

Chalgrove DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN 2016 to 2032

Pre submission version 24th April 2017



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Appendices

- Appendix 1 Important Green Spaces
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Supporting documents – <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

- Village Character Assessment
- The Strategic Flood Risk Assessment commissioned by CNDP October 2014
- The Edenvale Young Flood Risk Modelling and Mapping Report 17th November 2016
- Sustainability Appraisal - Environment Report
- Site Assessment May 2016

1.0 Introduction

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England giving communities the right to shape their future development at a local level.

South Oxfordshire District Council approved Chalgrove's application to carry out a neighbourhood plan in October 2012. The Chalgrove Neighbourhood Plan (CNDP) has been produced by a steering committee including parish councillors and community volunteers, with support from Community First Oxfordshire and South Oxfordshire District Council.

The CNDP sets out a plan for a sustainable future for the village, taking into account the views and needs of the residents. The Plan has a 16-year time frame in line with South Oxfordshire District Council Local Plan time frame - 2016 to 2032.

The CNDP sets out objectives and policies that will be used in shaping the future development of the parish. These have been established through extensive public consultation and are underpinned by both robust evidence and local knowledge. The aims and objectives of the CNDP relate principally to planning matters but also have relevance to other issues important to the community.

The Plan policies are compatible with South Oxfordshire District Council's Local Plan and meet the community's aim of ensuring that Chalgrove continues to thrive, whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.

Once the Plan has been made (following a successful referendum) the CNDP will form part of South Oxfordshire District Council's Local Plan. This means that the Neighbourhood Plan will have material weight in deciding where any development should take place and the type and character of the development.

2.0 The Chalgrove Neighbourhood Plan

2.1 Structure of this report

The CNDP vision, objectives and a summary of policies are set out in chapter 4. The CNDP policies, together with justification and evidence for these, are in chapter 5. Several appendices set out supporting evidence.

Supporting documents track the Plan process and evidence in detail:

- the Basic Conditions Statement [*to come at final submission stage*]
- the Consultation Statement [*to come at final submission stage*]
- Sustainability Appraisal Report (including Environmental Report) [*available with pre-submission CNDP*]

The purpose of publishing this Neighbourhood Plan is to present the Plan to residents, stakeholders and statutory consultees for their comments prior to the final Plan being submitted to South Oxfordshire District Council for independent examination.

2.2 How the Chalgrove Neighbourhood Plan fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their towns, the Localism Act sets out some important laws. One of these is that all Neighbourhood Plans must be in line with the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and local policy.

The CNDP must be in general conformity with the strategic policies contained in the development plan for the area. South Oxfordshire District Council is preparing a new Local Plan referred to as the Local Plan 2032, which is scheduled to be adopted in 2018. Currently the development plan in South Oxfordshire consists of:

- South Oxfordshire Core Strategy (2012)
- Saved policies of the Local Plan 2011 (2006)

Neighbourhood Plans must be in line with European regulations on strategic environmental assessment and habitat regulations. A Public Notice issued on 11 November 2014 by South Oxfordshire District Council (SODC) confirmed that the Chalgrove Neighbourhood Plan (CNDP) was required to undertake a Strategic Environmental Assessment (SEA).

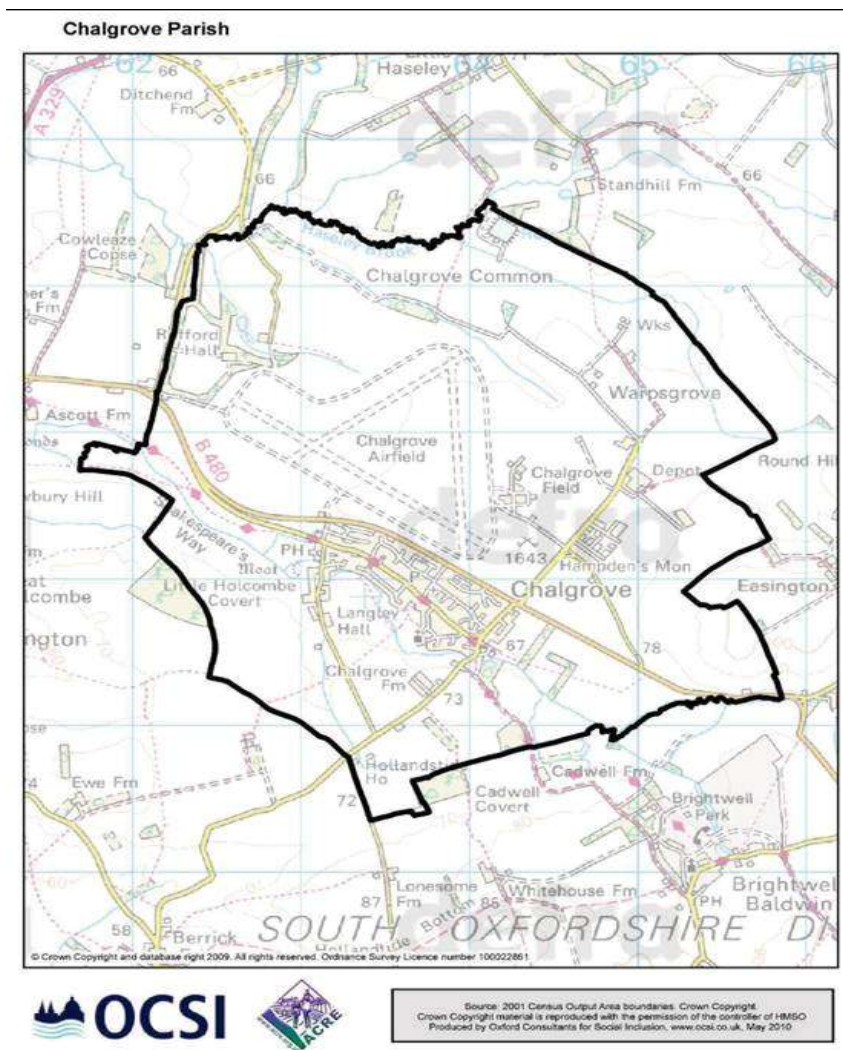
On the advice of the Planning Department at SODC the CNDP Steering Group undertook a Sustainability Appraisal which incorporates the requirements for a Strategic Environmental Assessment. The final Sustainability Appraisal Report, which includes an Environmental Report, has been submitted as part of the suite of CNDP documentation. It is available as a separate document.

2.3 Chalgrove Neighbourhood Plan Area Designation

In accordance with regulations, SODC publicised the Neighbourhood Plan application from Chalgrove Parish Council and advertised a six-week consultation period ending on 1 October 2012. The Head of Planning at South Oxfordshire District Council designated the area shown in Map 1 below as the Chalgrove Neighbourhood Area on 21 December 2012.

An advisory group of the Parish Council – the Chalgrove Neighbourhood Plan Steering Committee (CNDPSC)-took the NP work forward, supported by independent advisors Community First Oxfordshire.

Map 1 - Chalgrove Neighbourhood Plan Area



2.4 Community engagement

The steering group followed a community consultation strategy and encouraged community involvement through open meetings, via newsletters, the website, a scoping survey, site assessment workshops, community forums and a comprehensive community consultation survey, which assessed housing need and other key issues for the village.

At each stage in the Plan process, elements such as the Plan objectives, site assessment, site allocations and draft policies have been refined in response to feedback from residents and landowners.

The community consultation process is documented in the Consultation Statement.

2.5 Draft Plan creation

The CNDP drafted policies to meet the CNDP objectives. In this task, the steering committee had input from Community First Oxfordshire, the District Council and an independent planning advisor.

The draft policies were presented at a public meeting for feedback which allowed further refinement. The justification, evidence and local support underpinning each of the CNDP policies will be clearly set out in this document

2.6 Relationship between Plan objectives and Strategic Environmental Assessment Objectives / Sustainability Appraisal

On the advice of the Planning Department at SODC we undertook a Sustainability Appraisal which incorporates the requirements for a Strategic Environmental Assessment. A Sustainability Appraisal is more comprehensive than strategic environmental assessment since it covers the effects of plans on the economy and society, as well as the environment.

This sustainability appraisal was carried out in parallel with the CNDP. Sustainability objectives (social, economic and environmental) were compared with CNDP objectives and with development options. This helped to inform the decisions on the location of development proposals.

A Sustainability Appraisal Report, setting out the outcomes of the sustainability appraisal process has been published alongside this pre-submission CNDP, and shows how the CNDP objectives and policies are sustainable.

2.7 Submission and examination

This document is the pre-submission version of the CNDP.

The Parish Council will be publicising the CNDP for a six-week statutory consultation. This should include a response from the District Council. Following this consultation, comments will be analysed and discussed with the District Council Planning Department and used to refine the document. We will then submit the final Chalgrove Neighbourhood Plan to the District Council. A draft Sustainability Appraisal Report, which includes an Environmental Report, has also been published alongside this pre-submission CNDP. A final Sustainability Appraisal Report will be submitted to the District Council with the submission CNDP.

The District Council will consult on the plan for a further six weeks and then submit it to an independent examiner together with other Plan documents – Basic Conditions Statement and Consultation Statement. The examiner will examine the Plan and the supporting evidence and assess whether it meets the ‘Basic Conditions’ and all other statutory requirements for a Neighbourhood Plan and whether it should go forward to a referendum. The examiner’s recommendations will be published in the examiner’s report. The District Council will consider each of the examiners recommendations and determine what action to take in response to them.

In the event that the examiner recommends modifications to be made to the CNDP in order for it to proceed to referendum, the District Council will work with Chalgrove Parish Council and NDP steering group to amend the Plan accordingly before being put forward to a parish referendum.

At the local referendum, voters in the parish of Chalgrove will be asked whether they want South Oxfordshire District Council to use the Neighbourhood Plan to help it decide planning applications in the Plan area.

If the Plan is supported by a majority vote at the referendum, the Plan will be ‘made’ or adopted by the District Council as part of the planning policy used to assess development proposals in the Chalgrove Neighbourhood Plan area, so long as the plan doesn’t breach EU Regulations.

Together with the Local Plan, the Neighbourhood Plan will be used for deciding planning applications in Chalgrove within the Plan period from when it is ‘made’ to 2032. This Plan will apply to any and all development in the Neighbourhood Plan Area.

