

# Cholsey Parish Council



## Cholsey Neighbourhood Plan

# Feedback Report - HE, ANOB & OCC

## November 2017

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## Feedback Report

This document presents the feedback Cholsey Neighbourhood Plan (CNP) has received to its Pre-submission consultation with the statutory bodies, various landowners and the general community during its 7 week process.

The names of respondents are held as a separate list to protect individuals anonymity.

The third column records the comments received. The right-hand column records CNP's reply including references to the relevant Neighbourhood Plan policies which have been adjusted where the comment has highlighted an opportunity to improve the Plan.

CNP thanks all those who responded for their constructive and helpful comments which have allowed us to significantly improve the Cholsey Neighbourhood plan.

Page or para no.	Text to change Changes and new text in red	Changed suggested by	CNP steering group comments
Page 16 1.3		Historic England We suggest that a reference to the Oxfordshire Historic Landscape Characterisation be included in sub-section 1.3.	
Page 21 Section 2	Our vision is for Cholsey to continue to thrive, meeting the changing needs of the community whilst conserving the distinctive character, landscape, and setting of the village that has evolved over eleven centuries of history.	Historic England Vision - we would suggest "conserving" to "preserving" as recognising that some carefully managed change could be beneficial to the parish	Agree change made
		Historic England We note the references to character in the vision and in the first two paragraphs of section 3 and in the strategy, but is there any analysis or published description of that character? We see no Townscape Character Assessment of Cholsey in the supporting evidence. Historic England considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan as characterisation studies can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.	
Page 22 Section 3 bullet 2	focus well designed development within the built up area of Cholsey and conserve and enhance the heritage assets and character of the village	Historic England We would like to see the conservation and enhancement of the heritage assets in the parish as part of the Plan strategy.	Agree change made
		Historic England We have assessed the proposed housing site CHOL2 Land adjoining Ilges Lane and land north of Charles Road (Policy CNP H1) against our records of designated heritage assets. These records show no designated assets on the site itself, but the southern part of the site would lie opposite the Grade II Registered Historic Park and Garden of Fairmile Hospital and Grade II listed Lodge.	All the policies in the plan are designed to be read together. Policy E3 has been amended as suggested

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Page 52	<p>... Any sites which have not been previously disturbed are likely to need archaeological research. The Oxfordshire Historic Environment Record and the Oxfordshire Archaeological Advisor should be consulted to check the potential of a site for non-scheduled archaeological remains. The Oxfordshire Historic Landscape Character Assessment should be checked for historic landscape features.</p>	<p>Historic England  ... the Historic Environment Record and the South Oxfordshire District Council's Archaeological adviser should be consulted for any records of or potential for non-scheduled archaeological remains and the Oxfordshire Historic Landscape Character Assessment checked for any historic landscape features.</p>	<p>The HER record has been used in the preparation of the plan. The Historic Landscape Character Assessment was published too late for inclusion in the plan preparation.  The text on page 52 has been changed to make expectations clear in relation to archaeological research. Policy CNP E3 has been amended and requires that the archaeological importance of sites is identified and appropriate action taken to record or conserve remains.</p>
Page 52		<p>Historic England  We would welcome an additional criterion in Policy CNP H2 requiring development within the village boundary to conserve or enhance the significance of heritage assets (or not to harm the significance of heritage assets).</p>	<p>This is included in the amended wording of Policy CNP E3</p>
Page 41		<p>Historic England  We welcome the sixth, seventh and twelfth bullet points of Policy CNP H5. However, we are not convinced that the policy quite satisfies the requirement of paragraph 58 of the National Planning Policy Framework, which states "...neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics." In addition, as queried above, is there that "understanding and evaluation" of Cholsey's defining characteristics"?</p>	<p>We believe that policy CNP H5 allows flexibility for the design of future proposals without being unduly prescriptive. The SODC Design Guide referred to provides clear advice about design principles. Some detailed descriptions of the important historic buildings have been provided on pages 50 to 52 to help guide proposals in these areas.</p>

