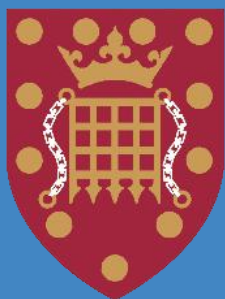
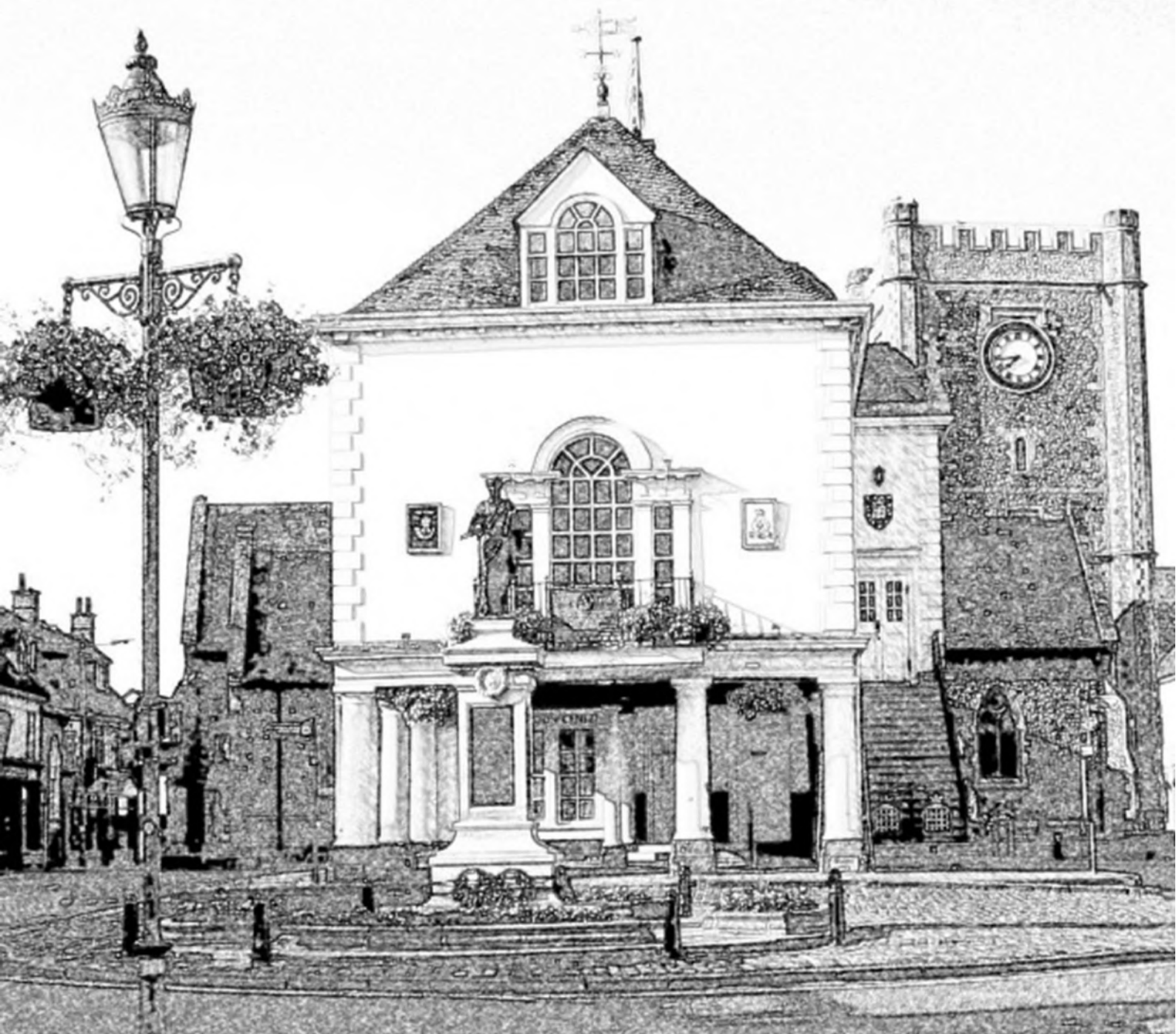


February  
2021



# Wallingford Neighbourhood Plan

Referendum Version

## FOREWORD

Wallingford lies in the Thames Valley, located between the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty. This ancient Saxon market town grew to prominence as the most accessible Thames crossing before London, and although its importance has waxed and waned throughout a long and a notable history, today it remains a vital centre within South Oxfordshire serving not just residents directly, but also those in the surrounding parishes.

Wallingford's combination of heritage and location (with the Thames acting as a boundary on one side and the largely preserved Saxon layout in the centre) presents the town with opportunities and challenges. Both aspects make the town an attractive and interesting place to live, work and visit, but they simultaneously place constraints upon how the town can play its part in supporting sustainable growth within South Oxfordshire.

The population of Wallingford is set to grow sharply in the years up to 2035 – possibly by up to 40% compared to the 2011 Census if planned housing developments proceed, but this masks the full impact upon the town of the broader picture within South Oxfordshire. The neighbouring villages, particularly Benson, Crowmarsh Gifford and Cholsey, which depend upon Wallingford for the provision of many services, are also set grow by a similar scale. Whilst this Plan necessarily focusses on development only within its legally defined Plan Area, it has been produced in the full understanding that the cumulative impacts upon the town cannot be ignored.

Wallingford is blessed with a vibrant community spirit which takes pride in using its many assets, physical and cultural, to create a strong sense of place. Preserving and enhancing those assets, whilst adapting to the growth in and around Wallingford, so that residents and visitors can continue to enjoy the very things which create and sustain this community-led way of life, is integral to this Neighbourhood Plan.

That same community spirit has played a key role in producing this Plan – both through several rounds of consultation which have shaped the content, and by the dedicated hard work of many volunteers over several years. This Neighbourhood Plan sets forth a vision and framework against which future development in the town and immediate area will be assessed. We believe that it balances the legal requirements to support sustainable growth with the need to promote and celebrate the unique character of Wallingford. This document defines the policies to guide development in a manner which will improve the quality of life for all. We feel it will enable future generations to enjoy the town as we do.

Neighbourhood Plan Steering Group.  
February 2021

## ACKNOWLEDGEMENTS

The Wallingford Neighbourhood Plan has taken a dedicated team of volunteers, working over many years, to produce. Each and every one of the following people donated valuable time out of a love of Wallingford and a determination to see the town prosper for the benefit of future generations. Their contributions are very gratefully acknowledged.

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The Steering Group is extremely fortunate to have been approached by Maša Prvulović and Simon Halls who volunteered to transform the raw text of this Plan into the document before you.

We are also grateful for the guidance and support offered by the staff and officers of South Oxfordshire District Council on all matters of neighbourhood Planning.

The work of AECOM, in preparing the Sustainability Assessment, is key to the success of this work.

Finally, but no less importantly, the Steering Group owes a considerable debt of thanks to all the community-led groups in and around Wallingford for providing support and valued input through their members.

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## TABLE OF CONTENTS

<b>CHAPTER 1 - WALLINGFORD.....</b>	<b>10</b>
1.1 Introduction.....	10
1.2 About Wallingford and the Neighbourhood Plan area .....	11
1.3 Why Wallingford needs a Neighbourhood Plan .....	12
Map 1. The Wallingford Neighbourhood Plan Area.....	13
1.4 The Plan Process and Sustainability.....	14
1.5 Basic Conditions and Sustainable Development.....	14
1.6 Consultation Requirements.....	14
1.7 Evidence Base.....	17
 <b>CHAPTER 2 - STRATEGY FOR WALLINGFORD .....</b>	 <b>20</b>
2.1 Vision and Objectives .....	20
2.2 Key Themes .....	21
2.3 Overall Strategy .....	21
Map 2. The Proposals Map.....	23
Policy WS1: The Local Strategy for Wallingford.....	24
2.4 Planning Policy Framework for Wallingford .....	25
Map 3. Sites assessed for new housing by South Oxfordshire District Council in 2011.....	29
Policy WS2: The Land Allocation for Housing in Wallingford.....	30
Policy WS3: Development Within the Built-up Area.....	32
 <b>CHAPTER 3 - DESIGN &amp; CHARACTER ASSESSMENT .....</b>	 <b>36</b>
3.1 Vision and Objectives .....	36
3.2 Background.....	37
3.3 Housing Need Assessment .....	37
3.4 Design and Character Assessment .....	38
3.5 Design Policies .....	39
Policy HD1: Design.....	39
Policy HD2: Sustainable Design .....	39
Policy HD3: Affordable Housing & Housing Mix .....	40
Policy HD4: Self Build.....	41
Policy HD5: Avoidance of Light Pollution.....	41



## CHAPTER 4 - HISTORIC ENVIRONMENT AND ARCHAEOLOGY.....45

4.1	Vision and Objectives .....	45
4.2	Background.....	46
	Map 4. Designated heritage assets within the Plan Area. ....	48
4.3	Scheduled Monuments, Archaeology and Burial Plots.....	50
4.4	Listed Buildings.....	52
4.5	Heritage At Risk Register .....	53
4.6	Conservation Areas.....	53
4.7	Non-designated heritage assets .....	56
4.8	Article 4 Directions .....	56
4.9	Views and Vistas .....	57
4.10	Historic Built Environment and Archaeology Policies .....	58
	Policy HA1: The Historic Environment .....	58
	Policy HA2: Effects of Development on Historic and Heritage Assets .....	59
	Policy HA3: Views and Vistas .....	59
	Map 5. Views and vistas in Wallingford.....	60

## CHAPTER 5 - NATURAL ENVIRONMENT .....63

5.1	Vision and Objectives .....	63
5.2	Background.....	64
	Map 6. Public rights of way in and around Wallingford.....	66
	Map 7. Green spaces in and around Wallingford showing the proposed Green Network....	68
5.3	Natural Environment Policies .....	69
	Policy EV1: New Green Spaces and Green Corridors.....	69
	Policy EV2: Protect Existing Amenity Spaces and Wallingford Green Network .....	70
5.4	Avoidance of Light Pollution.....	70

## CHAPTER 6 - EMPLOYMENT AND ECONOMY .....73

6.1	Vision and Objectives .....	73
6.2	Background.....	74
	Map 8. Enlargement of Proposals Map showing the employment areas.....	76
6.3	Allocation of Employment Land .....	77
6.4	Employment and Economy Policies.....	78
	Policy EE1: Allocation of Employment Land at Site C .....	78
	Policy EE2: Safeguard Existing Local Employment Sites .....	78

## CHAPTER 7 - TOWN CENTRE, RETAIL AND TOURISM .....83

7.1	Vision and Objectives .....	83
7.2	Background.....	84
	Map 9. Boundaries of the Town Centre and the Primary Shopping Area.....	84
7.3	Retail and leisure .....	86
7.4	Community buildings.....	89
7.5	Employment .....	90
7.6	Tourism.....	91
7.7	Car parking .....	97
7.8	Town Centre, Retail and Tourism Policies .....	98
	Policy TC1: Primary Shopping Area.....	98
	Policy TC2: New Uses for Buildings within the Primary Shopping Area.....	98
	Policy TC3: Regal Site.....	99
	Policy TC4: Improve the Visitor Economy.....	99
	Policy TC5: Public and Private Car Parks.....	100
	Policy TC6: Provision of Coach Parking.....	100
	Policy TC7: Preservation of Visitor Accommodation .....	101