3.0 The Parish of Chalgrove

3.1 Setting the scene

The Community

'Chalgrove is a village with a heart wearing a coat of green' - quote from a resident

Chalgrove is a rural village community within the South Oxfordshire District. It is situated approximately 10 miles south east of Oxford City and comprises 1,091¹ homes in about 2,750 acres. The current population is approximately 2,830², many of whom have lived in the village for most of their lives. The main part of the village is residential and has a post office, a church, several shops, community halls, three public houses, a primary school, a modern doctors' surgery and many other amenities.

The village architecture reflects its history. Although there are many modern buildings, there are also 35 listed buildings³ within the village, a much higher figure than other villages of the same size.

Chalgrove is surrounded by agricultural land. There are a number of public footpaths leading to the open countryside and a popular walking circuit around the village of two and a half miles, on narrow, quiet country lanes. The walk has a firm road surface and is surrounded by fields for two thirds of it.

The Parish Setting

Chalgrove is built largely on the flood plain of the Chalgrove brook and as such the natural environment tends to be dominated by the water environment. There are well defined streams and drainage channels that support a variety of wildlife. There are a few large mature trees within the village but no woodlands. Significant areas of the village are identified by the environment agency as potential flood areas.

With the exception of the bypass (B480), the roads surrounding and within the village are small streets or country lanes with very limited passing space where local agricultural machinery is sometimes encountered. Traffic within the village itself is relatively light due to the B480, which also separates the residential area from the industrial area, Chalgrove Airfield, Business Park and other light industries. Street lighting levels are relatively low, so a good star-scape can be enjoyed at night.

The style and appearance of the buildings in Chalgrove have evolved to match the various developments that have taken place over the years, predominately traditionally built of light brick with open frontages. There are quite a number of historical buildings, particularly in the centre of the village, that reflect its early origins.

Chalgrove is surrounded on three sides by many miles of open farmland and to the North side across the B480 by the airfield, most of which is also agricultural, being harvested for hay, and grazed by sheep. The most common crops are cereals and oil seed rape. There is very little dairy farming, but pigs and sheep are kept around the edges of the village. The fields are also hunting grounds for barn owls, sparrow-hawks and kestrels and walking around the lanes, buzzards and red kites are frequently seen. We are host to migratory bird species such as house martin, swift and swallow as well as several species of bat.

¹2011 Census

² As above

³ English Heritage

Mink and water vole have been seen on the back brook. The brook itself is regularly health-checked by the river fly monitoring group of Chalgrove Wildlife and Conservation Society, and contains a multitude of life. Chalgrove Brook is monitored, and cleared when necessary, by Chalgrove Flood Alleviation Group (CFAG) volunteers.

There are several areas devoted to horses and ponies. A number of people keep chickens and geese. The growing of vegetables on a commercial scale is almost non-existent, but the allotments are well tended and productive.

There is one wildlife haven within the village, an area used by the School on the Frogmore / Hardings Field site. However, there are sufficient gardens and green areas to support a diverse variety of birds and other wildlife including hedgehogs which are becoming increasingly rare.

These green areas form an important part of the village character. These are identified in the Character Assessment and also listed in Appendix 1.

3.2 Chalgrove Today

3.2.1 Community life

Chalgrove is a friendly, engaged community, a fact borne out by the responses to the 2010 Village Plan and the 2014 CNDP questionnaire.

The Chalgrove Village Plan was produced by a group of volunteers in 2010, part of the intensive consultation was a questionnaire delivered to every home. 730 questionnaires were completed by over 1400 residents and returned for analysis. The level of response itself shows the importance people place on where they live. In 2014, 55% of the Chalgrove population responded to the Chalgrove NP community survey. The Chalgrove Village Plan can be found at <http://www.chalgrove-parish.org.uk/Village%20Plan/CPCVillagePlan.html>

People enjoy living in Chalgrove, and the 2010 Village Plan showed that 41% had lived here for over 20 years. There were a number of projects and volunteers identified from the 2010 Village Plan and in the six years following the plan these volunteers have achieved a number of successes. These include: two new children's play areas and extended skate park in the recreation ground, resurfacing of a popular village public footpath, planting of a fruitful hedgerow and hundreds of daffodils, regular litter picks, free dog waste bag dispensers and bags, the launch of a village website, welcome packs for new residents, monthly riverfly monitoring of the brook, regular swap shops, apple pressing and a Christmas tree in the centre of the village.

The existence of many clubs, societies and events provide a social framework and a method of entry for a newcomer into the community. There is an active youth club, catering for children aged 10 to 18, which is open four nights a week and is run by volunteers and youth workers, funded by the Parish Council. There are many activities for all ages available in the village including football, netball, cricket, tennis, yoga, pilates, scrabble, walking football, zumba, tai chi, table tennis and Mah Jong.

In addition, there are several halls and meeting places and a large recreation ground for the community, both young and old, to enjoy. Two brooks flow through the village which are the home to indigenous families of ducks. The halls are well used and approaching full capacity, although the village hall is in need of updating, built in 1989 the kitchen and toilets require updating, the roof is in need of repair/replacing and to meet modern meeting demands public address and presentation equipment is needed.

3.2.2 Sustainability - local themes and issues

The Sustainability Appraisal Report (available as a separate document <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>), outlines the relevant planning policies that apply to the CNDP and presents baseline data relating to the criteria required by the EU SEA Directive, transposed into UK Regulations.⁴ These criteria are: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and the inter-relationship between the issues

As identified in 2.6 we undertook a Sustainability Appraisal which incorporates the requirements for a Strategic Environmental Assessment, including an Environmental Report. To this end, as important social and economic considerations, the themes of housing, employment, crime and safety, and education and skills were also considered in the sustainability appraisal.

Where relevant, key findings from the Sustainability Appraisal might form part of the justification for the Planning Policies and community projects set out below.

3.2.3 Village Character Assessment

The Steering Group also undertook a comprehensive village character assessment in order to give added granular detail to specific policies, particularly those associated with housing and design. The character assessment is available at <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

Where applicable, findings from this analysis are provided as additional justification for relevant planning policies and community projects set out below.

The features set out below are those that contribute positively to the character of Chalgrove and should inform the design of new development in the village.

- A mix of old and new styles of development that are tied together through their form and scale.
- Visual interest and richness created by variations in the building line and the positioning of buildings as well as their features and detailing.
- The use of traditional materials (light coloured brick, stone and tile) or materials that complement them.
- Buildings are set back from the highway.
- Soft front boundary treatments (hedges, trees, planting) and/or low stone or brick walls.

⁴ http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

4.0 The Neighbourhood Plan – Vision, Objectives and Summary Policies

A wide range of issues have been considered in producing the Chalgrove Neighbourhood Plan, which were identified from community consultation.

Following the Sustainability Appraisal Scoping Report consultation, in December 2015 and January 2016 the Steering Group met to discuss and draft formal CNDP objectives. These objectives were derived from the totality of community and statutory consultation. This process is described in detail in the Consultation Statement. To summarise the key elements in the consultation process:

- Discussions of issues facing Chalgrove took place at 12 community events from June 2013 to March 2017
- A comprehensive community questionnaire- 55% of the Chalgrove population responded
- Responses to the Sustainability Appraisal Scoping Report consultation

The CNDP Vision and Objectives were endorsed at an open meeting on 27 February 2016. Draft Policies were presented to the community on 18 March 2017 at a public meeting. The event was advertised by posters at the entrances to and around the village including pubs and halls together with e mails to the NDP database of residents. The event was also posted on the NDP and Parish Council Facebook pages and websites. The policies were displayed at the public meeting and residents were invited to drop in between 10 am and 4 pm, a member of the steering group was present throughout the event. Following the public meeting the policies were posted on the NDP website

4.1 Vision

To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs.

4.2 Objectives

VILLAGE CHARACTER	
1.	To enhance Chalgrove's strong sense of place, community and local identity
2.	To ensure that new housing development is in character with the village
HOUSING	
3.	To identify development sites to meet the housing numbers allocated in the Local Plan
4.	To provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for people with local connections and providing a mix of housing to better meet local needs for smaller homes
5.	To ensure that new development does not cause new, or exacerbate existing traffic, parking and road safety issues around the village
6.	To maximise integration of the development allocation with the existing community
7.	To ensure new development does not cause new, or exacerbate existing, risk of flooding and to seek to reduce the existing risk
COMMUNITY ASSETS, SERVICES AND FACILITIES	
8.	To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.
9.	To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development
10.	To ensure that heritage assets are protected and enhanced
ECONOMY	
11.	To enhance the prospects for local employment by supporting development of existing business parks for small businesses

5.0 Policies

5.1 Introduction – objectives and policies

This section takes the ‘objectives’ from the Core Objectives in Section 4.0 and develops them into Policies, supported by text that explains the proposed Policy and how and why the policy requirements must be met. The policies apply to the whole of the Neighbourhood Plan Area and relate to all proposals for the development of land in Chalgrove Parish.

Policies and objectives have been grouped under four general themes:

- Village character
- Housing
- Community assets, services and facilities
- Economy

Each objective is listed together with the policy that relates to it. Where objectives do not have a commensurate policy a supporting statement is referenced.

Table 1 - List of Policies and Supporting Statements

Village Character	
Objective 1 – to enhance Chalgrove’s strong sense of place, community and local identity	C1 - Development within the built-up area
Objective 2 – to ensure that new housing development is in character with the village	C2 - Design and Character
Housing	
Objective 3 – to identify development sites to meet the housing numbers allocated in the Local Plan	H1 - Housing Site Allocations
Objective 4 – to provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes	H2 - Dwelling Mix H3 - Home-working
Objective 5 – to ensure that new development does not cause or exacerbate existing traffic, parking and road safety issues around the village	H4 - Residential Parking
Objective 6 – To maximise integration of the development allocation with the existing community	H5 - Walking and Cycling
Objective 7 – To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	Flooding - Supporting Statement

Community Assets, Services and facilities	
Objective 8 – To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.	CF1 - Community Infrastructure levy CF2 - Community Assets CF3 - Improvements to Community Assets
Objective 9 – To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	Biodiversity - Supporting Statement
Objective 10 – To ensure that heritage assets are protected and enhanced	Heritage Assets - Supporting Statement Archaeological Sites - Supporting Statement
Economy	
Objective 11 – To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Business development - Supporting Statement

5.2 VILLAGE CHARACTER

OBJECTIVE	POLICY
Objective 1 - To enhance Chalgrove's strong sense of place, community and local identity	C1 - Development within the built-up area
Objective 2 - To ensure that new housing development is in character with the village	C2 - Design and Character

INTRODUCTION

The 2014 Chalgrove Neighbourhood Plan Community Questionnaire Part 1, '*Shaping the Neighbourhood Plan*', sought to find out what was important to the residents in any new development. It is quite clear from the results (see below) that living in a village and being part of the community are important to our residents.