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Page 52		<p>Historic England We would welcome an additional criterion in Policy CNP H8 requiring extensions to existing homes to maintain the significance and any historic or architectural features of historic houses (unless Policy CNP E3 is amended as we suggest).</p>	<p>The policies included are aimed to be robust and comprehensive.  Policy CNP E3 has been amended as suggested.</p>
		<p>Historic England We welcome Policy CNP E1. We also welcome Objective EO5, but this does not link back to the vision or strategy. There should be an "audit trail" from the vision through the strategy and objectives to the policies (see our comment on the strategy above).</p>	<p>We believe that Appendix 3 demonstrates an audit trail from the issues identified by the community to the objectives and policies in the plan. We also believe that there are clear links between the vision, which is deliberately succinct and the strategy, objectives and policies which highlight Cholsey's important rural setting. Agree policy amended</p>
Page 52 Policy CNP E3	<p>Policy CNP E3 Proposals within the Cholsey Conservation Area or its setting and those affecting a listed building or registered historic park or garden or archaeological remains or its/their setting must <b>must</b> identify the special interest, character, appearance, importance and significance of the heritage asset and contribution to those of the setting e.g by using Historic England advice, and should be well designed to conserve or enhance and respect those attributes—and ensure the</p>	<p>Historic England The National Planning Policy Framework requires local planning authorities to set out in their local plans a positive strategy for the conservation and enjoyment of (and a clear strategy for enhancing) the historic environment rather than neighbourhood planning bodies in Neighbourhood Plans.  However, we nevertheless welcome such consideration in Neighbourhood Plans, and we therefore welcome, in principle, Policy CNP E3 and its supporting text as being in accordance with the National Planning Practice Guidance advice to "put broader strategic heritage policies from the local plan into action at a neighbourhood scale".  However, we would welcome Policy CNP E3 being reworded as follows:  "Proposals within the Cholsey Conservation Area or its setting, and those affecting a listed building or registered historic park or garden or archaeological remains or its/their setting, must identify the special interest, character,</p>	

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	<p>continued enjoyment of the historic context and character of Cholsey's important historic environment. If harm to archaeological remains is unavoidable and justified in accordance with the NPPF, they must be recorded and the recording deposited in a public archive</p>	<p>appearance, importance and significance of the heritage asset and contribution to those of the setting e.g. by using Historic England advice, and must be well designed to conserve or enhance and respect those attributes and ensure the continued enjoyment of the historic context and character of Cholsey's important historic environment.</p> <p>The following could be added at the end:</p> <p><i>"If harm to archaeological remains is unavoidable and justified in accordance with the NPPF, they must be recorded and the recording deposited in a public archive".</i></p> <p>If so, the second "must" should be replaced with "should".</p>	
Page 51		<p>Historic England</p> <p>It would be helpful to say a little more about the conservation area; e.g. when was it designated? Has the designation been reviewed? What is its special interest (the reason for designation)? Is there a character appraisal and/or a management plan for the conservation area? (This could identify the factors that detract from the special interest, character and appearance of the Conservation Area and a management plan could set out actions to address those factors).</p>	<p>We agree that this information would be useful. Unfortunately SODC do not include this information on their website and have not carried out a Conservation Area Character Appraisal or prepared a management plan.</p> <p>We have provided a short summary on page 51, this together with the detailed description of each of the listed buildings on the Historic England website is the best information we have at present. There is no reason why a character appraisal and management plan cannot be prepared at a later time.</p>
		<p>Historic England</p> <p>We note the supporting evidence includes the "Built Environment Assessment", which we welcome, although it is really a list of the designated heritage assets in the parish rather than an "assessment" as such. There could be an assessment</p>	<p>We believe the information provided in support of Objective EO5 on pages 50 to 52 provides additional information about the</p>

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		<p>of the spatial distribution of the listed buildings, or of their condition, or what they illustrate about the historical development of the parish. Other than the buildings being listed and therefore to be retained, are there any implications for the Neighbourhood Plan arising from their presence e.g. areas where new development would be inappropriate? The design, materials and form of new development</p>	<p>historic built environment to assist in assessing proposals affecting listed buildings and their settings.</p>
		<p>Historic England Is the condition of heritage assets in the parish an issue? Although none of the heritage assets in the parish are currently on the Historic England Heritage at Risk Register the Register does not include grade II buildings outside London. Has there been a survey of the condition of grade II buildings in the Plan area or has there been any or is there any on-going loss of character, particularly within the Conservation Area, through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive street works etc? (We note the references to detractors from the character and enjoyment of the centre).</p>	<p>We have provided some summary information on pages 50 to 52 and do identify some buildings where their condition is of concern. To our knowledge there has not been any survey of buildings in the parish. We also identify concerns about the loss of vegetation elsewhere in the plan.</p>
		<p>Historic England Is there a list of locally important buildings and features? Non-designated heritage assets, such as locally important buildings, can make an important contribution to creating a sense of place and local identity. Have the Oxfordshire Historic Environment Record and Historic Landscape Character Assessment been consulted, the former for non-scheduled archaeological sites, some of which may be of national importance?  The National Planning Practice Guidance states "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".</p>	<p>No there is not a list of locally important buildings and features. The HER has been consulted and all the information available for Cholsey is included in the plan in section 1.1 We believe that there may be important archaeological remains in the parish as there is evidence of occupation in the area since the Palaeolithic period. There is therefore quite a lot of information to help guide applicants and decision makers.</p>