## CHAPTER 8 - MOVEMENT AND CONNECTIVITY.....105

8.1	Vision and Objectives .....	105
8.2	Background.....	107
8.3	Movement and Connectivity Policies .....	108
	Policy MC1: Transport Statement and Travel Plan Statement .....	108
	Policy MC2: Access to Public Transport.....	109
	Policy MC3: Promotion of Cycling .....	110
	Policy MC4: Safe Travel .....	110
	Policy MC5: Vehicle Parking .....	111
	Policy MC6: Cholsey and Wallingford Railway Corridor .....	112
	Policy MC7: Provision of Electric Vehicle Charging Points.....	113

## CHAPTER 9 - COMMUNITY FACILITIES AND INFRASTRUCTURE .....118

9.1	Vision and Objectives .....	118
9.2	Background.....	120
9.3	Community Facilities and Infrastructure Policies .....	126
	Policy CF1: Protecting Existing Facilities .....	126
	Policy CF2: Support for New Formal and Informal Sport and Community Facilities.....	127
	Policy CF3: Local Green Spaces.....	128
	Policy CF4: Wallingford's Riverside.....	128
	Policy CF5: Local Amenity Provision .....	130
	Policy CF6: Health & Wellbeing Service Provision .....	130

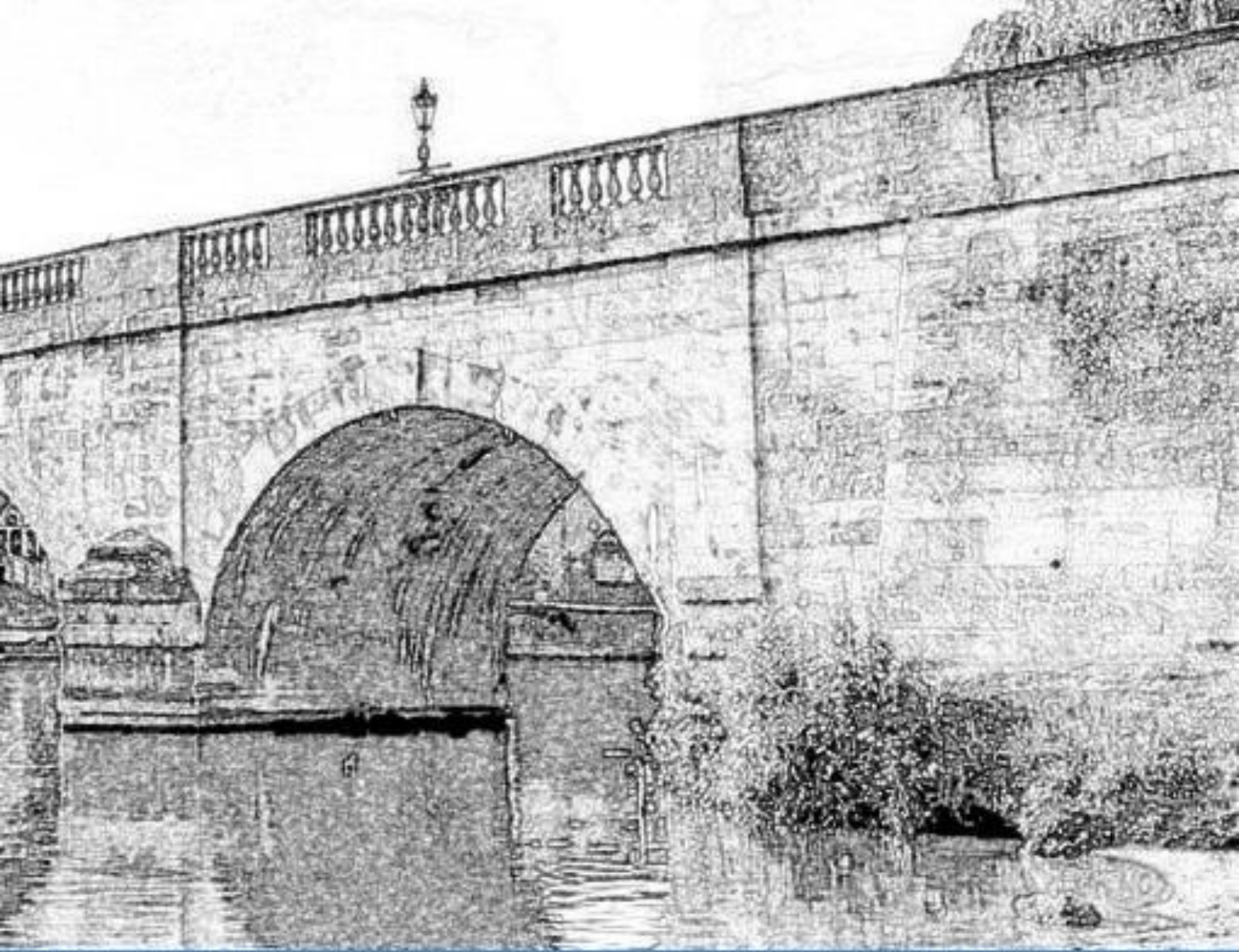
CHAPTER 10 - COMMUNITY ASPIRATIONS.....	134
CHAPTER 11 - MONITORING DELIVERY OF THE PLAN .....	137
APPENDIX A – SITE ALLOCATIONS .....	ERROR! BOOKMARK NOT DEFINED.
APPENDIX B – SITE ASSESSMENT FOR SITE E ...	ERROR! BOOKMARK NOT DEFINED.
APPENDIX C – BACKGROUND INFORMATION .....	138
APPENDIX D – NATURAL ENVIRONMENT .....	154
APPENDIX E – WALLINGFORD CHARACTER AREA ASSESSMENT .....	156
APPENDIX F – EVIDENCE .....	165



# CHAPTER 1

Wallingford





## CHAPTER 1 - WALLINGFORD

### 1.1 Introduction

- 1.1.1 The Wallingford Neighbourhood Plan (WNP) is a community-led planning document, prepared by Wallingford Town Council through a Steering Group of local residents together with members of Wallingford Town Council. Neighbourhood Plans are part of the Government's approach, introduced in the Localism Act 2011, to giving local people a greater say in the future development and growth of their local area.
- 1.1.2 The WNP will provide a planning tool to guide the long-term future of the town and its countryside for the period from 2019 to 2035. The Plan contains a vision for the area and sets out planning policies to achieve this. In our view, the WNP is a strong and robust approach to the Localism agenda. Within this context it has been designed to help deliver the South Oxfordshire Local Plan (2011-2035) as far as this applies to Wallingford.
- 1.1.3 Wallingford was formally designated as a Neighbourhood Plan Area on 1st May 2015 under Section 61G of the Town and Country Planning Act 1990 as amended by the Localism Act with Wallingford Town Council being the qualifying body.
- 1.1.4 The Plan area is set out in Map 1 and covers the main town and surrounding land up to the adjacent parishes of Brightwell-cum-Sotwell, Cholsey and Crowmarsh Gifford.
- 1.1.5 This Plan is prepared in accordance with Government guidance in the Planning Practice Guidance. It is in accordance with policies in the National Planning Policy Framework, and all references within the Wallingford Neighbourhood Plan refer to the February 2019 version of the NPPF. It is in general accordance with strategic policies in the South Oxfordshire Local Plan 2035. SODC adopted a new Local Plan in December 2020, which was submitted for examination in March 2019 and the Wallingford Neighbourhood Plan (WNP) is consistent with the strategic policies of this Local Plan. Whilst it has regard to the Oxfordshire Minerals and Waste Core Strategy (2017) and Local Plan, the Plan does not deal with minerals and waste, or nationally-significant infrastructure.

### 1.1.6 Notes on “Plans” used in this document

This document is prepared to be consistent with both National planning policies as set out in the National Planning Policy Framework (NPPF) and where relevant the supporting guidance in the Planning Practice Guidance. It is also in general conformity with the adopted strategic policies for South Oxfordshire. When the WNP was submitted South Oxfordshire District Council (SODC) were at an advanced stage in preparing their new Local Plan, the South Oxfordshire Local Plan 2035, this plan aimed to be in general conformity with the strategic policies set out in the submitted version of the Local Plan. The word “Plan” occurs throughout this document and will be frequently abbreviated. The following terms are generally used;

Wallingford Neighbourhood Plan (WNP)	This document.
“The Plan” “This Plan”	This document.
Development Plan (DP)	The Development Plan is the current adopted set of planning documents which cover the Wallingford area. It includes the South Oxfordshire Local Plan 2035 and the Oxfordshire Minerals and Waste Local Plan Part 1. Once the Wallingford Neighbourhood plan has been agreed at referendum and by SODC it will also be part of the development plan.