Feeling of security	76% (911 respondents)
A good village centre	73% (876)
A variety of organisations	48% (576)
Community events	47% (562)
Community belonging	35% (420)
Consultation with police	30% (355)

POLICIES

Policy C1 – Development Within the Built-up Area

Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 applications for development will normally be permitted, provided, the development conforms to other policies in this Plan.

The built area is defined by the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village's main, singular form. The built area therefore does not include:

- Individual buildings or groups of dispersed buildings that are separated by farmland or paddock land from the continuous built-up area of the settlement;
- Large gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement, where they provide a transition between the surrounding countryside and the built-up areas of the settlement;
- Agricultural buildings and associated land on the edge of the settlement;
- Or outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Infill development on the edge of the built-up area is not excluded by this policy provided it conforms to other policies in this Plan.

Appropriate development outside of the built area would be: Agriculture, Forestry, Recreation grounds, Sports pitches, Flood alleviation, Wildlife conservation area, Wildflower meadow and Allotments

JUSTIFICATION

It is important to maintain the form and character of the village and to ensure that new development does not compromise this. The policy does not define a boundary on a plan but is descriptive. It also does not restrict development on the edge of the built up area if this is in keeping with the village character. The policy makes it clear that infill development within the built-up area should not normally be an issue provided it conforms to other policies in the Plan.

The aim is to encourage small scale development that does not extend development into the open countryside in a manner or form that will compromise its setting as a village in the open countryside. Development within the village (provided it accords with other policies) can help to promote community cohesion. This does not mean that the conservation area or historic fabric of the village can be compromised.

Policy C2 - Design and Character

Permission for new development proposals will be granted where they reflect and enhance the character of Chalgrove, reinforce local distinctiveness and create a sense of place.

In order to ensure that new development reflects and enhances the character of Chalgrove it should be designed to meet the criteria set out below:

- a) The form and scale of the buildings should reflect the neighbouring properties. Buildings should be a maximum of 2 storeys in height (based on a residential storey of 3 metres). The size of the roof should be proportional to the rest of the building and should not be designed disproportionately large in order to accommodate large amounts of additional living space.
- b) The buildings should be set back from the street, with a varied building line providing visual interest.
- c) The materials used should complement the traditional materials used in the village (light coloured brick, stone, and tile).
- d) Visual interest and richness should be created by varying the position of buildings, the building line, their features and detailing.
- e) Boundary treatments to the front of properties should be soft (hedges, trees, planting) and/or low stone/brick walls.
- f) Residents parking should be located on-plot, in the first instance, as set out in Policy H4 (Residential Parking) of this plan.
- g) On-street parking for visitors (and residents where it has been shown that on-plot parking is not practical) should be designed as a formal part of the street and should allow for the passing of two vehicles. In parts of the development where on-street parking is not required the design of the development should seek to discourage anti-social parking from taking place.
- h) Adequate storage space should be provided for bins and the design of the storage should not detract from the street scene.
- i) Where the site includes a brook or waterway, this should be made a feature of the development.

All proposals must conform to the requirements of the Chalgrove Neighbourhood Plan and South Oxfordshire Design Guide or its successor document.

All proposals must protect and enhance views into and out of the village, set out on Map 2, and have sensitivity to preserving the views to and from the AONB.

Map 2 - Chalgrove Village Views



JUSTIFICATION

The Character Assessment (<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>) identifies what is important about Chalgrove, both in terms of its setting and individual character areas within the village. It is important to recognise that a part of what makes Chalgrove a community is its village identity. That identity is in part created by the community itself but also by the shape and form of the village, its resources and infrastructure. An important part of this character is the way the village has evolved over time to create a place which has many different and distinctive architectural styles, historic buildings and public and private spaces. These combine to create a unique character. Modern development tends to be of an estate type and whilst this can be acceptable in the right place it can also look out of place in an area where the character is one of diverse architectural styles. The policy aim is to ensure that landowners and developers agree with the Parish Council what might be appropriate.

Any new development whether this is large scale or a small infill plot needs to respect the heritage of the village and reflect its rural and agricultural history. The Character Assessment documents the existing shape and character of the village including the mix of building size, style and materials, gardens and spaces between buildings as well as back lanes, the open countryside setting and views.

A policy on design is considered essential to manage both the allocated sites and any small-scale proposal including redevelopment of a single house on a large plot into multiple housing. This policy is not intended to create a copybook approach to design or limit innovation in the type or range of development. Any departure from the traditional approach where this is identified as important within a character area will need to demonstrate why this should be set aside.

The policy recognises the value of the SODC Design Guide and supports its approach to quality at every scale but is also acutely aware that this is more easily applied to larger sites and that development that impacts on the street scene is very important locally. The aim is not to constrain development or innovative design but to reflect the best in design not the lowest common denominator.

The Neighbourhood Plan supports the Local Plan in ensuring that development proposals within or next to the Conservation Area or listed buildings must make sure that the overall character of the area is enhanced or preserved.

With regard to outline applications, all too often attractive illustrations are presented that are not delivered. Ideally, a master plan or design brief should be attached to or conditioned as part of a large scale outline application. Whilst this requirement is defined within the Core Strategy and will be taken forward into the Local Plan to help identify how the proposal will meet the Neighbourhood Plan Policy C3 requirements, an early dialogue with the Parish Council is expected. At the very least the Outline application should demonstrate how it will reflect the character assessment and how this will be addressed in a reserved matter application. The Parish Council suggests that a master-plan or design brief would be the preferred solution and should include an assessment of impacts on biodiversity, archaeological assets, countryside setting, views towards the Chilterns AONB, and the conservation area together with proposed mitigation of any adverse impacts.

Evidence set out in the Character Assessment shows that inappropriate development can cause irreparable damage to the sensitive historic environment. In some instances, this has resulted from poorly designed development while, in others, infilling of visually important spaces has harmed the traditional character of the village.

The village's historic, incremental pattern of development should not be materially harmed by incongruous, out-of-scale, or inappropriate development. In order to meet future housing and employment needs in the most sustainable locations, some larger-scale developments will have to take place and land is allocated at Policy H1 to address this. Good design principles will be important in helping to ensure that new development assimilates well with the village.

Defining the built-up area of Chalgrove is particularly important to retain its separate identity as a settlement and to help define its setting within the open countryside.

As set out in the Character Assessment the existing shape and character of the village is defined by the mix of building styles, gardens and spaces between buildings as well as back lanes and the open countryside setting. Any new development, whether this is large scale or a small infill plot, needs to respect the best of an area not the lowest common denominator. Understanding the characteristics of the village is important in designing new development.

Community endorsement

The Character Assessment is broadly endorsed by the 2014 CNDP questionnaire which, independently, identified what residents feel are the aspects of the village should be preserved/retained (see table below).

Table 2: Aspects of village which should be preserved/retained

Brooks and waterways	91% (1106 respondents)
Village look and feel	91% (1101)
Public footpaths	86% (1042)
Trees	78% (943)
Hedgerows	73% (887)
Grass verges	69% (841)
Allotments	68% (829)

Likewise, the Character Assessment findings that the overall character of the village is two storeys and that each character area is defined by properties with gardens also found strong echo in the questionnaire with regard to the type of development that residents would support.

5.3 HOUSING

OBJECTIVE	Policy
Objective 3 - To identify development sites to meet the housing numbers allocated in the Local Plan for large villages	H1- Housing Site Allocations
Objective 4 - To provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes	H2 - Dwelling Mix H3 - Homeworking
Objective 5 - To ensure that new development does not cause new or exacerbate existing traffic, parking and road safety issues around the village	H4- Residential Parking
Objective 6 - To maximise integration of the development allocation with the existing community	H5- Walking and Cycling
Objective 7 - To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	Flooding - Supporting Statement

INTRODUCTION

Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need. The judgment of what scale of housing growth it would be sensible to plan for at the neighbourhood level should be underpinned by robust, objectively assessed data on local housing need.

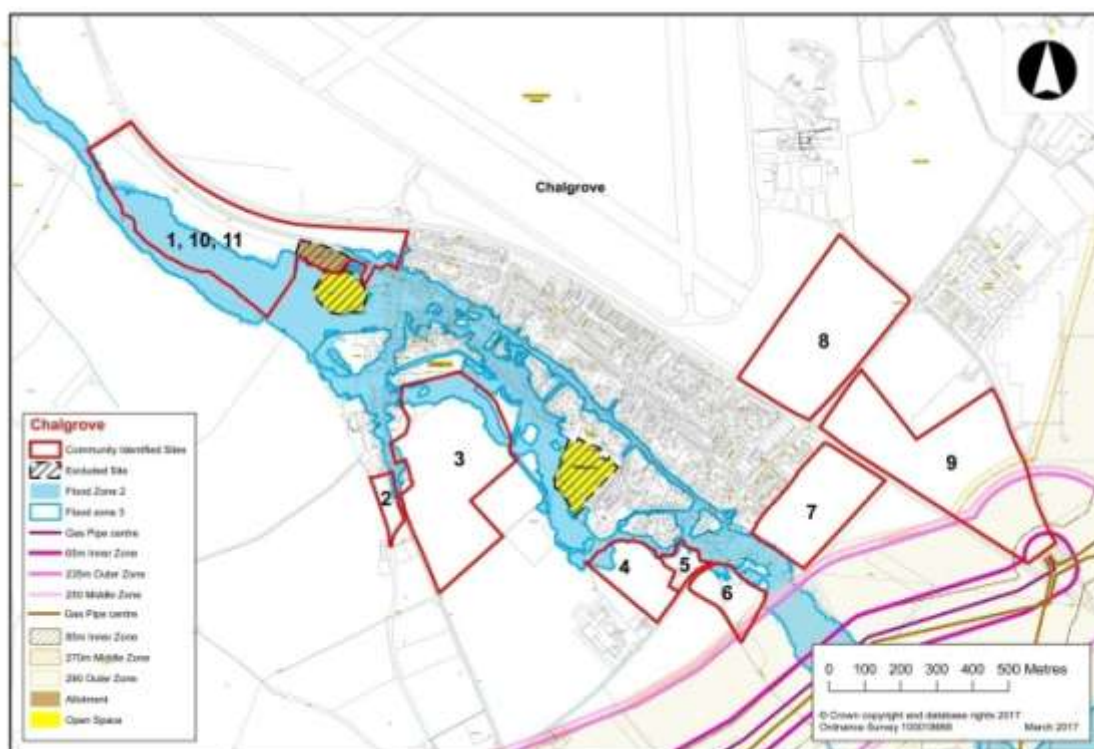
The housing evidence behind the District Council's emerging Local Plan is relevant to the question of whether the housing supply policies in the CNDP contribute to the achievement of sustainable development.