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		<p>Historic England <u>Sustainability Appraisal</u></p> <p>Our only comments on the Sustainability Appraisal are that it fails to recognise the Registered Historic Park and Garden at Fairmile Hospital and that it does not recognise that Policy CNP E3 allows for the recording of archaeological remains as an alternative to their conservation.</p>	
		<p>Chilterns Conservation Board In particular the Chilterns Conservation Board supports Objectives EO1, EO2 and Policy CNP E1.</p>	Support appreciated
Page 44 Evidence	<p>Cholsey lies in the North Wessex Downs and adjacent to Chilterns AONBs where the primary concern is to protect the natural beauty of the countryside. <b>Both AONB Management Boards have prepared management plans for their AONB areas which should be consulted on any proposals affecting the AONBs or their settings.</b></p> <p><b>Add to Footnote 26</b> <a href="http://www.chilternsaonb.org/conservationboard/management-plan.html">http://www.chilternsaonb.org/conservationboard/management-plan.html</a></p>	<p>Chilterns Conservation Board It would be useful to add reference to the Chilterns AONB Management Plan and North Wessex Downs AONB Management Plan in the supporting text to Objective EO1 and CNP E1. At footnote 26 please add the Chilterns AONB Management Plan, this is the <a href="http://www.chilternsaonb.org/conservationboard/management-plan.html">weblink</a> <a href="http://www.chilternsaonb.org/conservationboard/management-plan.html">http://www.chilternsaonb.org/conservationboard/management-plan.html</a></p>	Agree section amended
		<p>Chilterns CB We agree with the observation on page 44 that "The northern part of the new development at Fairmile is prominent in medium distance views from the Chilterns to the west of the River Thames, particularly roads and footpaths in South Stoke, Hailey and Ipsden." For this reason we stress the importance of a landscape-led approach to the development of the allocated site H1.</p>	Support appreciated

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		<p>Chilterns CB</p> <p>It would help to include an indicative <u>masterplan</u> to accompany Policy CNPH1 (more detailed than Map 7) showing the location of the access, developable area, any play areas or community facilities, and the area that should be left for green infrastructure and public open space. This could be based on (and add detail to) the map for Chol2 in the Kirkham work for SODC.</p>	<p>Agree</p> <p>A sketch plan was included in the Proposals Map on page 79. We hope to be able to refine this with the developers in the submission version of the plan.</p>
Page 45	<p>... Recently a solar farm has been established immediately adjacent to the bypass, this is quite prominent but planting around the margins will help to soften it in the longer term.</p> <p>The installation of rail electrification gantries on the Great Western Railway has harmed the character and appearance of the AONB in Cholsey parish. It would be desirable to retrofit improved overhead line equipment and landscape mitigation so that the electrified line does not present such an obtrusive feature in this important landscape.</p>	<p>Chilterns CB</p> <p>The installation of rail electrification gantries on the Great Western Railway has harmed the character and appearance of the AONB in Cholsey parish. Suggest adding reference in the transport issues section to the desirability of retrofitting with improved overhead line equipment and landscape mitigation.</p>	<p>Agree added in the environment section.</p>
Page 88 Appen dix 4	<p><u>AREA OF OUTSTANDING NATURAL BEAUTY (AONB)</u> Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced. In policy terms they</p>	<p>Chilterns CB</p> <p>The definition of AONB in the glossary would be better as: <u>Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced.</u> In policy terms they have the same planning status as National Parks. Section 85 of the Countryside and Rights of Way Act 2000 places a statutory duty on all relevant authorities requiring them to have regard to the statutory purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting land within these areas.</p>	<p>Agree glossary amended</p>