## 1.2 About Wallingford and the Neighbourhood Plan area

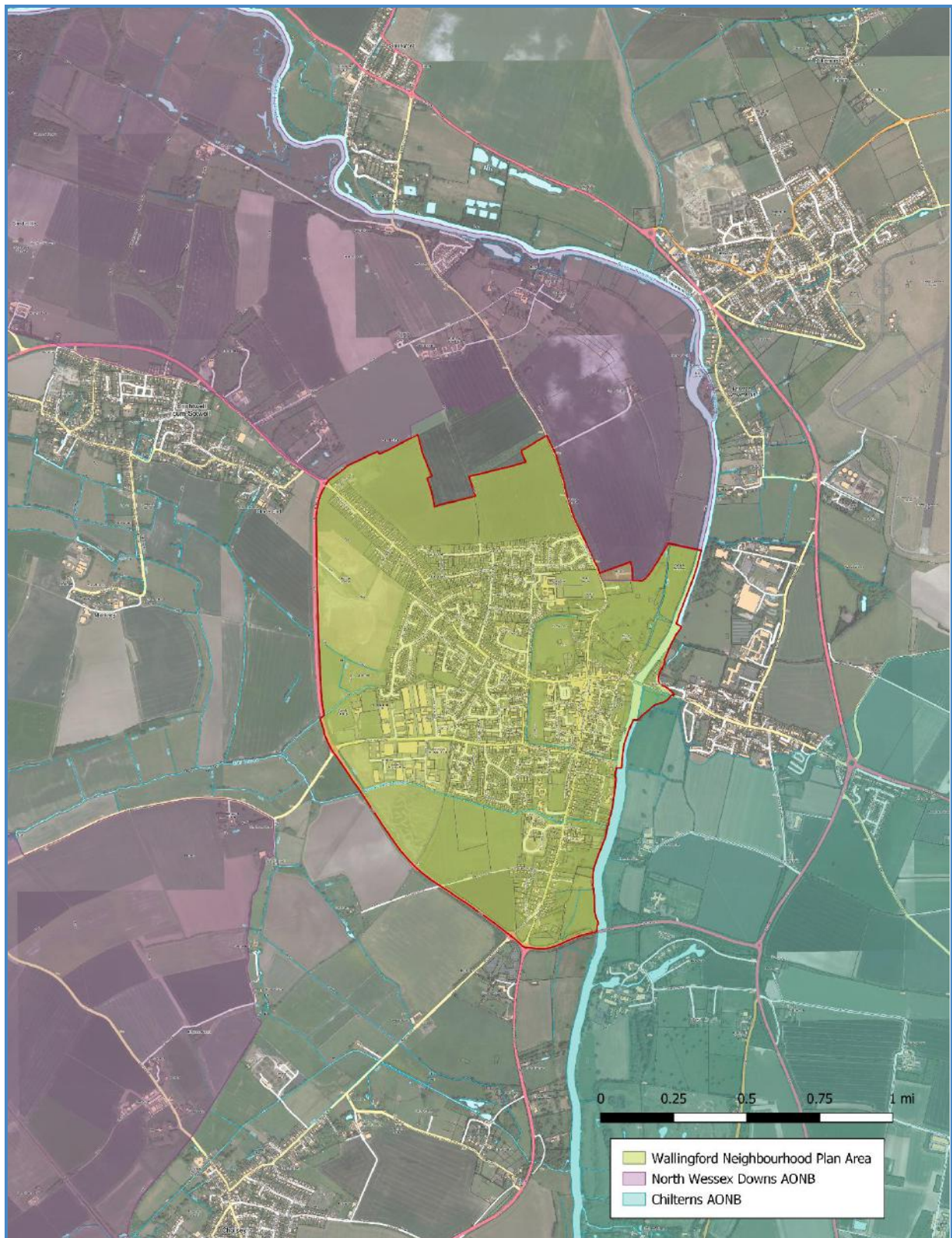
- 1.2.1 Wallingford is the smallest market town in the SODC area with a population of some 8,000 people (2011 Census). It is designated within the SODC Local Plan 2035 as a market town, serving a local catchment area. Wallingford is a picturesque market town with unique historic origins because of its location at a significant crossing point of the River Thames, with the Castle founded in the 11th century.
- 1.2.2 The age profile for Wallingford in the 2011 Census indicates that over the population as a whole it has fewer people of working age than comparator groups for Oxfordshire and for England. This could suggest an increased need among the 65+ years group for lifetime homes and enhanced healthcare facilities, and for the 0-15 years age group additional educational facilities (see Appendix A).
- 1.2.3 The town is located west of the River Thames and is closely linked via Wallingford Bridge with the village of Crowmarsh Gifford east of the river. Locally, it is bounded by the villages of Shillingford to the north, Crowmarsh Gifford to the east, Cholsey to the south and Brightwell-cum-Sotwell to the west. The River Thames forms the eastern boundary of the town, apart from two small areas of land to the north and south of the eastern end of Wallingford Bridge.
- 1.2.4 The WNP area includes all the built environment of Wallingford, open fields to the north and open fields bounded by the A4130 road to the south and west of the town, and a small amount of land on the eastern side of the river.

- 1.2.5 The town is surrounded by two Areas of Outstanding Natural Beauty (AONB): the Chilterns to the east and the North Wessex Downs to the north, west and south of the town. These are shown on Map 1. The northern part of the Thames Wallingford to Goring Conservation Target Area 1 lies within the WNP area and is shown on Map 7.

### **1.3 Why Wallingford needs a Neighbourhood Plan**

- 1.3.1 The Wallingford Neighbourhood Plan (WNP) will provide a planning tool to guide the long-term future of the town and its countryside for the period from 2019 to 2035.
- 1.3.2 The WNP contains a vision for the area and sets out planning policies to achieve this. Within this context it has been designed to be consistent with the strategic policies of the DP.
- 1.3.3 This local focus means that issues important to Wallingford residents and business operators are incorporated in the Plan's policies and are part of the legal planning process. There is also potential for financial benefits to the town, through developer contributions via what are termed Section 106 agreements or a Community Infrastructure Levy, to be used specifically on local infrastructure requirements.





**Map 1.** The Wallingford Neighbourhood Plan Area showing the town in relation to the adjacent villages and the two Areas of Outstanding Natural Beauty.

## 1.4 The Plan Process and Sustainability

- 1.4.1 Neighbourhood Plans provide an opportunity for the community to shape the future development of its area. The purpose of the Plan is to make planning policies that can be used to help determine planning applications. The policies can only relate to land use matters. Other proposals are referred to at the end of this Plan in ‘Community Aspirations’. These do not have a land use basis but are nevertheless important to the local community.
- 1.4.2 A timeline of the key stages in the Neighbourhood Plan process is shown in the figure overleaf.

## 1.5 Basic Conditions and Sustainable Development

- 1.5.1 National Policy set out in the National Planning Policy Framework (NPPF) and the National Design Guide requires that new development must contribute to the achievement of sustainable and well-designed places through economic, social and environmental roles.
- 1.5.2 The Development Plan, which includes Neighbourhood Plans from localities within a planning authority’s area, sets out what is considered sustainable development. A Strategic Environmental Assessment has been carried out by consultants AECOM looking at the environmental impacts of the Plan. This is included as one of our evidence documents.
- 1.5.3 A neighbourhood plan must also comply with the Conservation of Habitats and Species Regulations 2017 which looks at the potential for significant impacts on nature conservation sites that are of European importance. South Oxfordshire District Council consulted with Natural England, and in November 2019 gave notice in a Screening Opinion that a Habitat Regulations Assessment is not required for the Wallingford Neighbourhood Plan. This opinion is included within our evidence documents.
- 1.5.4 In addition to achieving sustainable development, Neighbourhood Plans must meet some other ‘basic conditions’. They are as follows:
  - (i) Is the Plan consistent with National Planning policy?
  - (ii) Is the Plan in general conformity with the strategic policies contained in the development plan for the area?
  - (iii) Does the Plan promote sustainable development?
  - (iv) Has the process of making the Plan met the requirements of relevant European Union obligations?
- 1.5.5 The Basic Conditions Statement is a separate document which records the compliance of this Plan with national and local policies. A link to it can be found in the Evidence Appendix.

## 1.6 Consultation Requirements

- 1.6.1 The Town Council must be able to show that it has properly consulted local people and relevant organisations during the process of making the Plan. An Independent Examiner will test this along with whether the Plan meets the Basic Conditions when the Plan is submitted for examination. If he/she is satisfied, the Examiner will recommend the Plan goes to a referendum of the local electorate. If it is accepted by a majority vote the Plan will be formally made or adopted as part of the Development Plan by SODC and will carry weight in determining planning applications



# WALLINGFORD NEIGHBOURHOOD PLAN

## THE PLAN'S JOURNEY AND FINAL STAGES



- 1.6.2 This Plan has been through a number of consultations with the local community and local interest parties. An overview of all consultation is set out in our Consultation Statement together with a summary of responses received and actions arising from those responses. Details are also recorded in a series of reports, some of which are available to download from the Town Council website at <https://www.wallingford.co.uk>
- 1.6.3 In 2016 Wallingford Town Council invited local residents to come forward and take part in the development of the Wallingford Neighbourhood Plan. To provide a baseline framework against which the Plan would develop, Nexus Consultants were commissioned to provide a baseline report on Wallingford and to guide the public consultation on site assessments. Their commission expired after these tasks were delivered.
- 1.6.4 A number of consultation events were held where residents and local businesses were invited to examine the work carried out by the working groups and the Steering Group, and to comment on these. Feedback received was then reviewed and where appropriate incorporated into the emerging WNP. The consultations held are shown in Table 1.

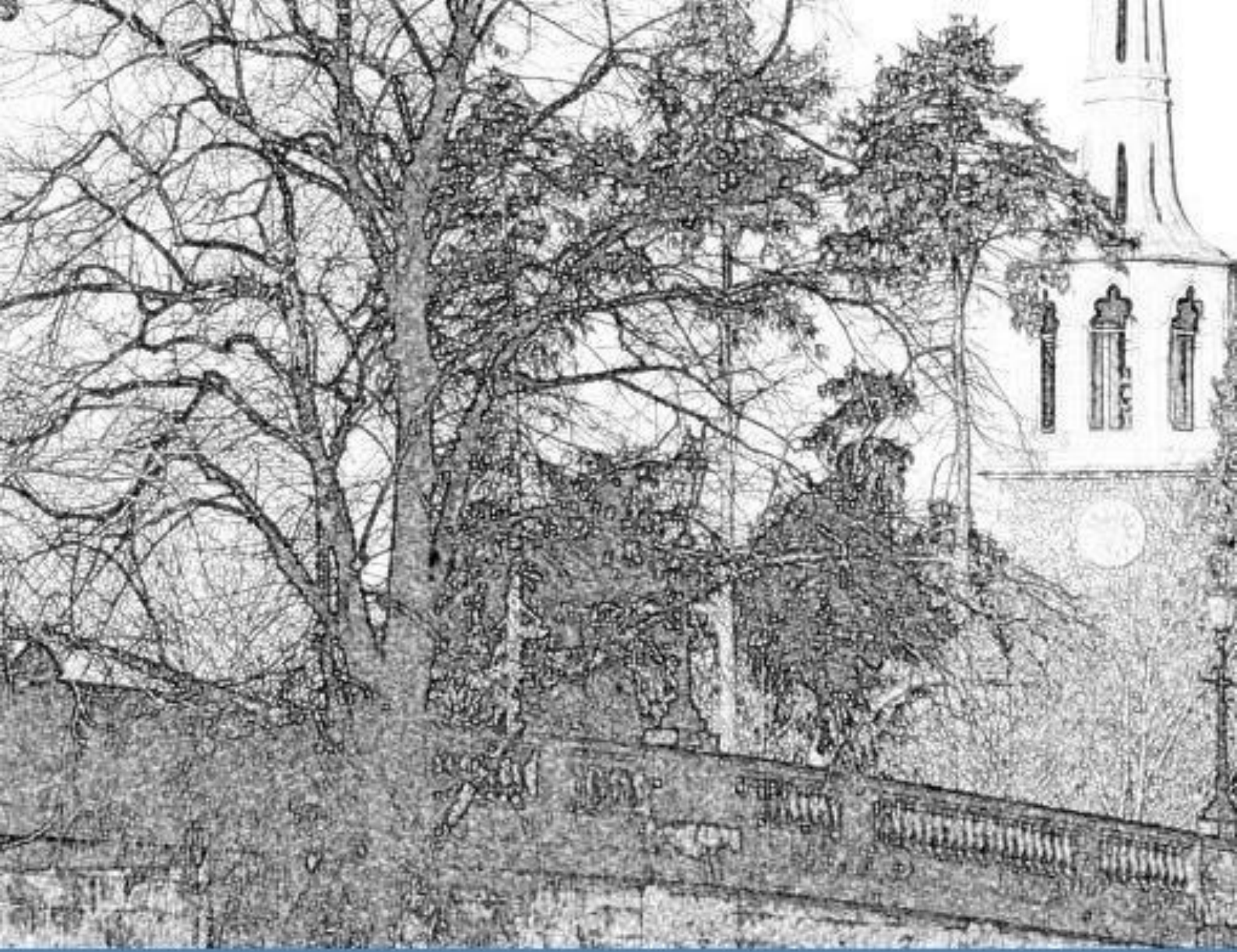
Table 1: Consultations held to input to the Wallingford Neighbourhood Plan

Consultation	Start date	Close date
Initial consultation	03/03/2016	05/03/2016
Non-retail business consultation	11/05/2016	11/05/2016
Fir Tree School pupils	09/2016	09/2016
Vision and Objectives	21/01/2017	04/02/2017
Wallingford School pupils	29/03/2017	29/03/2017
Site Assessment Consultation in the Regal Centre, coordinated by Nexus, running for 6 weeks	08/07/2017	19/08/2017
Public Consultation at Ridgeway Community Church focusing on draft objectives and policies, and results of site assessment work.	29/09/2018	14/10/18
Local business consultation via e-mail and social media focusing on draft objectives and policies.	12/11/18	02/12/18
Housing Needs Survey	24/02/2019	24/03/2019
Regulation 14 consultation <i>Including public event on 28/09/2019</i>	30/08/2019	20/10/2019
SODC Post Submission Publicity Period	16/06/2020	11/08/2020



## 1.7 Evidence Base

- 1.7.1 To provide understanding about why individual policies have been included within this Plan, we have created an evidence base that provides the detailed data and other evidence under-pinning the policies in the Plan and justifying why and how we have created them. Our evidence was collected in a number of ways. We have held consultations involving residents and other interested parties, and with neighbouring parishes that have an interest in what happens in Wallingford. This has been backed by ‘desktop’ research where we have reviewed a wide range of relevant research and official plans such as the evidence collected by SODC for their superseded Core Strategy and Local Plan 2011 and South Oxfordshire Local Plan 2035 documents. The evidence documents that we have used are referred to throughout the Plan and listed in APPENDIX F – .