The emerging Local Plan Preferred Options 1 indicated that the village could plan for an increase of 10% on current stock plus 82 identified in the Local Plan giving a suggested allocation of 193.

For the purposes of allowing the village to determine where development should take place, possible sites have been identified.

Map 3 shows the sites identified by landowners or their agents which they considered as having potential for development.

Map 3 - Potential Development Sites in Chalgrove



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During the process of developing the CNDP, SODC suggested a strategic site on Chalgrove Airfield; public meetings have shown there is no support for this on sustainability and highways grounds. The decision to put Chalgrove Airfield forward as the preferred strategic site for a new town

appears to go against and contradict most of the objectives in the Local Plan 2032 as identified in the Parish Council and NDP responses to the Local Plan 2032 Preferred Option Consultation. These include but are not limited to:

Flooding - The site is adjacent to a flood plain and is at a higher elevation, which will affect the existing floodplain. Chalgrove Airfield, at 73M above sea level, and Chalgrove Village at 68m above sea level, on a North to South incline will undoubtedly, with this level of building and associated infrastructure, increase the flood risk to Chalgrove Village.

Traffic and Transport - A development of this size in an isolated rural location would cause severe traffic problems and impact on a number of villages in the area whose character and way of life would also be damaged. The road system in the area of the proposed allocation consists of B roads and small country lanes, there are no cycle lanes and in most cases no footpaths or pavements. The traffic increase at Chiselhampton, Stadhampton, Cuxham and Watlington will be enormous.

Any road infrastructure will necessitate going across both Green Belt and greenfield sites, meaning there will still be an impact on the Green Belt and further destruction of greenfield, agricultural land and other important sites.

Community - A development of the size proposed in the preferred option would increase the number of homes and the population of Chalgrove fourfold. The look and feel of a village and its close knit community are important to our residents, this proposal would destroy their way of life and go against the wishes of the community. A number of small, picturesque villages would also cease to exist in their present form if this kind of development goes ahead

The Site Assessment process is set out in detail in the Sustainability Appraisal Report. The following is a brief overview.

The adopted District Council Core Strategy identified that CNDP should plan for 82 dwellings. In order to achieve this 11 sites were identified from the SHLA and subsequent enquiries to local landowners. Following a detailed site assessment, which included a Strategic Flood Risk Assessment (SFRA), the Land west of Marley Lane and the Land east of Chalgrove were identified as possible sites, with the land west of Marley Lane as the preferred option; this was supported by community consultation.

Subsequently, the South Oxfordshire Local Plan 2032 Preferred Options encouraged larger villages to plan for 10% growth to ensure they could continue to grow and support the services and facilities that sustain them. The CNDP has carried out a comparative assessment to test whether the level of growth indicated by the emerging Local Plan could be accommodated.

All 11 potential housing development sites have been assessed against a comprehensive set of planning and environmental criteria, which the Steering Group developed in discussion with SODC officers. A CNDP Site Focus Group then reviewed each site against all criteria. In turn, this was reviewed by the Steering Group. As a result of the Site Assessment process two potential development sites were identified

- H1 option A (combines sites 1, 10 and 11)
- H1 option B (site 7)

These sites performed most favourably in the site assessment, with H1 option A performing more favourably than H1 option B. Accordingly, H1 option A was selected as the site to be allocated for housing development in the CNDP.

The comparative assessment identified that a combination of sites (1, 10 and 11) could be combined to create a potential development site capable of delivering the level of growth identified by the Strategic Housing Market Assessment (SHMA), the latest and up-to-date evidence of housing need. Other sites identified whilst being capable of development are not well related to the built-up area or to village amenities and would lead to the creation of separate enclaves within the village. The lack of school capacity and the resultant need for pupils to travel out of catchment give further weight to the argument that to deliver more homes could lead to socially separate housing estates.

Sustainable Development

The following issues are major local considerations in relation to how much development Chalgrove can sustainably accommodate:

- **Flooding** - As flood risk, including surface run-off and run-off through substratum, is an increasing problem within Chalgrove, and a cause for concern to our residents, all proposed development sites would be subject to a flood risk assessment.
- **Sewer capacity** - According to South Oxfordshire District Council's Water Cycle Study Phase 1, Chalgrove treatment works could accommodate an additional 140 dwellings before having a deterioration of more than 10%, and therefore it is unlikely that Thames Water would accept additional flows before upgrade works have been carried out.
- **School Capacity** - A meeting was held with the Primary School Head and OCC Place Planning Manager in September 2016. The head advised that the school is full in Nursery with some gaps in years 5 and 6. There is total capacity for 240 pupils including Nursery, and 210 without. They currently have 183 pupils with 27 spaces primarily in years 5 and 6. Recent growth has been mainly due to parents in the catchment area choosing to go to the school following successful OFSTED reports.

The Oxfordshire County Council's Place Planning Manager reported that the formula for expected numbers of pupils in development is that 100 homes produces 25 Primary school age children. A development of 200 homes therefore would produce 50 Primary school children. If there is insufficient space to accommodate the additional pupils in the village school the pupils will be asked to attend another school in the catchment area with capacity and transport would be provided if needed. A desk top study of the accommodation requirements will be done to give us an initial opinion as to whether additional classrooms would be required; extending the school was previously covered by section 106, a CIL claim now needs to be put in to District Council by the County Council.

Policy H1 - Housing Site Allocations

Land is allocated at Site H1 option A to the West of Marley Lane and as identified on the proposals Map 4 for 200 dwellings unless it can be demonstrated within a detailed master plan that a higher or lower number is appropriate and provided the development meets other relevant policies of this Plan and the South Oxfordshire Core Strategy. Should the planning application for Site H1 option B for up to 120 homes be granted approval prior to the NDP being made we would support a development of 80-100 homes at Site H1 option A to provide the total proposed level of acceptable growth of 200 homes.

JUSTIFICATION

The figure of 200 dwellings - together with existing permissions - represents an increase in the number of houses in the village of about 17%. The proposed level of growth is acceptable based on the allocation of Site H1 option A. 200 new homes on this site is considered appropriate for the village because it represents a reasonable rate of growth and can be accommodated in a way that integrates the proposed site into the built-up area. This is in contrast to the other sites examined.

The rigorous process and reasoning that led to the selection of H1 Option A as the sole allocated development site in the CNDP is set out in the Sustainability Appraisal Report. Essentially, it is based on a comparative assessment of sites and their relationship to the village and its facilities.

In terms of walking and cycling routes to and from village facilities only Site H1 option A performs satisfactorily. In terms of the overall scale of development the Plan has identified that the capacity of the village infrastructure (shops, school, community facilities etc.) is in some instances constrained, particularly the village hall and that CIL contributions will be required to redress this. This is covered later.

The site assessment process also established that Site H1 option A is better related to the village, has the capacity to be designed in a way that integrates it into the village and can accommodate 200 dwellings, an estimate based on discussions with the landowner and a potential developer taking into account flood mitigation and design criteria. If at the master plan or detailed application stage it can be demonstrated that a higher number of dwellings can be accommodated without compromising design then this could be acceptable.

To demonstrate how this site will be developed in accordance with the NP policies on design, character, mix etc. applicants will be encouraged to engage with the Parish Council to agree a master plan or design code for the allocated site. This is consistent with the Core Strategy and emerging Local Plan for developments of this scale. This master plan should be subject to community consultation and be assessed for conformity with the Local Plan and Neighbourhood Plan policies and principles. Once permission has been granted the site will be considered to be within the built-up area of the village.

In the Chalgrove Housing Questionnaire 108 respondents expressed a need for a new home in Chalgrove, 86% of which currently live here. Although the allocation of 200 homes is greater than the need identified by the questionnaire we appreciate that some level of increase is required to meet the needs of the SHMA.

An outline planning application for up to 120 homes at H1 option B has been submitted prior to the completion of the CNDP. If this application is granted approval prior to the Neighbourhood Plan being made we would support the development of an additional 80-100 homes at H1 option A to provide the proposed level of acceptable growth. A development of 200 homes at H1 option A in addition to a development of 120 homes on H1 option B would provide an additional 320 homes, which represents a 27% increase in the number of houses in the village and is deemed disproportionate, and inappropriate for the level of growth required.

To demonstrate how the site(s) will be developed in accordance with the NP policies on design, character, mix etc. applicants will be encouraged to engage with the Parish Council to agree a master plan or design code for the allocated site. This is consistent with the Core Strategy and emerging Local Plan for developments of this scale. This master plan should be subject to community consultation and be assessed for conformity with the Local Plan and Neighbourhood Plan policies and principles. Once permission has been granted the site(s) will be considered to be within the built-up area of the village.

For the allocations in this Plan, and for other proposals of a similar size, or any major applications as defined by the General Development Order, early consultation with the Parish Council is encouraged on all matters of design, landscaping and biodiversity.

Site specific policies are detailed below. Should the planning application for up to 120 homes on site H1 B be approved prior to the plan being made all policies with the exception of a, b and c will apply, and vehicular access and open space will need to be reviewed in line with the number of homes and area developed.

Community endorsement

The proposal to allocate Site H1 option A has support in the village, as identified through Public Consultation meeting held on October 6 2016 to present the revised development plans for the preferred options.