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	<p>have the same planning status as National Parks. Section 85 of the Countryside and Rights of Way Act 2000 places a statutory duty on all relevant authorities requiring them to have regard to the statutory purpose of conserving and enhancing the natural beauty of AONBs when coming to decisions or carrying out their activities relating to, or affecting land within these areas.</p>		
<p>Page 47 Policy CNP E1</p>	<p>Objective EO2</p> <p>To prioritise the protection and enhancement of:</p> <ul style="list-style-type: none"> <li>- <del>the River Thames</del> including the Thames Path National Trail</li> <li>- <del>key</del> views</li> <li>- AONBs</li> <li>- <del>biodiversity</del></li> <li>- <del>existing</del> green spaces.</li> </ul> <p><b>Policy CNP E1</b> <del>New</del> development in Cholsey should respect its rural location and will only be permitted where it does not harm:</p> <ol style="list-style-type: none"> <li>1. <del>the</del> natural beauty of the Chilterns or North Wessex Downs AONBs or their settings</li> <li>2. <del>the</del> rural setting of the village</li> <li>3. <del>the</del> setting of the River Thames and the</li> </ol>	<p>Natural England</p> <p>As noted in the Cholsey Neighbourhood plan, AONBs have strong protection in regards to landscape character and setting. Therefore, since Cholsey Parish lies in close proximity to both the Chilterns and North Wessex Downs AONBs, it is a requirement to ensure that any application for a new development in the Parish, which may affect the setting of these areas, includes a Landscape Visual Impact Assessment (LVIA). As such, we strongly recommend that an addition is made to policy CNP E1 to the effect of 'All new development will be required to submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment (3rd edition) as part of an application.'</p>	<p>Agree objective and policy amended</p>

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	<p>Ridgeway Path and Thames National Trails</p> <p>4. <del>key</del> views of importance to the community as set out in document - Cholsey Views Assessment.</p> <p>5. <del>the</del> function and use of green spaces identified in document - Cholsey Open Space &amp; Recreation and new spaces created in new developments.</p> <p>All proposals for new development which affect features in bullets 1 to 4 above must submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment (3rd edition) with the application.</p> <p>All proposals for development should demonstrate how they <del>will</del> ensure a net gain in biodiversity.</p>		
		<p>Natural England</p> <p>We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that policies CNP H1, CNP H2, CNP H5 and CNP E1 include <del>wording which</del> makes provisions to ensure that all development results in a biodiversity net gain for the parish.</p>	<p>The policies in the plan should be read as a whole. Policy CNP E 1 has been amended to require net gains for biodiversity.</p>

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		<p>Natural England Development sites should be assessed for 'Best and most versatile (BMV) agricultural land' (Grades 13a). Policies supporting the mapping of land proposed for development should be included in the Plan. Loss of this resource must be avoided. In policy CNP E1 we would approve of an addition which ensures that new developments planned on land in current or recent agricultural use submit a soil survey as part of an application, and that this survey is taken into account so as to avoid loss of BMV agricultural land in spatial planning. Please see Annex A for further information.</p>	<p>The site assessment and sustainability appraisal work included BMV agricultural land classifications and this was used to inform the site selection decision. Ultimately there are compromises to be made between the different criteria in selecting sites for development.</p>
		<p>Natural England since there are a number of protected species and areas of ancient woodland present within the boundaries of the Parish, it may be worthwhile to refer to advice pertaining to these designations whilst reviewing the Neighbourhood Plan. Please see the sections entitled 'Priority and protected species and habitat' and 'Ancient woodland and veteran trees' in Annex A for further information and advice.</p>	
		<p>Natural England We would also like to draw your attention to the recently produced Neighbourhood Plan for Benson, in South Oxfordshire. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording relating to the Environment, Green Space and Biodiversity is exemplary. We recommend that you consider this document, when reviewing yours.</p>	<p>This is good advice and we have looked at the Benson Neighbourhood Plan. A section including a policy has been included on biodiversity.</p>
<p>Text under HO6 amended to include: Green infrastructure is important in providing attractive environments and for biodiversity. This can include open green space, wild green space, allotments, and green walls and roofs which can all be used to create connected</p>		<p>Natural England Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final local plan include:  · Policies supporting the provision of connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change.</p>	<p>Policy CNP H5 has been amended and added to require Green Infrastructure in new development in Cholsey.</p>