# CHAPTER 2

## Strategy for Wallingford





## CHAPTER 2 - STRATEGY FOR WALLINGFORD

### 2.1 Vision and Objectives

- 2.1.1 The Wallingford Neighbourhood Plan sets out our positive vision for the future of the town, putting sustainable development at the heart of its proposals, recognising how important social, economic and environmental objectives are to our town. The Plan will encourage a vibrant thriving town centre with a range of independent shops and homes to support its economy and provide and maintain the focal hub of our community.

#### Vision

This Plan aims to:

- Protect and enhance the well-established character of Wallingford.
- Ensure that growth in Wallingford to 2035 will be managed carefully, resulting in sustainable and well-designed development that maintains the town's special character.
- Ensure that the town centre will continue to serve as the focal point for activities which strengthen the local economy and enhance a community sense of place.
- Create opportunities to make Wallingford a hub for people enjoying the heritage of the town, the River Thames and the surrounding countryside, and to encourage development of sustainable tourism based on the heritage and natural assets of the town.
- Ensure that housing for an increasing local population will consist of a mix of types, including starter homes, social and private, family-sized and retirement accommodation. It will be supported by appropriate parking, transport (including public) and links for walking and cycling.

#### Objectives

- **WNP 01:** The growth of Wallingford to 2035 will be managed carefully and sustainably, conserving and enhancing the town's unique heritage assets, historic and landscape setting, and the natural environment.
- **WNP 02:** New homes will be located on allocated sites set out in this Plan to meet local housing needs in terms of affordability and social housing, family and retirement homes.
- **WNP 03:** New homes will meet sustainability and design requirements to ensure climate change resilience and future use of sustainable resources are built-in.
- **WNP 04:** New development will be provided with necessary infrastructure to provide for the well-being and needs of residents and those who depend on the facilities and services in the town.



- 2.1.2 Wallingford will accommodate the level of growth required to meet our local housing need whilst conserving and enhancing the heritage assets of this market town described in Chapter 4 and its attractive landscape setting. As part of this the Plan promotes sensitive development of high-quality sustainable design and design standards that retain and enhance the local character of the town and promote contemporary design where it makes a positive contribution to the townscape.

## 2.2 Key Themes

- 2.2.1 In this Plan we have set out eight themes that have been developed following extensive consultation with our community. Each theme has an individual vision and main objectives, which all feed back to the overarching strategic vision. The policies are arranged under the following themes:
- (i) The Strategy for Wallingford
  - (ii) Housing, Design, Character Assessment
  - (iii) Historic Built Environment and Archaeology
  - (iv) Natural Environment
  - (v) Employment and Economy
  - (vi) Town Centre, Retail and Tourism
  - (vii) Movement and Connectivity
  - (viii) Community Facilities and Infrastructure

## 2.3 Overall Strategy

- 2.3.1 This Plan will ensure that the growth of Wallingford to 2035 is managed carefully, resulting in sustainable development that maintains the unique Saxon character of our town. It strives to achieve a balance between the need for new development and the ability of existing and planned infrastructure to support that development and will enhance Wallingford's role as a hub for surrounding villages.
- 2.3.2 The town centre with its clear Saxon layout will continue to be the focal point, with a reduced amount of vehicular traffic and priority given to pedestrians, allowing people to relax and enjoy visiting the shops and restaurants. Infrastructure will be in place for people wishing to enjoy the heritage of the town and its surrounding countryside, encouraging visitors to support local businesses. The town will have conserved and enhanced its unique heritage assets including archaeology, the town's Scheduled Monuments, Designated Buildings and the Wallingford and Winterbrook Conservation Areas.
- 2.3.3 A network of recreational walking routes will link the town's residential areas with the surrounding countryside of the North Wessex Downs AONB and the Chilterns AONB, and with the Thames Path National Trail which passes through Wallingford. Several roads and public rights of way from the town lead to the Thames Path when it is riverside and when the route is along Thames Street. The Ridgeway National Trail is outside Wallingford and can be accessed via the Thames Path at Winterbrook Bridge, Nosworthy Way (A4130). Both National Trails are popular long-distance walking routes and offer Wallingford opportunities to develop sustainable tourism opportunities.
- 2.3.4 Business growth which improves the viability and vitality of the local employment areas will be supported by sustainable transport infrastructure and high-quality facilities. Wallingford is

located conveniently close to Didcot, Oxford and Reading, all of which have thriving economies, mainline railway stations and motorway connections.

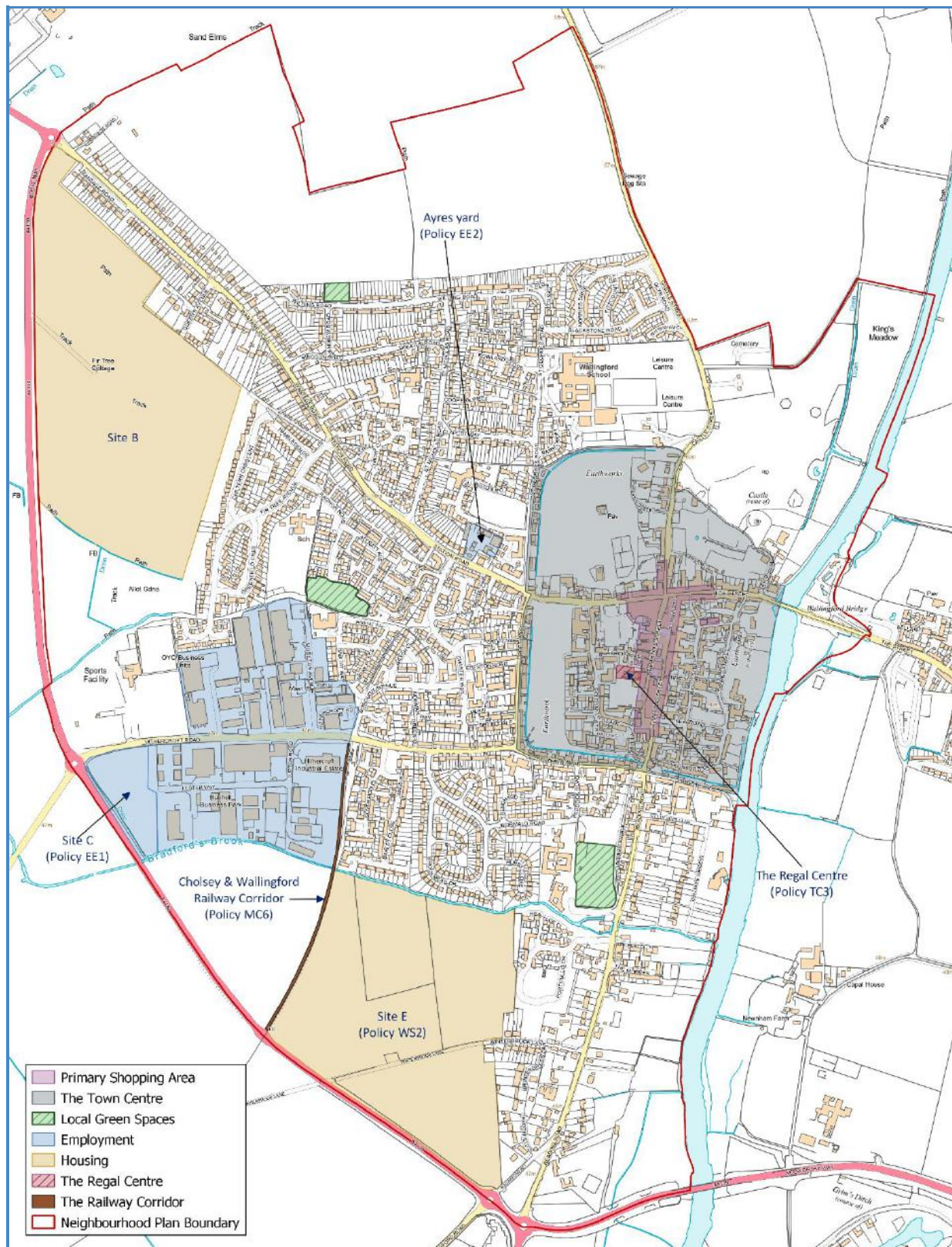
- 2.3.5 Appropriate housing growth in line with local need will be accommodated. New developments will consist of a mix of types for affordable and market units, including starter, family and retirement homes supported by public transport, walking and cycling infrastructure.
- 2.3.6 Residents and visitors will be able to access an expanded offer of high-quality social infrastructure, including education, health and leisure facilities. New development will show consideration to the local environment through sustainable construction techniques and Wallingford will become a more environmentally-friendly town with enhanced green spaces and biodiversity.
- 2.3.7 The WNP sets out a positive vision for the future of Wallingford within the context of its historical character and constraints of landscape setting. It puts sustainable development at the heart of its proposals recognising the importance of social, economic and environmental objectives.
- 2.3.8 The WNP defines specific proposals and policies for key areas of land within the Plan area. These areas are shown on the Proposals Map (Map 2 opposite). Inappropriate development which is not consistent with these policies, or which lies outside of these defined areas, will be resisted.



*Wallingford Market Place*

- 2.3.9 Policy WS1 (below) will ensure that those factors considered by the community as being of importance are used to help define the form and character of new development.





**Map 2.** The Proposals Map, including Site Allocations and other principal areas, defined in the Wallingford Neighbourhood Plan.