Site Specific Policies

Site H1 A is allocated for 200 dwellings, subject to the following:	
(i) The proposed development conforming to the policies contained in the Chalgrove Neighbourhood Plan and the South Oxfordshire Local Plan; and	
(ii) The following site specific requirements:	
a)	The site consists of 19.7 hectares, of which 8 hectares of developable land in flood zone 1 is proposed for 200 dwellings
b)	Provide 2 vehicular entrances on to the B480 and sufficient vehicular and pedestrian entrances on to the High Street to provide easy access to the village facilities. One of the vehicular entrances on to the B480 to be designed to improve the current access from the High Street allowing vehicles to turn right on to the B480
c)	Provide riverside meadow in flood zones 2 and 3
d)	The Shakespeare's Way public footpath to be retained
e)	All development to be undertaken in Flood Zone 1 with flood mitigation measures to include ponds and swales
f)	Provide a community building to be allocated as a Scout Hut, ownership and maintenance to be agreed with the Scout Group to include parking which can also be used by the allotment owners
g)	No housing development to take place on the land allocated for allotments in the High Street adjacent to the Doctor's Surgery
h)	A maintenance agreement to be in place for all public open spaces including grass verges and waterways. If a maintenance company is engaged we would require two people to represent Chalgrove on the Board of the Company, one resident and one member of the Chalgrove Parish Council
i)	Overall up to 10% or more new homes should have 1-bedroom, a minimum of 35% should have 2, a minimum of 35% should have 3, and up to 15% can have 4 or more bedrooms unless viability or other material considerations show a robust justification for a different mix
j)	Approximately two-thirds of new homes should be terraced or semi-detached and one-third detached properties unless viability or other material considerations show a robust justification for a different mix
k)	Roads within the development to be wide enough to accommodate two cars
l)	Minimum of two off road parking places excluding garage to be provided for 1 to 3 bedroom homes, a minimum of 3 spaces including garage to be available for 4 bedroom houses unless viability or other material considerations show a robust justification for a different mix
m)	40% of development to be made available for affordable housing
n)	Survey existing trees, hedgerows and wildlife to retain valuable resources and habitat. Planting of additional trees and hedges will be strongly encouraged to improve biodiversity
o)	Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth
(iii) Chalgrove Parish Council would welcome proposals that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market	

Map 4 - Map of developable area site H1 option A



Policy H2 - Dwelling Mix

On schemes of eleven or more dwellings, proposals for residential development will be required to demonstrate that the mix of dwelling types and sizes is appropriate and relate to the needs of current and future households in Chalgrove. This should recognise the need for smaller dwellings and affordable housing both of which should include link and semi-detached dwellings.

JUSTIFICATION

The Local Plan policy of delivering affordable housing is supported in the CNDP but considers that this should comprise a mixture of starter homes (including low cost market housing), shared equity homes and homes to rent.

In demonstrating how applications for planning permission will satisfy the current or emerging Local Plan policy the Parish Council would encourage engagement with applicants on the mix and type of housing proposed. Furthermore, to reduce the risk of out-commuting because people from outside Chalgrove are allocated properties, it is considered appropriate to prioritise the allocation of affordable housing to local people or those moving to the village for employment.

The Parish Council expects applicants for planning permission for new housing to engage with it to demonstrate how the policy for Affordable Housing identified in the Local Plan for South Oxfordshire will be delivered through the Neighbourhood Plan.

The mix of dwellings should be proportionate to the range and mix of housing within the village and district, should not be dominated by one or two market types and reflect the housing needs findings of the 2014 CNDP community questionnaire.

Approximately two-thirds of new homes on developments of 11 or more new homes should be terraced or semi-detached and one-third detached properties unless viability or other material considerations show a robust justification for a different mix.

The Parish Council supports the objective of the Policy CSH2 of the 2012 SODC Core Strategy: 'on sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area.'

Community endorsement

Feedback at the consultation meetings with the residents identified a need for smaller affordable homes for local people to be able to stay in the village, for first homes and for downsizing. As well as families wanting to stay together in the village, and older residents wanting to stay in the community, there is a concern that we are losing young tradesmen and women from our community as they could not afford to stay here and we risk not having the skills available to replace existing resources as they retire.

The 2014 Chalgrove Neighbourhood Plan Community Questionnaire sought to identify the need for housing within the village. It is clear that there are a number of people that live here currently who want to move as well as people outside who would like to move here. 108 respondents expressed a need for a new home in Chalgrove, 86% of who currently live in the village. 61 respondents wished to move but cannot. The main reasons for not being able to move were 'unable to afford to buy a new home' (35% of responses) and 'lack of suitable housing' (24% of responses) followed by lack of

affordable private rented, lack of social housing and unable to afford moving costs all at (9%). On the question of downsizing, 85 respondents said that if smaller properties became available they would be interested in moving and 52 households that lived elsewhere and wanted to return to Chalgrove were identified.

Regarding the type of home needed, there were 102 responses with 278 total choices, semi-detached houses being the most popular, followed by detached houses and semi-detached and terraced bungalows. In terms of size of homes needed, there were 106 responses with the most popular being two bedrooms at 48 followed by three bedrooms at 37. 13 need a one bedroom and 8 would like 4 bedrooms.

Given that over 80% (2014 Chalgrove Neighbourhood Plan Community Questionnaire) of the people who said they wanted a new home live in Chalgrove at the moment, Chalgrove Parish Council would welcome proposals for housing on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market.

Policy H3 – Home Working

Proposals that provide space for a home office or facilitate home working by providing infrastructure and additional visitor parking will be supported.

JUSTIFICATION

By enabling working from home in Chalgrove, this policy will give the opportunity to reduce the need for car travel and meet the objective in National Planning Policy Framework, Section 4, 'Promoting sustainable transport', where 'encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.'

This policy is designed to encourage either flexible space in new buildings or direct provision of the infrastructure needed to support home working. Infrastructure may include fibre optic cabling or parking for business visitors. Due to the lack of public transport visitors would need to travel to Chalgrove by car so additional parking would be essential.

The number of employees who say they usually work from home has increased by a fifth (19%) over the past decade according to the ONS Labour Force Survey, published by the TUC in 2016 to mark National Work from Home Day.

The analysis shows that nearly a quarter of a million (241,000) more people work from home than 10 years ago. Government research (ONS Labour Force survey) shows that another 4 million UK workers would like to work from home for at least some of their working week but are not given the chance. The TUC says there are many benefits to home-working, provided it is properly managed. Home-working is also an important way for disabled people to access the labour market. Around 160,000 people with a disability currently work from home.

Community endorsement

Due to its rural and isolated location, Chalgrove currently has an average of 1.8 cars per household (source: Census 2011, table KS404EW), with a higher percentage than National and County of homes with 2 or 3 cars per household. A higher percentage of Chalgrove residents travel 40km or more to work compared to both National and County (sources: Census 2011, table QS701EW), Census 2001, distance travelled to work, table UV35) and DfT, 2011, travel to employment centres).

The 2014 Chalgrove Neighbourhood Plan Questionnaire asked 'if you commute outside of Chalgrove how far do you commute? Of the 681 respondents, 32% (216) travel up to 10 miles, 35% (241) travel 11-20 miles, 13% (87) 21 to 30 miles and 20% (137) more than 30 miles.

Policy H4 - Residential parking

Proposals for new residential development, including extensions, should provide adequate parking provision in line with the parking standards set out in the Local Plan. In order to achieve this:

- **Priority should be given to the provision of on-plot parking solutions that adequately meet current and likely future needs. Where on-plot parking solutions cannot be achieved or are inappropriate the reasoning for this should be set out in the supporting Design and Access Statement and an alternative should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.**
- **On-street parking solutions for visitors should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.**

JUSTIFICATION

Ensuring that new development adequately caters for the needs of new residents is important. In particular, it is important to ensure that on street parking is minimised by making proper provision for cars within the development. The number of cars currently parked on street in Chalgrove causes problems across the village but in particular in areas of the High Street and in the Closes. This demonstrates the importance of new developments in these areas, or having an impact on these areas, making adequate provision for off street parking and not adding to the problem.

To satisfy Policy H4 the Parish Council would like to engage with developers on the delivery of off street car parking provision in problem areas of the village. The expectation is that car parking space provision should be linked to the number of bedrooms being provided. In Chalgrove, this is justified because of the high levels of car ownership (see Table 3 below) and the inadequate provision of public transport. This results in a need for a car for employment, leisure, social and domestic use. Visitor parking is also required to ensure that residential roads are kept free of parked vehicles.

Table 3 - Car Ownership for Chalgrove compared to County and National figures

No cars	One car	Two cars	Three cars	Four + cars
80	375	450	140	45
7.3% of 1,090 Households (England=25.8%) (Oxfordshire 17.5%)	34.6% of 1,090 Households (England = 42.2%) Oxfordshire 41.5%	41.2% of 1,090 Households (England=24.7%) Oxfordshire 30.7%	12.6% of 1,090 Households (England=5.5%) (Oxfordshire 7.4%)	4.3% of 1,090 Households (England=1.9%) (Oxfordshire 2.9%)

Source: Census 2011 (table KS404EW)

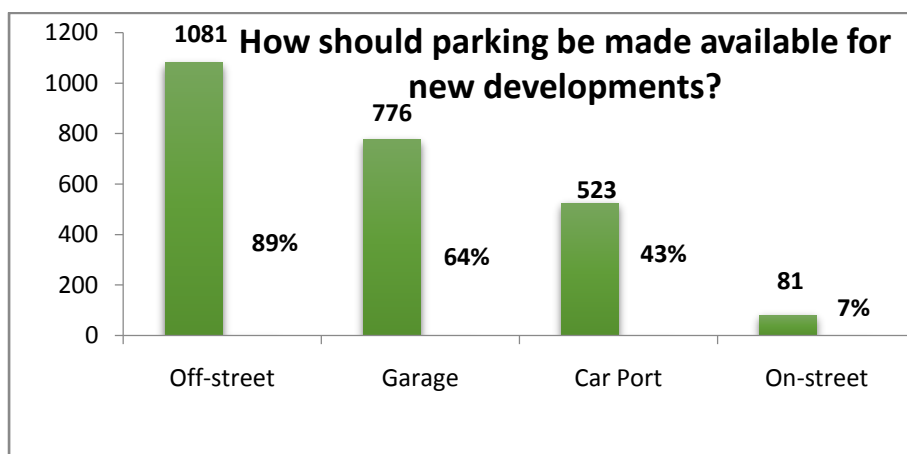
The Parish Council will work with the District and County Councils to produce a local parking standard for Chalgrove. This will address on and off site parking and the use of garages. Where garages are provided these should be large enough to accommodate a large family car. Whilst there is a shift from requiring maximum standards to minimum standards of provision in new schemes, the standards are not applied robustly or consistently. The policy is therefore, intended to make the standards for Chalgrove simple.