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	habitats suitable for species adaptation to climate change. Green infrastructure gives provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change.	Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;  - Policies referring to Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;	
		Natural England Strategic Environmental Assessment and Habitats Regulation Assessment Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance here	A Sustainability Appraisal including an SEA has been prepared in association with the Cholsey Neighbourhood Plan.
		Oxfordshire County Council (OCC) Section 3 (page 22) notes that some primary school children have needed to attend schools elsewhere, due to lack of capacity at Cholsey Primary School. This has been the case in some recent years, and as a result the County Council is now working with the school to expand it to 2 form entry size.  Expansion of the primary school from 1.5 form entry to 2 form entry would typically be expected to provide sufficient school places for around 350-400 new homes. Given that 60 homes have been approved on appeal at Celsea Place (CHOL3) the indicative 250 homes proposed at CHOL2 would be broadly in line with this scale of expansion. There may still be some capacity for further population growth, but given existing oversubscription, it is unlikely that the school could accommodate a significantly higher housing allocation than that proposed.	Noted – a useful summary Information included in plan

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		<p>Given that development is subject to paying the Community Infrastructure Levy (CIL), the County Council indicates in its responses to applications that the funding of such school expansions should be reimbursed through the CIL receipts.</p>	
		<p>Oxfordshire County Council (OCC)  Policy CNP ED1 states that proposals to expand Cholsey Primary School must provide additional staff parking and continue to meet at least minimum requirements for playing fields and outdoor play space. The requirement for staff parking will be assessed in line with established standards as part of planning the expansion of the school. Minimum requirements for playing fields and outdoor play space are not statutory, but again planning for expansion would identify if there are any deficits, and whether it is feasible to address those.</p> <p>Objective EDO1 is "To ensure that there are sufficient spaces for all who wish to attend the schools and/or use the education facilities in Cholsey." The expansion of Cholsey Primary School from 1.5 form entry to 2 form entry would be expected to be sufficient for the scale of housing growth proposed in the Neighbourhood Plan, and should reduce the need for children to travel outside the village. However, it should be borne in mind that children moving into the village already of school age may find that their specific year group is full, as the school may have been over-subscribed from outside its designated area.</p>	Noted
		<p>Oxfordshire County Council (OCC)  Objective EDO2 is "To reduce congestion around Cholsey Primary School and to ensure safe accessibility at all times", and Objective EDO3 is "To increase the proportion of children walking or cycling to school." Expanding the school to 2 form entry will help to ensure easy access to a school place within walking distance.</p>	Noted
		<p>Oxfordshire County Council (OCC)  For secondary education, Wallingford School is currently expanding by one form of entry, and expects to expand by a further form of entry as this becomes required to meet population growth within its catchment. We welcome Pledge ED1, to work with the County Council and Wallingford School to seek to ensure that there continues to be sufficient capacity at Wallingford School for all</p>	Noted

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		Cholsey young people who wish to attend the school.	Noted
		<p>Policy CNP H1 states that development at CHOL2 should include a community area which should include preschool facilities if needed, and policy CNP ED2 also states that land for a preschool should be included on a housing site allocation, in an easily accessible location with access to car parking. The County Council would support the provision of pre-school facilities, as a nursery that was expected to be included within the Fairmile development did not transpire, resulting in a shortage of early years provision in the area.</p> <p>Oxfordshire County Council (OCC) Cholsey has a rail station and two trains per hour in both directions, from early to late, making it well connected to Reading, London, Didcot and Oxford.</p> <p>A bus service currently exists linking Cholsey to Wallingford and Benson (#136). Some years ago, a S106 contribution was agreed from the Fairmile hospital development towards sustaining and improving the service which provides Cholsey with a link to its closest market town, and contributions from other developments in the area have also been sought. A five-year contract will soon be let to sustain the off-peak bus service, but after that time the funds provided from the Fairmile development will have been depleted. The peak hour service is considered commercially viable, largely due to the large number of school children conveyed to Wallingford. Contributions from some additional housing will assist in funding the bus service, but this does need to become commercially viable rather than depending on section 106 receipts.</p>	Noted – information included in plan
		<p>Oxfordshire County Council (OCC) Policy CNP H1 requires the site CHOL2 to provide access from a new signalised junction arrangement at Reading Road / Papist Way / Ferry Lane, plus if necessary a second access onto the Reading Road. The implications of this have not been considered in detail, although some initial advice was informally given to the group in April 2017. A detailed assessment of the development site including access and impacts on the surrounding transport network would be part of a Transport Assessment submitted at planning application stage. As part of this mitigation and potential junction improvements would be assessed in more detail.</p>	Noted – the proposed site allocations and requirements have been reviewed