### Policy WS1: The Local Strategy for Wallingford

- WS1.1 Development proposals should take account of the role of Wallingford as a market town in general, and its natural, heritage and environmental characteristics in particular. Development proposals will be supported, as appropriate to their scale and nature, where they positively:
- WS1.1(a) support a locally appropriate level of housing growth in the town, to create a compact form and to use land efficiently, whilst also restricting inappropriate development in the countryside areas outside the town
  - WS1.1(b) focus well designed, sustainable development within the built-up area of Wallingford.
  - WS1.1(c) recognise and address the declining condition of heritage assets, realise their potential as positive assets within the town and conserve and enhance the heritage assets and character of the town
  - WS1.1(d) ensure development conserves and enhances the rural setting of Wallingford, the views leading to and from it, the landscape character and biodiversity
  - WS1.1(e) create a Wallingford Green Network that links public rights of way with the National Trails, Local Green Spaces and public amenity green spaces enabling residents and visitors to easily access natural areas, and to improve and extend biodiversity
  - WS1.1(f) maintain and enhance the town centre as the focal point for Wallingford, while also supporting a vibrant local economy by encouraging suitable conversions or new buildings for business and/or tourism uses
  - WS1.1(g) recognise the importance of community networks in Wallingford and protect and enhance social and economic facilities and activity hubs, with new and expanded community, economic and leisure facilities, which are important to the social fabric of the town and the health and well-being of residents
  - WS1.1(h) ensure that the level of infrastructure and services are maintained and improved so that residents of Wallingford and its dependant villages and rural areas do not have to travel further to access services
  - WS1.1(i) minimise the adverse effects of car travel, particularly air pollution in the town centre, congestion at peak times, discourteous parking and speeding, which makes our roads less attractive for other users, by:
    - WS1.1(i<sub>1</sub>) supporting walking and cycling as the first choice for journeys within Wallingford and ensuring new developments bring existing routes up to a high standard making them more attractive and practical to use, and provide new well-lit footpaths and cycle paths or lanes and pedestrian crossing facilities;
    - WS1.1(i<sub>2</sub>) supporting bus services to all key destinations including railway stations, and ensuring that new developments provide high quality bus stops and new bus services where required, as well as direct, safe and well-lit walking routes to the bus stops.
    - WS1.1(i<sub>3</sub>) ensuring that any new development does not add to air pollution, traffic congestion and speeding on local roads through appropriately sited access arrangements and traffic calming measures or if such impacts do result from new development that these are mitigated appropriately.



## 2.4 Planning Policy Framework for Wallingford

- 2.4.1 The NPPF 2019 states in para 29 that ‘*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies*’. The Plan must take account of National Policy, Planning Practice Guidance and Ministerial Statements.
- 2.4.2 The Development Plan for the town comprises the South Oxfordshire Local Plan 2011-2035 and any adopted Neighbourhood Plan.
- 2.4.3 Oxfordshire County Council are preparing a new Oxfordshire Minerals and Waste Local Plan to provide minerals and waste planning policies and proposals for the period to 2031. The new Local Plan is in two parts: Part 1 – Core Strategy was adopted in 2017; work has commenced on Part 2 – Site Allocations. It will replace the existing Minerals and Waste Local Plan<sup>1</sup> which was adopted in 1996. Land in the WNP area will be safeguarded for minerals.
- 2.4.4 The Local Plan 2035 identifies the need for 3,873 new homes to be built in the market towns (Henley, Thame and Wallingford) and indicates that existing commitments at Wallingford are more than sufficient to meet the requirements for the WNP.



*Castle Gardens ramparts*

<sup>1</sup> <https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy/minerals-and-waste-local-plan>



- 2.4.5 The WNP is in general conformity with the existing Development Plan. The Local Plan 2035 more than meets the level of growth identified for the district in the Oxfordshire SHMA<sup>2</sup>.

#### SODC's and our Local Strategy for the development of Wallingford

- 2.4.6 The overall strategy for South Oxfordshire in the Local Plan 2035 focuses growth at Science Vale centred around Didcot with significant urban extensions at Culham and Berinsfield. In the remainder of the district there are a number of strategic sites at Chalgrove and around Oxford. Elsewhere it proposes limited (around 15%) growth at market towns and larger villages, and to maintain the rural character of the open countryside that makes up the majority of the area. The affordable housing policy framework is well-established and is in line with national policy and guidance.
- 2.4.7 The overall strategy for Wallingford is to enhance its role as a market town and build on its economic success while recognising the influence of Didcot, only six miles away. Wallingford has a key role as a facilities and services hub for the surrounding villages including Benson, Brightwell-cum-Sotwell, Cholsey and Crowmarsh Gifford and many villages in a larger catchment area.
- 2.4.8 The South Oxfordshire Local Plan 2035 recognises Wallingford's strengths and a number of challenges. Policy WAL1 states

*Neighbourhood Development Plans are expected to, and the Council will support development proposals that:*

- (i) *deliver homes in accordance with Policy H3;*
  - (ii) *support measures that improve the attraction of Wallingford for visitors with emphasis on the River Thames and the town's heritage;*
  - (iii) *support the market place as a focal hub;*
  - (iv) *improve accessibility, car and cycle parking, pedestrian and cycle links;*
  - (v) *provide new employment opportunities and improve the stock of existing employment areas;*
  - (vi) *support schemes that enhance the town's natural and historic environment and conserve and enhance the town's heritage assets;*
  - (vii) *address air quality issues in the town centre; and;*
  - (viii) *provide new, or enhanced community facilities that meet an identified need.*
- 2.4.9 Our Local Strategy for Wallingford set out in Policy WS1 gives a clear framework for the town to address identified issues. These include:
- (i) a declining retail function with the closure of smaller shops;
  - (ii) community facilities at capacity including the secondary school, sports facilities and medical centre;
  - (iii) air quality issues in the High Street and beyond resulting from the volume of traffic in the town;
  - (iv) lack of car parking;
  - (v) poor pedestrian and cycle routes in parts of the town;

<sup>2</sup> <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/strategic-housing-market->

- (vi) limited public transport connectivity around the town and to larger centres;
  - (vii) the need for affordable housing;
  - (viii) the declining condition of heritage assets and lack of realisation of their potential.
- 2.4.10 Policy WS1 has deliberately been designed to have a general effect. It should be applied together with other more specific policies either in the Local Plan or within this Plan in the determination of planning applications.
- 2.4.11 Particular concern about the town centre was investigated by a number of studies seeking actions to revive the Market Town to be taken by the Town Council<sup>3</sup> and a Market Town Action Plan was set up. Many of the recommendations of these studies are still relevant.



*Wallingford Charter Market*

## Housing

- 2.4.12 The HNA evidence, as described in section 3.3, together with the feedback from our public consultations identifies that the overall housing figure of 1070 set out in the Local Plan 2035 is an appropriate level of new housing growth for the town and will provide the needed affordable housing.
- 2.4.13 Wallingford is significantly constrained by the adjacent AONBs (see Map 1), the River Thames to the east and land subject to mineral safeguarding to the north. The rural area surrounding the town forms a sensitive and valued landscape.

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<sup>3</sup> Civic Trust Report for Wallingford Town Council 2005

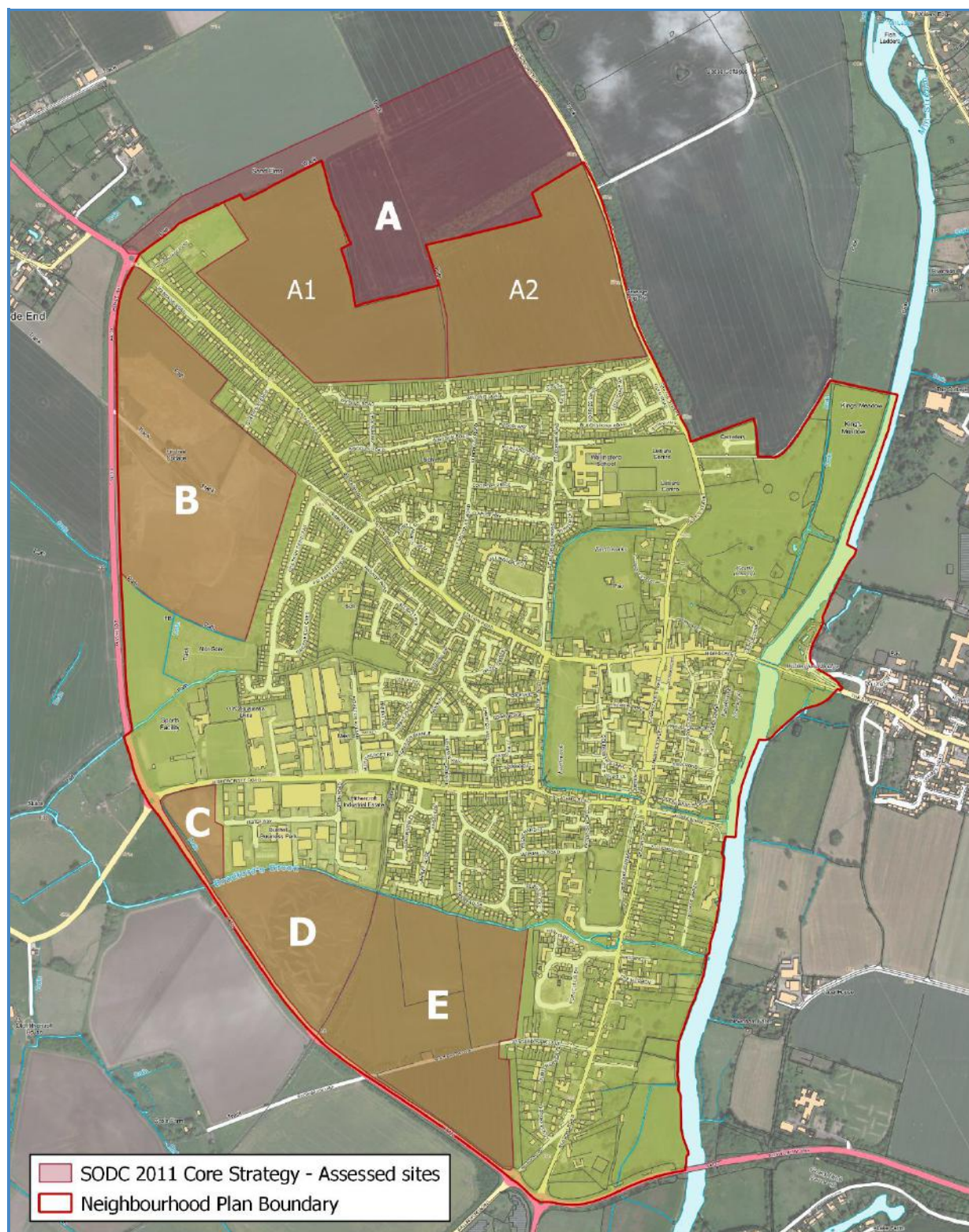
- 2.4.14 There are significant constraints in the fabric of the town (See Chapter 4). Growth above the level proposed by SODC in the Local Plan 2035 would be likely to result in significant harmful effects on the important historic fabric of the town centre.
- 2.4.15 The community has strong concerns about the remaining capacity of a number of essential services and facilities. Many of these facilities: sewage treatment, secondary education and health are shared with neighbouring villages, and it is not possible to accurately define the remaining capacity without knowing the full level of growth likely to take place around Wallingford. This is evidenced by the Water Cycle Study<sup>4</sup> commissioned by SODC which states that “the level of development [in Wallingford] is likely to exceed current capability of [potable] mains within this area”, and furthermore that “the wastewater network capacity in this area is unlikely to be able to support the demand anticipated.”
- 2.4.16 In preparing the core strategy SODC carried out public consultation between 2007 and 2010 looking at where new housing in Wallingford should be located. Five potential sites (Sites A to E) around the town were identified. These are shown in Map 3 (opposite).
- 2.4.17 In December 2012 the SODC Core Strategy CSWAL2 allocated Site B at Slade End Farm as the preferred option for 555 homes. In making this allocation the District Council indicated that the increase in level of growth would assist in strengthening the town centre. In October 2017 planning permission was granted for 555 homes at Site B. Although groundwork has started, this site has yet to be delivered.
- 2.4.18 Subsequently planning permission was granted at appeal for 85 homes at Winterbrook and for 134 homes on the former Habitat warehouse site.
- 2.4.19 Outline planning permission was granted in August 2019 for 502 homes at Site E, land to the north and south of Winterbrook Lane, north of the bypass (A4130). This brings the total completions and commitments for the period to 2035 to 1,431.
- 2.4.20 The submitted Local Plan 2035 has therefore revised the housing numbers for Wallingford to zero<sup>5</sup>, because these commitments satisfy the housing need in the town. Consequently, there is no requirement to allocate any further strategic housing sites in the WNP.
- 2.4.21 Policy WS2 below allocates Site E to secure the delivery of an appropriate level of growth and to guide decisions on any reserved matters applications or revised schemes. The Site Assessment document (Appendices A and B) shows which sites were considered and why only this site was selected.