The need for appropriate off road parking provision is an important issue for residents. It helps to improve road safety as well as improve the appearance of the street scene. More successful developments have at least two off road spaces plus a garage. New development also has the potential to alleviate existing parking problems by incorporating off road parking for adjacent properties. Existing developments in the village demonstrate the need for off street spaces. Ensuring that new development adequately caters for the needs of new residents is vital. In particular, it is important to ensure that on street parking is minimised by making proper provision for cars within a development.

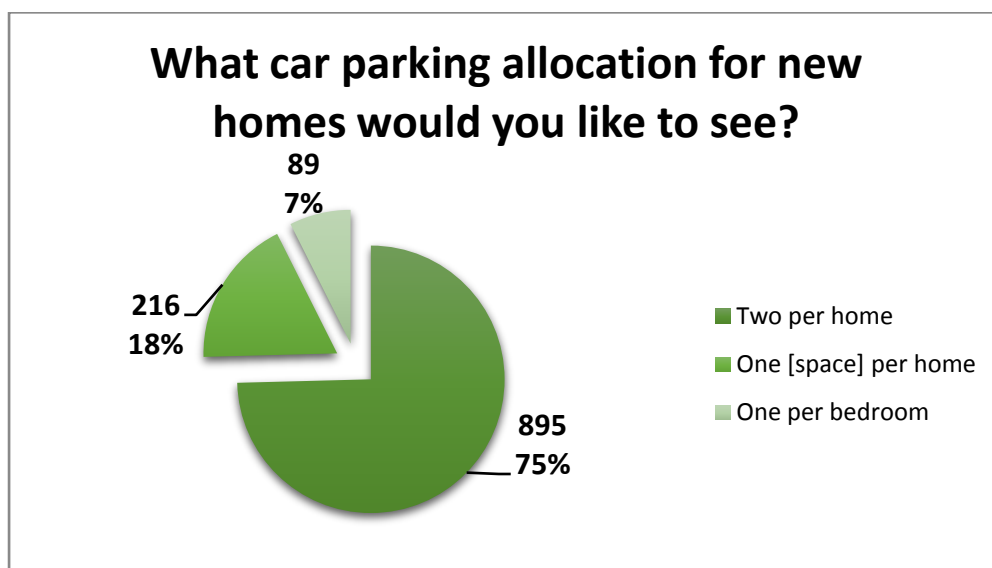
Community endorsement

Parking was identified as an area of concern at community consultations and was included in the Chalgrove NP questionnaire to gather the views of the residents. Graphs below were taken from the questionnaire report produced by Community First Oxfordshire, previously ORCC.

Question 5 of Chalgrove NP Questionnaire results, residents were asked to mark all that were appropriate



Question 6 of the Chalgrove NP Questionnaire asked what car parking allocation for new homes they would like to see? They were asked to select one choice only, 75% selected 2 spaces per home.



79 additional comments were given for these questions referring to the need for sufficient parking and current parking problems. These can be found in the Chalgrove questionnaire report appendix pages 3, 4 and 5. A further 14 comments relating to parking were made for question 4 which asked that they select from a list of what was needed to be put in place to ensure the new development supports the needs of the community even though parking was not an option in that question.

Policy H5 –Walking and Cycling

Proposals for new housing development must ensure that the new homes are well connected to the footpath and cycle network both within the site and with the wider village including addressing any deficiencies in the local network where these connect to local services.

JUSTIFICATION

Chalgrove is an active village with many organisations, groups and events which give it cohesion and help new residents to integrate. New village residents should be provided with good access to the heart of the village. Good quality roads and footpaths will be required of any new development to encourage cohesion between the new development and the core village. Links need to be functional and direct giving new residents the sense that they belong to the village rather than being routed around the periphery of a site.

Community endorsement

The 2014 Chalgrove Neighbourhood Plan Community Questionnaire Part 1, 'Shaping the Neighbourhood Plan', sought to find out what was important to the residents in any new development. Q9 asked 'What existing aspect of the village should be preserved / retained? Public footpaths was the third most important aspect at 1042 - 91% of the total answering this question

Question 4 of the same section of the Questionnaire asked: 'Which of the following needs to be put in place to ensure the new development supports the needs of the community?' A footpath to the village centre was the fourth most popular choice with 833/1205 (69%)

Chalgrove has a network of public footpaths which provide access to the surrounding countryside as well as to areas within the village (see 'Definitive Map of Public Rights of Way', in Character Assessment, <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>). These footpaths are used constantly by residents for country walks as well as moving from one part of the village to another. In particular, dog walkers and families can be seen along them at all times of the day.

Cycling is a popular pastime in the village and in the area in general, with cycle races taking place most weekends. However, being a rural location, the roads in and around the village are narrow, many without pavements, and are not wide enough to accommodate cycle lanes. In Question 4 of the 2014 CNDP questionnaire, 35% felt that cycle paths would be important to put in place for any new development. The CNDP therefore encourages cycle paths to be incorporated in the layout of any new developments.

Flooding – Supporting Statement

Proposals for new residential development will only be permitted where it can be demonstrated that the site is not subject to flooding or likely to add to flooding problems in the village.

The CNDP recognises that as flooding is the responsibility of the Environment Agency the Neighbourhood Plan has not included a policy for this objective. However, because flooding is an important local issue and community consultation established flood mitigation as a key objective (as stated above), the Parish Council is keen to see it explicitly stated in the Chalgrove Neighbourhood Plan.

A Strategic flood risk assessment⁵ was undertaken as part of the initial site analysis, in 2014. Subsequently in October 2015 the CNDP were advised that the Environment Agency had approved, and were going to publish, a revised flood map for Chalgrove based on remodelling part of the village (map 5). This remodelling did not cover all of the land put forward for development including an area of the preferred option H1A.

⁵ *The Strategic Flood Risk Assessment commissioned by CNDP and completed in October 2014 can be found at <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>*

As this revised flood map was not taken into account in the first SFRA or site analysis the CNDP commissioned a further flood report using the same methodology as that for the revised EA map. Due to the need to raise funds through grants, and the need to change the area being remodelled to include the increased allocation of dwellings from 82 to 200, the report was not received until November 2016. This report includes updated flood maps taking into account the extended area modelled⁵

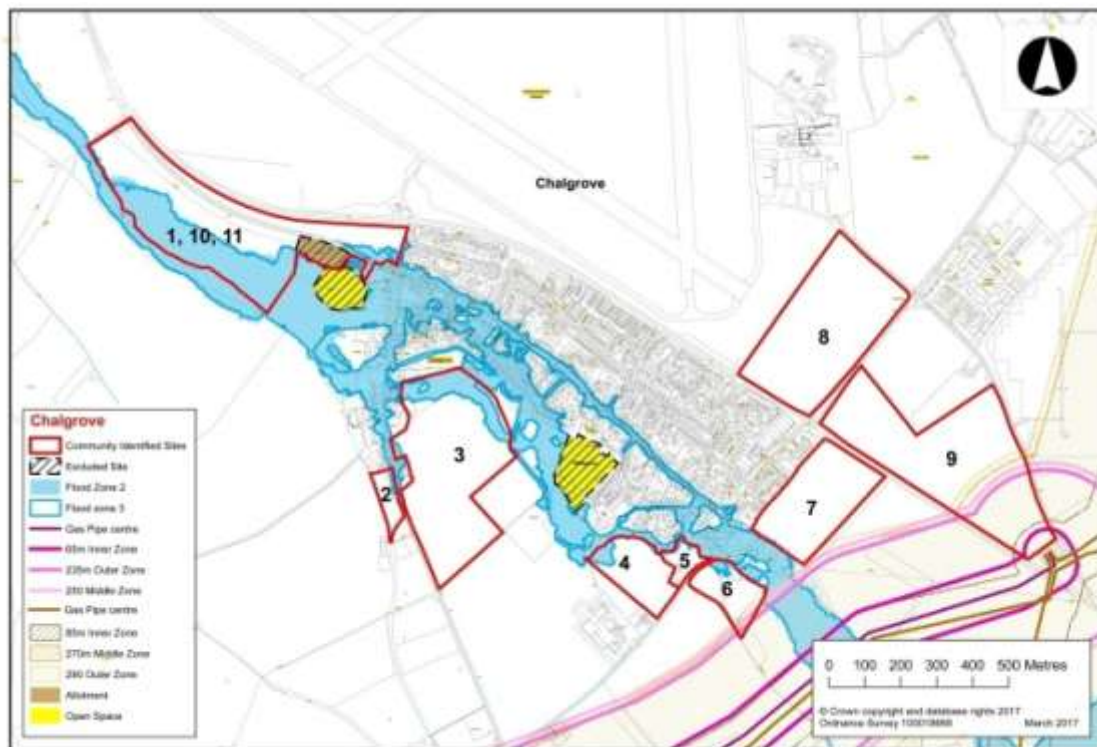
⁶ *The Edenvale Young Flood Risk Modelling and Mapping Report 17th November 2016 can be found at <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>*

The Parish Council is keen to encourage landowners considering a planning application or applicants to engage with it on flood mitigation and impact.

Because of the extensive areas of flood risk (see Map 5, below), and the potential impact of surface water run-off, the Neighbourhood Plan will require details of drainage and water retention to be submitted from the outset. Whilst not required it is considered that only a full application will be sufficient in sensitive areas.

There is a need for detailed developer drainage strategies which must be produced and agreed with the planning authority in liaison with Thames Water, with infrastructure in place prior to development being occupied.

Map 5 - Potential Development Sites in Chalgrove showing flood zones



Map 5 – EA Flood Map

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5.4 COMMUNITY, SERVICES AND FACILITIES

OBJECTIVE	Policy
Objective 8- To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.	CF1- Community Infrastructure Levy CF2- Community Assets CF3- Improvements to Community Assets
Objective 9- To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	Biodiversity - Supporting Statement
Objective 10- To ensure that heritage assets are protected and enhanced	Heritage Assets - Supporting Statement Archaeological Sites – Supporting Statement

INTRODUCTION

Community infrastructure will be secured either through Section 106 of the Planning Act or the Community Infrastructure Levy (when in place). The Neighbourhood Plan has identified a range of infrastructure that is needed in Chalgrove (see Table 4 below - Project List for Developer Funding).

Essential infrastructure required on a development site or immediately adjacent to it will be secured through S106 agreements. It is important for the environmental impact of new developments to consider the cumulative effect of the housing applications on overall capacity for all local services and infrastructure and ensure that sufficient water/sewerage/ transport/health facilities will be available in a timely manner.

