cholsey
- to investigate options for a separate surgery or a satellite surgery in Cholsey. The site allocation policy seeks to ensure that land is made available for a health centre if required
- to investigate the imposition of appropriate speed limits on roads around the parish
- to work with public transport providers to secure convenient and reliable public transport options
- to investigate the need for and implementation of parking restrictions on roads within the village
- to investigate opportunities to increase the quantity of off-road parking, secure cycle parking, cycle transport and disabled facilities at Cholsey station
- to work with the county council and Wallingford School to ensure that there continues to be sufficient capacity at Wallingford School for all Cholsey young people who wish to attend
- to work with relevant organisations to provide opportunities for adult education within the village
- to investigate opportunities for a school bus service for the primary school



MAP 1 - Allocation Sites - Cholsey

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

Email: info@cholsey-plan.com

Phone: 01491 652255 (Cholsey Parish Council)

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

The Cholsey Neighbourhood Plan Team

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