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<sup>4</sup> <http://www.southoxon.gov.uk/sites/default/files/Water%20Cycle%20Study%20Phase%20I%20-%20S%20Oxfordshire%20District%20Council.pdf>

<sup>5</sup> Table 5d: provision of housing at market towns in the Local Plan 2035 shows there are 1,435 completions and commitments in Wallingford to meet a 15% growth requirement from 2011 of 1,070 homes.





**Map 3.** Sites assessed for new housing by South Oxfordshire District Council in 2011 as part of their Core Strategy. Note that Site A lay partially outside the town boundary and today part of this site lies outside the Plan area. As ownership of Site A is split between two owners, we have sub-divided this in to Sites A1 and A2 in this Plan.



### Policy WS2: The Land Allocation for Housing in Wallingford

- WS2.1 26.8 ha at Site E land west of Reading Road, south of Bradford’s Brook, north of the Wallingford bypass. (A4130) as shown on the Proposals Map is allocated for development of up to 502 new homes. Proposals for the development of the site will be supported where they comply with the following criteria:
- WS2.1 (a) vehicular access is provided via a new junction at the bypass (A 4130) roundabout with formal pedestrian crossing facilities across the bypass, and
  - WS2.1(b) footpath and cycle links through the site and linking to adjacent housing at Portcullis Drive and Brookmead Drive are provided to ensure the development is well connected to the town facilities, and
  - WS2.1(c) buffer planting and green infrastructure along Bradford’s Brook and the bypass is provided to ensure that the development is unobtrusive in the wider landscape, and
  - WS2.1(d) green corridors are provided within the site which improve biodiversity and provide attractive walking and cycling routes, and
  - WS2.1(e) the design, layout, orientation and massing of the new homes has regard to the character and appearance of the surrounding area and to the setting of the town within the wider rural landscape, and
  - WS2.1(f) the design, layout, orientation and massing of the new homes does not create unacceptable harm to the setting of designated buildings in the vicinity of the site, and
  - WS2.1(g) provides recreation facilities for young children and for teenagers on the site, and makes these readily accessible, by suitable placing of pedestrian and cycle routes, for use by residents elsewhere in town.
  - WS2.2(h) That areas identified as having archaeological significance of potential national importance, including the two ring ditch monuments identified in the south east of the site<sup>6</sup>, are retained as open space with landscaping limited to ensure remains are preserved in-situ and interpreted to aid understanding of the area’s heritage.

2.4.22 Policy WS2 recognises that housing development allocations meet the housing requirement for Wallingford as advised by SODC and set out in the Local Plan 2035, and that it exceeds the local requirement as identified in the HNA.

2.4.23 In February 2020, the Ministry for Housing, Communities and Local Government (MHCLG), published updated figures for its “Housing Delivery Target”<sup>7</sup>. These show that in the period

<sup>6</sup> HER 2995 (SU 6024 8818) (hengiform monument) and HER 8593 (SU 6028 8834) (probable Bronze Age double concentric ditch).

<sup>7</sup> <https://www.neighbourhood-planning.co.uk/2020/02/hdt-2019.html>

2016 to 2019, the SODC area completed 3022 new homes against a requirement of 1466, thereby demonstrating an above target delivery of new homes in the district

- 2.4.24 In developing the layout of development elsewhere within Site E, consideration must be given to conserving as far as possible the focus of late Bronze Age and Early Iron Age settlement activity in the north west of the site. Loss of remains within this part of the site will require robust justification, where they cannot be retained within open space, and in this circumstance the developer will be required to ensure a record of remains that will be lost is made according to a written scheme of investigation agreed in writing with the Council's archaeological advisor. Furthermore, the developer will be required to provide interpretation of the site's archaeological heritage within the development, for example through public art or a display within the proposed school. Where, remains are to be preserved in situ, commitments will be sought to ensure they are protected from and not harmed through landscaping or construction works during the construction phase of development as part of a legal agreement between the Council and developer. Criterion h of Policy WS2 addresses this matter. A maintenance plan for the affected areas should be prepared as part of the detailed development of the site. In particular it should ensure that scrub or woodland with potential to damage these remains through root action is avoided.
- 2.4.25 Policy WS2 refers to the following National and District Policies: Local Plan 2035 Policy STRAT1
- 2.4.26 In order to support the development of Site E and influence the development of the site in a positive way, to maximise linkages to the Town Centre and services, whilst minimising the impact of the development on the setting of the town and fully supporting the Green Network, the Steering Group commissioned its own Landscape Assessment<sup>8</sup>. Criterion c of Policy WS2 comments about the need for landscape buffers along Bradford's Brook and the bypass. The details of these features should be carefully assessed based on evidence about the biodiversity characteristics of the Brook and the need to reduce the noise profile which would otherwise arise from traffic on the bypass. Applicants will be expected to demonstrate that detailed plans for Site E are in general accordance with the principles outlined in this document.
- 2.4.27 Wallingford presents a series of challenges in terms of how best it can incorporate new development within its historic environment. In this context the Plan acknowledges that it is important to make the best and most efficient use of new urban land. This will particularly be the case with the development of the two large sites – Site B to the west and Site E to the south-west of the town. Where their densities and layout are not already approved, they will be determined having regard to Policy STRAT5 of the Local Plan.
- 2.4.28 Smaller sites elsewhere in the town will also be affected by the principles in Policy STRAT5 of the Local Plan. In these cases, there will be a balance to be struck between achieving sustainable development and appropriate densities on the one hand with a series of other matters including the importance of achieving high quality design in general, and safeguarding heritage assets on the other hand.

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<sup>8</sup> DIA Limited Landscape Strategy Report, January 2019

**Policy WS3: Development Within the Built-up Area**

- WS3.1 Within the built-up area of Wallingford development proposals will be supported subject to the following criteria:
- WS3.1(a) an existing important, recreation or educational facility or open space, or space of ecological or environmental value is not lost except than where the proposal concerned complies with other policies in this Plan;
  - WS3.1(b) there is no unacceptable impact on the landscape setting of the town, site and its surroundings including the setting of the adjacent Chilterns AONB and the North Wessex Downs AONB; and
  - WS3.1(c) they do not result in a poor-quality environment for those who live and work in the area in general, and through noise and disturbance in particular.

- 2.4.29 Well designed and located infill development within the built-up area helps to provide more homes in a variety of types and sizes and can make an important contribution to the housing supply.
- 2.4.30 All development within the built-up area must recognise the interests of nearby existing businesses and community assets and take appropriate measures to ensure that the viability of neighbouring activities is not harmed by new development or through change of use. Applications which have the potential to impact nearby businesses or community facilities shall be expected to demonstrate that they have made appropriate mitigation as set out in paragraph 182 of the NPPF ('agent of change').







# CHAPTER 3

## Design and character assessment





## CHAPTER 3 - DESIGN & CHARACTER ASSESSMENT

### 3.1 Vision and Objectives

- 3.1.1 This chapter looks at sustainable design. It sets out a clear vision of what this means for the town and the objectives necessary to bring the vision to reality.

#### Vision

- New development in Wallingford will be integrated into a well-connected and sustainable town.
- New housing developments will be attractive places for people to live in and access key facilities and services.
- New buildings should include the use of sustainable materials and be energy efficient.
- New housing will be sufficient to meet local needs, as identified in the submission version of the Local Plan 2035.

#### Objectives

- **HD01:** Ensure new development is constructed to meet up to date standards of resource use efficiency and to take account of the impacts of climate change
- **HD02:** Ensure all new development is well related and connected to the town and contributes to the necessary local infrastructure and services to facilitate sustainable local travel and economic growth, and to meet the health, education and recreation needs of the growing local population within Wallingford and its dependent catchment area.
- **HD03:** Ensure all new development is of good quality and well designed to provide an attractive environment for residents and visitors enabling them to easily access services and facilities. New development should respect the local historic and natural environments. In particular it should safeguard and enhance the setting of the nearby nationally significant landscapes, the River Thames and the fabric and setting of the town's important historic heritage.
- **HD04:** Ensure there is sufficient new development in Wallingford to meet the identified local need.

## 3.2 Background

- 3.2.1 WNP intends that new housing developments will provide an integrated mix of types and tenures of properties.
- 3.2.2 This will enable young people growing up in Wallingford to continue to live locally, either renting or buying; for older people living in the town to stay in the community and downsize; and for families to grow up and stay in the town.
- 3.2.3 Implementing these policies will create a cohesive community, which is one of the characteristics that makes Wallingford a desirable town to live in.
- 3.2.4 Appendix C details the current status of housing provision in Wallingford.

## 3.3 Housing Need Assessment

- 3.3.1 The Steering Group commissioned a Housing Need Assessment (HNA) from Chameleon Consultancy. They found that Wallingford is an attractive town in which to live, indicated by the inward migration to the town outstripping those leaving, with the majority of respondents to the HNA having lived in the town for over 10 years. The majority (57%) of respondents feel there is a lack of adequate housing in Wallingford, with 36% believing there was a need for more starter homes, and 30% feeling more affordable homes were needed. Conversely only 7% felt more market housing should be provided. SODC provided a figure of 197 housing completions for Wallingford for the period April 2011 to March 2018, and these were a mix of new build sites and infill.
- 3.3.2 The Planning Practice Guidance provides strategic plan makers such as SODC with a standard methodology to determine housing need over a wide area. Whilst using that methodology at a local level such as Wallingford is not ideal, Chameleon applied it for the HNA and used local evidence to consider the housing target set by SODC. In regard to the HNA's analysis, Chameleon proposed that it had a 95% confidence level.
- 3.3.3 The largest age group in Wallingford, showing the highest level of growth, is the 30 to 44 age band. When grouped with the under 15 age group, this shows a profile shift towards younger families. However, anecdotal evidence suggests that young families quickly outgrow their accommodation.
- 3.3.4 Whilst the proportion of existing flats and apartments is relatively low (at 12% in 2019) in the town's housing profile, the highest growth in housing type has been in the number of flats (41% increase to 2011) but flats also see the highest occupancy turnover. Semi-detached and detached 2-3 bed homes remain unaffordable for many.
- 3.3.5 Semi-detached housing is the largest property type at 34% of the housing stock in 2019. Overall, 51% of housing in the town was owned outright (2019). A fifth (20%) of respondents (191 persons) replied that either now or at some future date they or someone in their household would need to move home in Wallingford.
- 3.3.6 The Housing Need Survey revealed only 15% of households with a housing need are registered for housing.