On-site provision depends on scale but given the significant extent of the proposed allocation relative to the village this is likely to include community buildings, on-site maintenance of public open space, drainage, landscaping or other specialist provision. Infrastructure adjacent to the site is likely to include highway and traffic calming that is required to mitigate a development.

In the case of development sites, this should include contributions to creating a better and safer highway environment including shared space and/or other traffic calming measures. Off-site CIL contributions will be required to address the needs/demands of new residents on existing community infrastructure such as the village hall, primary school and playing fields and to improve access to these from any new development.

Proposals to provide additional facilities, including outdoor sports facilities, within the Parish will be supported providing the proposal does not generate unacceptable noise or other disturbance to neighbouring residential properties, lead to traffic congestion caused by parking and high level of vehicular movement through the village.

Policy CF1 - Community Infrastructure Levy

Community Infrastructure Levy contributions from development will be used for the benefit of the community, including the priority projects listed in Table 4 - Project List for Developer Funding

JUSTIFICATION

A number of projects have been identified through the neighbourhood plan preparation process and would significantly benefit the village community facilities and environment. The projects related to desilting, flooding and amenities will contribute to meeting the Neighbourhood Plan objectives.

The full project list with indicative costing is in Table 4 - Project List for Developer Funding. The project proposals will be developed into specific projects that will be costed and phased and will be secured either through Community Infrastructure Levy (CIL) or S106, where this is directly related to a development proposal.

Where possible projects may attract CIL or Section 106 funding, however, other sources of funding (grants and/or donations) will also be investigated.

Flooding is an important local issue and mitigation measures to reduce flood risk in areas currently affected by a development should be fully addressed within an application. Flooding outside of the development site is a matter for Thames Water but is high on the 'wish list' for residents.

The Community facilities are well used and a number of them are in need of refurbishment, current usage is listed below:

Village Hall

The Village Hall was built in 1989, and is in need of refurbishment to bring it up to date and to ensure long term usage. By updating the facilities we can attract increased use for functions and large meetings.

The Hall is used daily during weekdays between 8am and 10pm for a large number of Village organisations and groups; Age Concern Chalgrove Area, Zumba, Table Tennis, Chalgrove Band, Chalgrove 1st Scouts, Yoga, Tai Chi, Senior Circuits, Pilates, Chalgrove Parish Council, Chalgrove NDP, private and public meetings and exhibitions.

During the weekends the Village Hall is used for one-off or regular events at least 3 weekends per month; wedding receptions, christenings, birthday and general parties, quizzes, craft fairs, Christmas festivals, horticultural shows, fundraisers, public meetings and exhibitions.

The Chalgrove Youth Centre

Is used 4 evenings per week for Chalgrove Youth Club between the hours of 7pm and 9.30pm; catering for young people aged between 10 and 18 years of age. During the day the Youth Centre is used between 9am and 12noon, at least 5 days per week, for table tennis, Icknield Community College tutoring, and a variety of Parish Council meetings.

The Chalgrove Sports Pavilion / Multi Use Games Area (MUGA)/ Tennis Courts

The Sports Pavilion comprises changing rooms and showers and together with the MUGA is used by the Chalgrove Cavaliers, Chalgrove Primary School, Chalgrove Netball, and the Chalgrove Walking Football groups 7 days per week until 10pm, when the floodlights automatically switch off.

The MUGA, along with the Tennis Court, is also used daily by members of the public and especially young people.

The Sports Pavilion currently has basic facilities and there is the opportunity to extend it to provide other needed facilities such as additional meeting rooms and storage and to enhance it with an area to view the sports.

Both the MUGA and the Tennis Courts are in need of resurfacing to maintain them as fit for purpose for current and extended use anticipated with additional development.

Chalgrove Recreation Grounds

Comprises 3 areas; Lower Rec, Top Rec, and Janes Meadow. All areas are used daily by dog walkers and young people and football is played at least 4 times per week on any two areas at one time. Over-8s and Under-8s play areas are situated on the Lower Rec and are used daily by the general public and their children, and outdoor fitness equipment in regular use.

John Hampden Hall

Weekly use all year: Scrabble Group, Take a break and Computer Club.

Weekly use during school term time: dance classes for children, pre-school music group, mother and toddler group, brownies, scouts, art classes for children.

Monthly use: quilting group, women's Institute, flower club, church meetings, Chalgrove Local History Group (twice a month), and Age UK trustees meetings.

The hall is also used for children's parties, family occasions, committee meetings and church social events; Barrantynes House staff use it for training sessions.

Table 4 - Project List for Community Infrastructure Levy

Project	Indicative cost
De-silting of the High Street and back brooks It is the advice of the Environment Agency that any major desilting works be done via the Parish Council as a large scale community project for two reasons: - the cost impact to riparian owners for work that the EA used to undertake - the fact that the project would only be successful if the silt in front of every house was removed at the same time, rather than individual properties removing silt as and when.	£25,000
Further flood alleviation works , for example holding ponds upstream of Chalgrove to retain run off from the Chilterns. This would be over and above work which would normally be undertaken by the Environment Agency. Any flood alleviation which is required for specific developments would be at the cost of the developer	£100,000 +
Football Pitch improvements - (Top Recreation Ground and Janes Meadow). These are used by Men's Football Teams and Cavalier (youth teams) at least 4 times a week and are not currently fit for purpose.	£80,000 (this is part funding with a grant from the FA)
Village Hall was built in 1989 and is in need of refurbishment. It is well used and with an additional 200 homes usage is expected to grow. The facilities are outdated and in need of modernising. The kitchen, toilets, lighting, heating and air conditioning requiring updating. The roof is in need of replacing and to meet modern meeting demands public address and presentation equipment are needed. The village has also expressed a desire to have cinema facilities within the village hall. By updating the facilities we can attract increased use for functions and large meetings.	Roof, toilet and kitchen, £45,000 Main hall flooring replacement - £8,000 Updated air conditioning system - £15,000 Storage (interior) - £5,000 Decorating & Lighting-£10,000 PA and presentation equipment- £5,000
Multi-use games area resurfacing - required for current use and will be exacerbated by any increased usage from increased population	£20,000
Tennis courts resurfacing - required for current use and will be exacerbated by any increased usage from increased population	£25,000
Storage - The numerous voluntary organisations within the village have equipment etc. which needs to be stored. Currently this is kept at volunteers homes. The Parish Council has been asked to provide a storage area to enable the volunteers to continue to use their equipment	£20,000

Policy CF2 – Community Assets

Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Policy CF3 – Improvements to Community Assets

Proposals to improve the viability of a designated Asset of Community Value, or of any other established community use by way of the extension or partial redevelopment of buildings and land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.

JUSTIFICATION

These policies serve two purposes.

First, they seek to protect designated Assets of Community Value from unnecessary loss. For clarity, the policy does not seek to designate assets in the first instance (this cannot be done through the Neighbourhood Plan but is being done through another legal process); it only applies to assets once they have been designated.

A list of Community Assets can be found here:

http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ACV_List&TYPE=LIST

With limited transport opportunities and the large number of groups and organisations these amenities are vital to maintaining a sustainable community.

The village post office is well used and a prized community service. A recent proposal to close it and have a reduced service housed in one of the local shops, resulted in 600 residents signing a petition to keep our post office.

The Village Hall is used daily during weekdays between 8am and 10pm by a large number of village organisations and groups. All recreation ground areas are used daily by dog walkers and young people, football is played at least 4 times per week. The three allotment sites are fully leased and very well used with an active horticultural society which has a show each September where residents proudly show their produce.

There are three public houses in the village all of which are all well used by individuals, groups and organisations. Two have restaurants and one has a Chinese take-away; functions are catered for. All three public houses have historic interest. The Red Lion is a 15th century building owned by the church, The Lamb is a traditional 16th Century Inn, The Crown has been a public house since 1841, and was extensively altered in the early 1900s.

Biodiversity - Supporting Statement

The Parish Council supports the development management process that requires that applications for development must maintain and enhance the current biodiversity of Chalgrove.

JUSTIFICATION

Section 40 of the Natural Environment and Rural Communities Act 2006, places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by Government in its Biodiversity 2020 strategy.

The National Planning Policy Framework (para 109) is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.

Ecology

The Chalgrove Brook is an important part of the character of Chalgrove and is valued highly by the community. Any development must ensure that the quality of the Brook is not adversely affected and where possible improved.

The 2014 Chalgrove Neighbourhood Plan Community Questionnaire Part 1, 'Shaping the Neighbourhood Plan', sought to find out what was important to the residents in any new development. Q9 asked 'What existing aspect of the village should be preserved/retained? Brooks and Waterways was the most important aspect at 1106 - 91% of the total.

The following information was taken from the Wild Trout Trust, *Chalgrove Brook Project Proposal*, April 2016:

'The Chalgrove Brook tributary ... is fed by groundwater springs rising from the chalk aquifer at the western foot of the Chiltern Hills near Watlington. As a result, the Brook is characterised by clear water and stable flows. The comparatively steep gradient and underlying geology of chalk and flint gravels have combined to provide the Chalgrove Brook with its own chalkstream ecology that is very different to that found in the main River Thames. The Brook flows for approximately 10km in a mainly northwest direction to join the Thames at Stadhampton. It is believed that the population of wild brown trout residing in the Chalgrove Brook is the only salmonid population that currently exists in the River Thames Catchment.'

The following is taken from the River Thames Conservation Trust, *Water Quality*, October 2016:

2015 water quality data from the Environment Agency suggests that water quality across the different streams and brooks in the Thames catchment are either "moderate" or "poor". No areas of the catchment achieve "good" status currently. Factors influencing the water environment in the Thames catchment are likely to be urban and rural diffuse pollution, waste water discharges, road run-off, habitat/land management, modifications and invasive non-native species. Much of the land that meets the river is agricultural, with some densely populated areas in Aylesbury and Thame. It is a combination of agricultural practices and waste water discharges that have the biggest impact on our river as a whole.'

Heritage Assets - Supporting Statement

The Parish Council supports the development management process which requires development to conserve and enhance the heritage assets of the Parish and their setting, including maintaining settlement separation.

In particular the Parish Council wishes to highlight the nationally Listed Buildings and sites of architectural significance, local distinctiveness & character and historic importance (see list in Appendix 2)

The Parish Council is concerned that inappropriate extensions or revisions to Listed properties and other properties that, while not Listed, make a contribution to the character of the area and will not be supported.