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		Oxfordshire County Council (OCC) Policy CNP T2 – Oxfordshire County Council’s residential design guide states that all homes within a development should be within 400m of a bus stop. However there is some flexibility depending on the nature of the development and the quality of the bus service.	Noted
		Oxfordshire County Council (OCC) The transport aspirations listed under policy CNP H1 (pg.32) and in the transport section of the draft neighbourhood plan would need to be reviewed and agreed with OCC as the Local Highways Authority as part of a planning application for the site - in particular the feasibility and funding of the proposals needs to be considered.	Noted
		Oxfordshire County Council (OCC) You may wish to include a list of infrastructure that you intend to spend the parish’s portion of CIL on. This would be a useful addition to the NP.	A CIL spending list is being prepared
		Oxfordshire County Council (OCC) We note that Pledge T1 refers to reviewing speed limits. You may need to consider how revised speed limits will be enforced and whether physical measures will be needed on the highway to help reduce speeds. Whether such measures are suitable depends on the road and also whether there is funding available to deliver this.	Noted
		Oxfordshire County Council (OCC) We welcome the recognition that development should take account of and aim to improve health and wellbeing and support the inclusion, and cross referencing, of health and wellbeing objectives in several key policies, including those relating to: <ul style="list-style-type: none"> <li>• the ability of housing to meet the changing needs of residents/community</li> <li>• community cohesion</li> <li>• the promotion of active travel (particularly for school children and older people as set out in Policy CNP T3 and Objective EDO3)</li> <li>• high quality inclusive public spaces that encourage social interaction</li> <li>• increasing food growing opportunities</li> </ul>	Noted

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		<p>To provide a suite of supporting evidence for the above, PHE's Local Health tool could be used to provide bespoke data on the health and wellbeing needs of the local community and be included within section 1.7</p> <p>Wellbeing and Leisure:  <a href="http://www.localhealth.org.uk/GC_preport.php?lang=en&amp;s=183&amp;view=map11&amp;id_rep=r03 &amp;sellid=6474&amp;nivgeo=ward_2015">http://www.localhealth.org.uk/GC_preport.php?lang=en&amp;s=183&amp;view=map11&amp;id_rep=r03 &amp;sellid=6474&amp;nivgeo=ward_2015</a></p>	
	<p>Bullet added to Neighbourhood Plan Strategy</p> <ul style="list-style-type: none"> <li>to improve the health and wellbeing of the community</li> </ul> <p>air pollution added to bullet as suggested</p>	<p>Similarly, we recommend that an overt general reference to wanting to the improve health and wellbeing of people living, working and visiting Cholsey is included in Section 3: Neighbourhood Plan Strategy. Under the paragraph in the same section concerned with minimising the adverse effects of car travel, we strongly recommend that air pollution is included in the sentence "ensuring that new developments do not significantly worsen traffic congestion and speeding on village roads".</p>	Noted
		<p>Oxfordshire County Council (OCC)</p> <p>On page 72 the plan highlights that there is "a significant safety hazard for children" around the pre-school and primary school "particularly at drop-off and pick-up times". Fitting in with the overall vision for improving active travel infrastructure, consideration could be given to promoting the development of safe walking and cycling corridors.</p>	Some routes already exist for example using the recreation ground. Safe routes are promoted through the new development sites and this is <a href="#">criteria</a> in our site assessment.
		<p>Oxfordshire County Council (OCC)</p> <p>To maximise the behavioural change potential of active travel infrastructure and the community value of high quality indoor and outdoor public spaces we strongly recommend that the early phasing of such infrastructure is highlighted within the plan i.e. people moving into new developments are more likely to adopt healthier day-to-day lifestyle habits when health promoting infrastructure such as, walkways and cycle paths, community buildings and green space, is already in place.</p>	Noted
		<p>Oxfordshire County Council (OCC)</p> <p>It appears that Policy CNP E3 provides adequate policy protection for archaeological heritage assets within the neighbourhood plan area.</p>	