- 3.3.7 The HNA shows that 143 units of affordable housing are required to meet current need, with 220 committed to by SODC as of January 2019. Regarding market homes a total of 169 are currently needed. The HNA reports that: *‘Future need suggests that 36 units per annum are required, a total of 540 to 2034 in addition to the current 398 units needed. This means a total of 938 units are needed in Wallingford during the plan period, with 1070 units committed to in the Local Plan.’* These figures indicate a ‘surplus’ of 132 units over requirements.
- 3.3.8 The HNA supports the view that no more than the 1070 housing figure set by SODC is required to meet local housing needs.

### 3.4 Design and Character Assessment

- 3.4.1 Exemplary and sustainable design and architecture is at the heart of the National Planning Policy Framework (2019)<sup>9</sup>; it recognises that good design is a key aspect of sustainable development and creates better places for people to live and work in.
- 3.4.2 Our community puts a high value on the historic character of Wallingford’s town centre, the town’s location on the River Thames, and the attractive countryside surrounding the town. There is a desire that new development should be of good design, practical and sustainable, whether traditional or modern.
- 3.4.3 We would encourage design to include sufficient space for off-street parking, gardens, and access to open spaces for informal recreation that link into the Wallingford Green Network.
- 3.4.4 The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. The South Oxfordshire Design Guide<sup>10</sup> outlines design processes and principles for responding to the character of the local area. Because these guides do not offer advice on a specific local area, we have prepared a Character Assessment of the areas which fall outside the two Conservation Areas to guide applicants. This is called the Wallingford Character Assessment Outside the Historic Core and is given in APPENDIX E – . It identifies the key features that we would encourage in new developments, and the features to avoid because they do not respect and enhance local character.
- 3.4.5 We encourage applicants to consult the Wallingford Conservation Area Appraisal (2018)<sup>11</sup> and the Winterbrook Character Assessment (2012)<sup>12</sup> which details the special historic characteristics of the town, its Scheduled Monuments and Designated Buildings (These are shown in Map 4 In Chapter 4). The Appraisal identifies a detailed analysis and photographic record of the Conservation Area, including building and paved materials.



<sup>9</sup> NPPF (para. 17, bullet point 4 and paras. 56-68) and Planning Practice Guidance on design

<sup>10</sup> SODC Local Plan 2011-2035/4 Design Policies DES1, DES2 and DES3

<sup>11</sup> [http://www.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=873769927&CODE=5F88EB0CF522F13DECBA8D8FFB97BB9A](http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=873769927&CODE=5F88EB0CF522F13DECBA8D8FFB97BB9A)

<sup>12</sup> <http://www.southoxon.gov.uk/sites/default/files/Winterbrook%20CA%20Appraisal.pdf>

### 3.5 Design Policies

- 3.5.1 The policies below set out the general design parameters against which all new development will be assessed. These policies promote high quality, well-designed development to respect the local character of Wallingford.

#### Policy HD1: Design

- HD1.1 New development should be of a high quality and sustainable design, conserving and enhancing local character, especially in relation to distinctive building materials, and should respond positively to local surroundings.
- HD1.2 New development should have regard to the process and principles of the South Oxfordshire Design Guide and where appropriate, the detailed information in the Wallingford Character Assessment Outside the Historic Core (Appendix E), the Wallingford Conservation Area Appraisal and the Winterbrook Character Assessment.

- 3.5.2 Policy HD1 promotes high quality, well designed development, including contemporary designs, which conserves and enhances the local character of Wallingford.
- 3.5.3 Policy HD1 refers to the following National and District Policies - Local Plan 2035 Policy DES1, DES2

#### Policy HD2: Sustainable Design<sup>13</sup>

- HD2.1 New development, including extensions, refurbishments and conversions, should be built to improve resilience to the effects of climate change. Well-designed schemes that demonstrate they are zero-carbon or negative carbon; through the use of sustainable energy features (solar panels/heat pumps), and efficient use of water will be particularly supported.
- HD2.2 Sustainable design features in new developments must be sensitive to their location and should safeguard and where possible enhance the character of designated and non-designated heritage assets and buildings in the Wallingford and Winterbrook Conservation Areas.

- 3.5.4 Policy HD2 promotes the use of sustainable design in all development and for these to be resilient to climate change.
- 3.5.5 Whilst HD2 sets a high threshold which may be challenging in some circumstances, we note that developments nationally are achieving these aims, for example with the 2019 RIBA Stirling Prize winning development in Norwich, and the Net Zero homes at Southmoor in Oxfordshire.

<sup>13</sup> SODC Local Plan 2011-2035/4 DES9, DES10

- 3.5.6 Policy HD2 refers to the following National and District Policies: NPPF 2019 Chapters 14 and 15 & Local Plan 2035 Policies DES9, DES10



*Bradburn Close*



*Nelson Close*



*Station Road*



*St John's Road*

### **Policy HD3: Affordable Housing & Housing Mix**

- HD3.1 A mix of housing types and sizes to meet the needs of current and future households will be supported within new developments.
- HD3.2 Housing development should be designed to ensure that it avoids segregation by layout, housing type or tenure. New housing development should:
- HD3.2(a) foster a sense of place that reflects the character of Wallingford, and
  - HD3.2(b) respect the design and layout of existing buildings, and
  - HD3.2(c) provide new, and where appropriate protect existing, public amenity green space as detailed in policies ENV1 and ENV2, and
  - HD3.2(d) integrate affordable housing such that it is indistinguishable in appearance from the market housing on that site.
  - HD3.2(e) not isolate affordable housing, nor concentrate it in clusters of more than 15 dwellings or 10% of the development total whichever is smaller, unless

it is necessary for management purposes or to address local authority/registered provider requirements

- 3.5.7 A wide mix of housing types is needed in order to meet the requirements and aspirations of the community and to help increase the options for housing mobility within the town. The housing mix in new developments shall have regard to South Oxfordshire District Council's latest evidence of need in general, and the findings of the Chameleon Housing Needs Assessment of the town in particular. To foster a supportive environment and community well-being we encourage fully integrated developments which do not isolate particular groups for example the elderly, disabled or those in affordable housing.

- 3.5.8 Policy HD3 refers to the following National and District Policies - Local Plan 2035 Policy H11

#### **Policy HD4: Self Build**

HD4.1 Proposals for the development of self-build housing either on infill sites or within strategic developments will be supported.

- 3.5.9 Self-build contributes to provision of a wider mix of housing types to help meet the requirements and aspirations of the community and improve the options housing mobility within the town.
- 3.5.10 Nationally, around 7 to 10% of all new builds are self or custom builds<sup>14</sup> and HD4 seeks to see at least this minimal amount supported in Wallingford as a means of encouraging distinctive design in new builds which encourage a strong sense of place. It also supports and recognises The Self Build and Custom Housebuilding Regulations 2016.
- 3.5.11 Policy HD4 refers to the following National and District Policies - Local Plan 2035 Policy H12. Developments which come forward as a result of this policy should also meet the requirements of the Local Plan policy

#### **Policy HD5: Avoidance of Light Pollution**

HD5.1 Proposals for new lighting systems, including neon and industrial lighting, on new and existing developments (residential, recreational, retail, car parks or employment sites) should avoid upward light spill and should, in particular, mitigate the impacts of light pollution affecting residential areas.

HD5.2 Developments should be designed to minimise the detrimental impact of glare and light spill on sensitive locations including housing, local amenity, biodiversity, highway and waterway users.

- 3.5.12 Light pollution, the inappropriate or excessive use of artificial light, can become a public health issue because bright lights disrupt people's natural sleeping rhythms causing irritability and insomnia. Light pollution damages the character of the historic environment, adversely affects nocturnal wildlife especially bats, and reduces the opportunity for people to enjoy looking at the night sky.

<sup>14</sup> <https://researchbriefings.parliament.uk/ResearchBriefing/Summary/SN06784#fullreport>



- 3.5.13 Where lighting is proposed consideration should be given to the use of low-level lighting, flat cut off lighting, the use of motion sensors and timing switches, the design and access statement should describe why the measures have been selected, including a discussion of alternatives. Planning Practice Guidance revised in November 2019 provides guidance.<sup>15</sup>
- 3.5.14 Further justification for this policy in terms of effects of light pollution on the Natural Environment is given in Chapter 5.

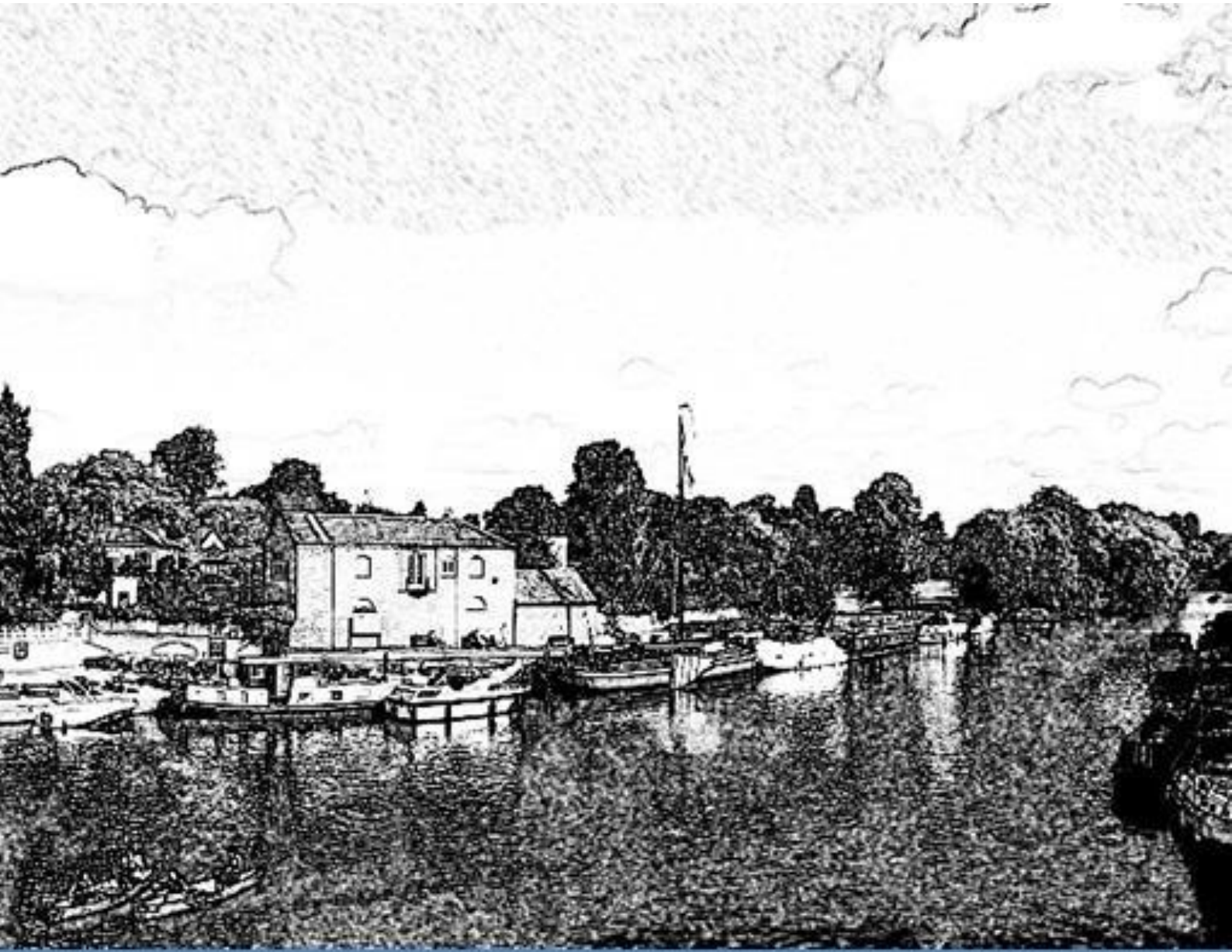
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<sup>15</sup> <https://www.gov.uk/guidance/light-pollution#possible-ecological-impact>