JUSTIFICATION

The Chancel wall paintings at St Mary's Church, dating from 1330, a treasure both to the church and the nation, have attracted tourists since their discovery in 1857. The recent Conservation and Refurbishment Project and the early royal connections, revealed by recent research, have added to the importance of the church as a tourist attraction and a facility to education. The Heritage Lottery Fund has recommended a sophisticated Interpretation Scheme based on the one at St Paul's Cathedral. The graveyard survey, carried out by the Chalgrove Local History Group, under the guidance of the Oxfordshire Family History Society, has been completed.

On the Warpsgrove road, between Chalgrove and the Business Park is the Hampden Memorial, commemorating the Civil War battle fought on the Registered Battlefield nearby, in 1643. The battlefield is a further attraction, and the memorial to American servicemen based at Chalgrove Airfield in WW II brings visitors from around the world.

The uncovering of 'The Manor' a Grade I, late medieval timber framed court house, in the early 1980s led to visits by specialist experts and then to its use by the Royal Commission and Oxford University as the practical day of a Survey Course, which attracted mature students from around the world. As knowledge of its history and perceptible evolution has spread, there has been a steady growth in group visits and of its use for other post graduate courses. Some groups are of a size that needs to be divided into two - one half visiting the house, while the other visits the church, interchanging, usually after lunch at either The Lamb or The Red Lion. The village guide book and the Welcome to Historic Chalgrove leaflet are popular for the walk between venues and on very many other occasions.

In 2013/14 a push by the Government to encourage tourism from both home and abroad resulted in a number of tourism businesses approaching bodies, such as the Historic Houses Association, to find a mix of properties that would provide a balanced week-long programme of coach tours. The itinerary of a very recent one, when unfortunately the church wasn't available, included visits to Blenheim Palace, Chalgrove Manor, Broughton Castle, Compton Verney, Stanway House and Sezincote. Midsomer Murders tours are being further developed. There is increasing pressure to make The Manor more frequently available.

With thanks to the generosity of the owners and an ongoing project by the Chalgrove Local History Group, guided by Oxfordshire Buildings Record, more significant information has been gained about some of the many other historic buildings in the village. It is hoped that, in due course, a publication will be produced.

Chalgrove has clearly been identified as an important tourist venue. The Welcome to Historic Chalgrove leaflet, due soon to be updated, was the first phase of a Heritage Trail project. Chalgrove Communicative, working with the Parish Council, Parochial Church Council and Chalgrove Local History Group, is due to proceed with the next phase, to include information boards and more signage. This had been put on 'hold' during the church project. The Heritage Lottery Fund has expressed interest, and has recommended consultation with the team responsible for a similar and very successful project in Oxford.

Archaeological Sites - Supporting Statement

The Parish Council supports the development management process that requires that any development on previously undeveloped land must allow for the investigation and the preservation of archaeological remains and protect recognised sites of archaeological importance.

JUSTIFICATION

Finds like the Chalgrove Hoard¹, the largest find of Roman Britain coins, now in the Ashmolean Museum Oxford, demonstrate Roman connections. The village also features in the Domesday Book. Frogmore, also known as Hardings Field, is the site of one of the most fully excavated mediaeval, moated manors in England². Excavations in the 1970s revealed evidence of a pre-moat occupation dating from the late 12th to early 13th century, and followed it through until its demolition in the 15th century. On the Warpsgrove road, between Chalgrove and the Business Park, is the Hampden Memorial, commemorating the Civil War³ battle fought on the Registered Battlefield nearby in 1643.

The response to the Sustainability Appraisal Scoping Report from English Heritage dated 25 August 2015 stated:

'We would also suggest giving a little further consideration to the archaeological implications of the area's recorded past and features. The well-described evidence of the hoard of Roman coins might also suggest the potential for other evidence of activity of similar date in the area, which may require investigation prior to the determination of applications for development.'

Likewise the evidence of the well-preserved medieval remains of Chalgrove may suggest other sites in the village have potential to reveal further information about the village's past that should be recorded, at the least, prior to development. We would recommend working closely with the County Council Archaeological Service to develop a policy to manage the impact of future development on the area's archaeological resource, as well as exploring opportunities to reveal its history where interventions are deemed to be justified.'

¹British Archaeology- Ashmolean Museum

² Barentin's Manor, by Philip Page, Kate Atherton, and Alan Hardy

³ The Battlefields Trust

5.5 ECONOMY

OBJECTIVE	Policy
Objective 11 - To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Business development - Supporting Statement

INTRODUCTION

The village is fortunate in having a diverse mix of retail services provided within a recognisable area at the centre of the village.

Chalgrove has three shops plus a pharmacy, post office and three pubs in the village, all of which provide an essential service to the local community and minimise the need for residents to travel for provisions.

Jennings Monument Business Park on the other side of the B480 is home to 80 businesses with more than 600 people employed there, some of whom live in Chalgrove.

Supporting Statement - Business Development

The Parish Council wishes to encourage business uses at an appropriate scale and improve the mix and range of opportunities in the Neighbourhood Plan area, however, this should not be at the expense of retail and essential service use in the village centre.

JUSTIFICATION

The CNDP supports local businesses and would support proposals to enhance the shops and associated apron area in the High Street; improved landscaping will be encouraged. Feedback from the 2010 Village Plan and 2014 CNDP questionnaire shows that residents would like to see the area smartened up.

Employment is important to securing a sound economic future for Chalgrove; existing employment sites will be protected and supported by the Parish Council. The NDP are not allocating land for employment within this plan and have not included any policies; however the Parish Council are aware that Jennings Monument Business Park is proposing a major development of 5,650 square feet.

The Parish Council recognise the importance of employment in the area for a sustainable community and support development of the Business Park whilst ensuring there is no adverse impact on the local area and would encourage development which:

- would involve small-scale expansion of existing premises, or the change of use of existing commercial premises; and
- would not harm the vitality and viability of the village commercial centre
- would have no adverse impacts on the amenities of surrounding users
- improve maintain or enhance pedestrian and cycle access
- improve maintain or enhance access to bus stops
- improve maintain and enhance the safety and security of users of the employment area and neighbouring users.

6. Implementation and Monitoring

6.1 Implementation

Implementation of the Chalgrove Neighbourhood Plan will be ongoing. Responsibility for determining planning applications rests with the South Oxfordshire District Council.

The following monitoring plan will be adopted by Chalgrove Parish Council.

6.2 Monitoring

Chalgrove Neighbourhood Plan will be reviewed one year after its adoption at community referendum by the parish council and the reconvened Neighbourhood Plan Steering Group.

The purpose of review will be primarily to assess the extent to which the Neighbourhood Plan objectives have been implemented in practice, and the contribution of the policies and projects contained within it towards meeting the Neighbourhood Plan objectives; and secondly, to rectify any errors and omissions.

Five Year Review

Chalgrove Neighbourhood Plan will be reviewed every five years. Review of policies will be led by Chalgrove Parish Council. The purpose of review will be primarily to assess the extent to which the objectives have been achieved in practice and the contribution of the policies and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions.

Where major amendments or additions are needed that cause significant public concern, a public consultation will be undertaken, to be sure that 50% or more of respondents to a consultation with residents accept the changes.

End of Plan Period Review

At least two years prior to the expiry of Chalgrove Neighbourhood Plan, a full review will be undertaken to gauge the success of the Plan in meeting its objectives and to put in place a succession plan.

Appendix 1 Important Green Spaces (a map of the important green spaces is included in the Character Assessment which can be found in at <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>)

- Lower and Upper Recreation Grounds and Janes Meadow
- Frogmore, including the Primary School outdoor classroom
- Gardens of the Crown Public House, the Red Lion Public House, 111 and 113 The High Street and the area in front of the wall to Swinstead Court and 101 High Street
- The gardens of the Lamb Public House
- Cricket Ground behind the Lamb Public House
- The Churchyard at St Mary's Church
- The 'Memorial Garden' a quiet area on the High Street opposite the Acreage, and the gardens adjacent to the Acreage
- The triangle at the junction of Monument Road and the High Street, the wide verge opposite and (the privately owned) green area in Franklins Close
- All wide verges are precious to the village giving space and green amidst the buildings and include, between Argosy and Beverly Close and the junction of Monument Road and the B480.
- Green areas within Closes are also important to give a feeling of space, openness and green within the built area. These include the centre of Grays Close, behind Millers Close, Farm Close behind the bus stop and the heart of Brookside.

Appendix 2 Listed buildings& Heritage Assets

Listed Buildings

❖ 6 Chapel Lane	Cromwell Cottage
❖ St. Mary's Church	GRADE 1
❖ Church Farm	Church Lane
❖ 19 Church Lane	Church Cottage
❖ 10 Coles Lane	
❖ 46 Gray's Close	Appletree Cottage
❖ 16 High Street	The Olde Thatch (aka Cudd's Cottage)
❖ 77-79 High Street	The Well House
❖ 81 High Street	
❖ 87 High Street	Fir Tree Farmhouse
❖ 97 High Street	The Old Vicarage
❖ 98 High Street	
❖ 100 High Street	Wharf Cottage (aka Charm Cottage)
❖ 110 High Street	
❖ 112 High Street	Mallard Cottage
❖ 113 High Street	Brook Cottage
❖ 114 High Street	Tudor Cottage
❖ 115 High Street	The Red Lion PH
❖ 118 High Street	Blacksmith's Cottage
❖ 122 High Street	Pike Barn Cottage
❖ 123 High Street	Granny's Cottage
❖ 129 High Street	Rosemary Cottage
❖ 149 High Street	Brooklyn
❖ 159 High Street	Farleigh Cottage
❖ 37A High Street	Limmeridge (now called Cavalier Cottage)
❖ 61 High Street	(now in Grays Close)
❖ 1 Marley Lane	now called Wishing Well Cottage
❖ 2 Mill Lane	The Lamb PH
❖ 29 Mill Lane	The Mill
❖ 73 Mill Lane	John Hampden Cottage
❖ Mill Lane	The Manor GRADE 1
❖ 3 The Green	
❖ 4 The Green	
❖ 1-2 The Green	The Old Bakery
❖ The Lodge and Wall	Langley Farm, Mill Lane
❖ Rofford Manor	In Rofford
❖ Rofford Hall	In Rofford

Heritage Assets

- ❖ Hardings Field / Frogmore site of one of the most fully excavated mediaeval, moated manors in England.
- ❖ Conservation area
- ❖ Registered Battlefield