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		<p>Oxfordshire County Council (OCC)</p> <p>We welcome the attention that is given to the importance of the AONB and protecting the landscape and setting of the AONB areas. By way of background information reference could also be made to the Oxfordshire Wildlife and Landscape Study (OWLS) and the recent Historic Landscape Characterisation data, both of which are on the County Council web site.</p>	<p>Noted This has been reviewed</p>
	<p>Add to policy CNP E1</p> <p>All proposals for development should demonstrate how they will ensure a net gain in biodiversity.</p>	<p>Oxfordshire County Council (OCC)</p> <p>We note the references to biodiversity and wildlife sites. To ensure that wildlife continues to thrive in the parish it may help to highlight in policies the need for development to provide a net gain in biodiversity where possible and, by providing examples of ways in which this could be achieved locally. Again, it may be covered in the background notes but if not, the Thames Valley Environmental Records Centre can provide a list of key species and habitats that are currently known about. There may be a fee for this service.</p> <p>In this context it would be appropriate to include reference to the <a href="#">Blewbury to Streatley Downs</a> and Thames Walling to Going Conservation Target Areas in and adjacent to the Parish, for example on Map 5. Further information on CTAs can be found here: <a href="https://www.wildoxfordshire.org.uk/biodiversity/conservation-target-areas/">https://www.wildoxfordshire.org.uk/biodiversity/conservation-target-areas/</a>. The CTAs are likely to include areas of Habitats of Principal Importance e.g. species rich grasslands which are outside the designated local wildlife sites.</p>	<p>This has been added to Policy CNP E1</p>
		<p>Oxfordshire County Council (OCC)</p> <p>With regard to Green Infrastructure there is useful additional guidance in the South Oxfordshire Green Infrastructure Strategy (draft) available on the SODC website.</p>	<p>Information added in environment section</p>
		<p>Oxfordshire County Council (OCC)</p> <p>The impact of development on the levels of <a href="#">night time light pollution</a> could be usefully considered. More information existing levels of light can be found via CPRE data here: <a href="https://nightlight.cpre.org.uk/maps/">https://nightlight.cpre.org.uk/maps/</a></p>	<p>Noted</p>

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		<p>Oxfordshire County Council (OCC)</p> <p>The Government advice on planning policy set out in the National Planning Policy Framework states that 'significant weight should be placed on the need to support economic growth through the planning system'. Oxfordshire Local Enterprise Partnership (OLEP) is working with Local Planning Authorities and other partners to utilise the potential within the planning system to support and drive sustainable local economic growth.</p> <p>OLEP is responsible for championing and developing the Oxfordshire economy. Through the strategic priorities of people, place, enterprise and connectivity, OLEP guides and shapes the economic growth of the county.</p> <p>OLEP is supportive of Neighbourhood Plans and of policies which relate to the priorities identified in our strategies. There is an opportunity to consider how the aims of neighbourhoods are not only aligned with the strategies in the Local Plan, but with the wider strategies of the OLEP area.</p> <p>The Strategic Economic Plan (SEP) has recently been refreshed to ensure it focuses on realising the opportunities in Oxfordshire to achieve sustainable development and to conserve its natural resources and built heritage. This provides the 'economic route map' for the county as a whole, built on the four programmes of people, place, enterprise and connectivity.</p> <p>We support the Cholsey NP in the context of its policies being in alignment with the SEP's priorities for People, Place, Enterprise and Connectivity:</p> <ul style="list-style-type: none"> <li>· People – delivering and attracting specialist and flexible skills at all levels, across all sectors, as required by our businesses, filling skills gaps, and seeking to ensure full, inclusive, employment and fulfilling jobs;</li> <li>· Place – ensuring a strong link between jobs and housing growth, and providing a quality environment that supports and sustains growth; and offering the choice of business premises and homes (including more homes that are genuinely affordable) needed to support sustainable growth whilst capitalising on and valuing our exceptional quality of life, vibrant economy and urban and rural communities;</li> <li>· Enterprise – emphasising innovation-led growth, underpinned by the strength of Oxfordshire's research, business collaboration and supply chain potential; recognising and reinforcing the significant contribution made by all</li> </ul>	<p>Noted CNP aims to support small scale economic growth appropriate to the character and setting of the village. Major areas of economic growth are proposed elsewhere by SODC.</p>

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		sectors, in all parts of Oxfordshire and all types of business; · Connectivity – enabling people, goods and services to move more freely, connect more easily; improving broadband and mobile coverage and capacity; and providing the services, environment and facilities needed by a dynamic, growing and dispersed economy.	

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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Phone: 01491 652255 (Cholsey Parish Council)

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

The Cholsey Neighbourhood Plan Team

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