# CHAPTER 4

## Historic environment and archaeology



## CHAPTER 4 - HISTORIC ENVIRONMENT AND ARCHAEOLOGY

### 4.1 Vision and Objectives

#### Vision

- The nationally significant historic character of Wallingford with its heritage assets, including built heritage, street grid and historic open spaces, and archaeology, will be conserved and enhanced.
- Wallingford's Scheduled Monuments, Listed Buildings and Local Interest Buildings (non-designated heritage assets) form the intrinsic and distinctive character of the town and will be conserved and enhanced for future generations to enjoy and learn about Wallingford's place in England's history, and reinforce the sense of place.
- Wallingford is a market town which grew from its strategic position beside an ancient river crossing into a Saxon town with a distinctive plan. This unique and nationally important Saxon layout will be conserved.
- New development will protect the special character of Wallingford and the Conservation Areas and link into the existing built residential and industrial environments to form a cohesive edge to the town.

#### Objectives

- **HBE1:** Protect the special character of Wallingford as an historic market town with Saxon origins, within a rural landscape.
- **HBE2:** Conserve and enhance Wallingford's rich and varied built form, historic assets and archaeology and their settings.
- **HBE3:** Research, analyse, interpret and disseminate the history and archaeology of Wallingford, so as to strengthen the importance of heritage through education, fostering a sense of place and 'ownership' amongst residents and visitors, and contributing to the economy of the town.
- **HBE4:** Enhance the historic character of Wallingford by using the historic environment to inform high quality design in future developments.



## 4.2 Background

- 4.2.1 Wallingford is situated on the river gravels of the nationally important prehistoric landscape that borders the middle Thames. Its rise to national importance began in the late C9 when it was founded as one of two key burhs (the other was Winchester) of the Alfredian burghal system defending Wessex against the Danes. It played a key role in the Norman Conquest, marked by the building of one of the largest royal castles in the country in 1067, later the seat of the princes of Wales. Its last key role in English history was the siege of the castle by Cromwell's forces in 1646. After it was demolished in 1652, the town slid into relative obscurity but eventually recovered modest prosperity by a revival of its malting trade, of which traces survive from the C16 and C17 (St Lucians) and, in Goldsmiths Lane, C18 and C19. Although much of the medieval building has gone, the Conservation Area contains properties that date in part from the C14 to C19, including the Town Hall of c. 1670. It encloses the ancient burh, with its surviving earthen banks, the open areas of the Kinecroft and the Bull Croft, and the huge castle enceinte (about 35 acres). All of these are Scheduled Monuments, and comprise the finest surviving medieval urban townscape in the country.

### Geology and local building materials

- 4.2.2 The ancient and nationally important market town of Wallingford lies on a gravel spur on the west bank of the River Thames and is surrounded by the flat river flood plain. The immediate geology is gravel and alluvium laid over the Glauconitic Marl Member close to the Thames, and the West Melbury Marly Chalk Formation in the western part of the town.
- 4.2.3 This geology has traditionally dictated the building materials used locally. Some timber-framed buildings remain visible while others remain behind later brick cladding. Clunch, a soft limestone, was much used in many buildings and boundary walls, sometimes in conjunction with locally made soft red brick. Soft grey vitrified bricks, an accidental by-product of early firing methods, became a decorative enhancement until C20 when kiln design changed. Knapped flint was also much used in both buildings and boundary walls. Many of the older buildings are of a red brick which was manufactured at nearby Nettlebed until the early C20.



*C18 vitrified header brickwork, Church Lane*



*Timber framing, St. Mary's Street*

- 4.2.4 No thatched roofs remain in the Plan area but the pitch of a number of roofs reflect the buildings' previous roofing material. Roofing materials have traditionally been locally made red clay pegged tiles. Slate was introduced in the 18th century.
- 4.2.5 All these materials strongly contribute to the distinctiveness of the town. Where repair work or replacement of parts of buildings, walls, or roofs is necessary it is expected that salvaged bricks, tiles or slates will be used or similar materials from a specialist manufacturer.
- 4.2.6 We encourage applicants to consult the Wallingford Conservation Area Appraisal (2018) and the Winterbrook Character Assessment (2012), which detail the special historic characteristics of the town, its Scheduled Monuments, Listed Buildings and non-designated historical assets. The Appraisal identifies a detailed analysis and photographic record of the Conservation Areas, including building and paved materials.
- 4.2.7 The Wallingford and Winterbrook Conservation Areas, Scheduled Monuments and Designated Buildings are shown in Map 4 (opposite). The marks on Map 4 are indicative only of listed buildings due to the small scale of the map and complexity of listing addresses. The definitive list is held by Historic England and should be consulted<sup>16</sup>.

### Early inhabitants and town layout

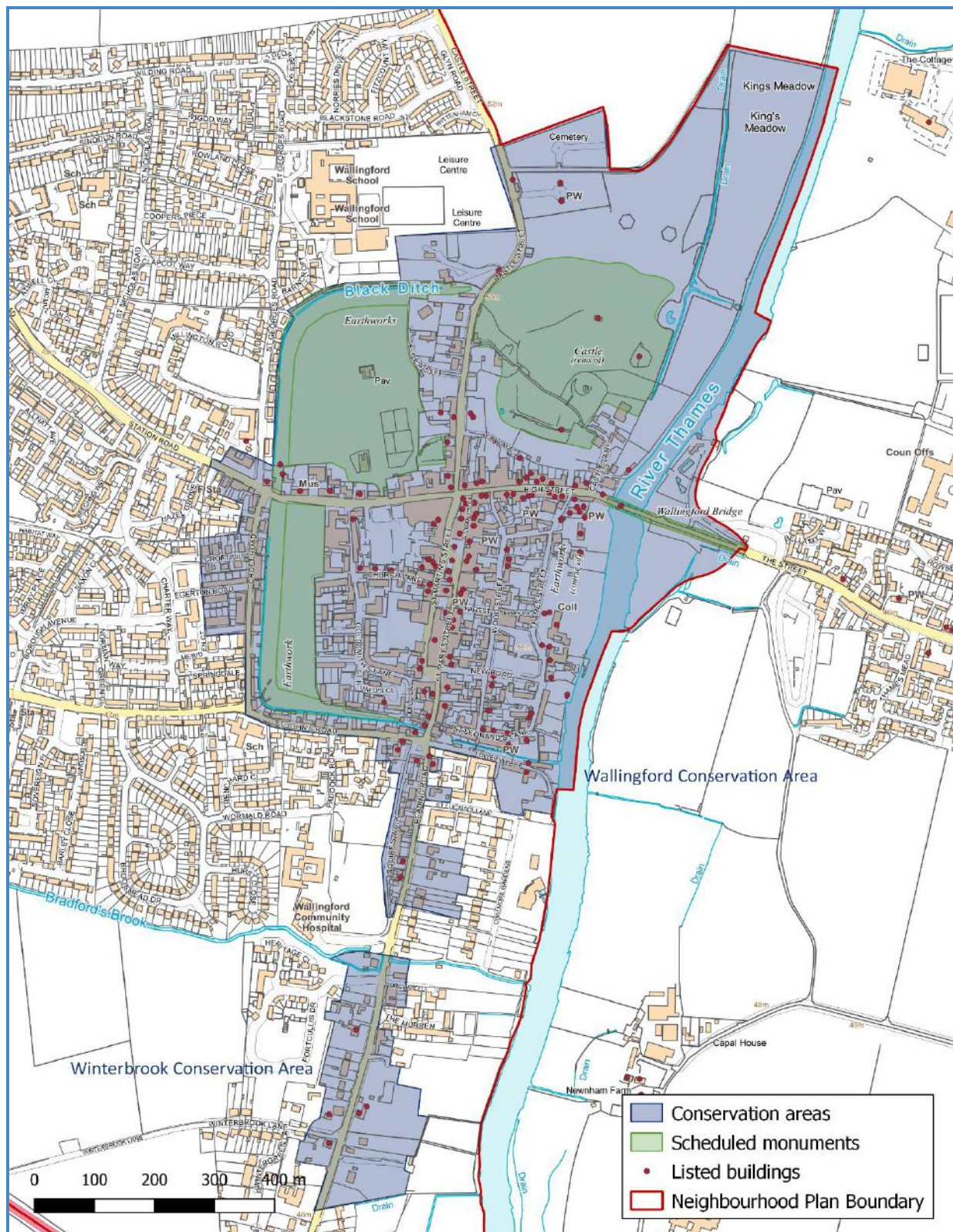
- 4.2.8 Recent archaeological research and excavations on former agricultural land to the west of Wallingford abutting the bypass have revealed considerable and important evidence of Neolithic, Bronze Age and Iron Age occupation. Some long-lived trackways, in use from the Early Bronze Age into the Iron Age appear to be major highways that linked sites E and B. Middle Bronze Age field systems may also be contiguous. Substantial Roman archaeology has recently been found at Site D. Important Roman and Bronze Age remains have also been found nearby in Cholsey.
- 4.2.9 The Anglo-Saxon Chronicles show that the river crossing was an important factor in siting the burh in the late C9 as part of a string of defences ordered by Alfred the Great across Wessex against the Danes. Recent and known archaeology has shown substantial remains of Saxon houses fronting the street grid. Coins were struck at a Royal Mint, Goldsmiths Lane being its assumed location. Medieval burgage plots also remain, inserted into the Saxon grid.



*Wallingford town from the bridge over the Thames*

<sup>16</sup> <https://historicengland.org.uk/listing>





**Map 4.** Designated heritage assets within the Plan Area. This illustrates the Wallingford and Winterbrook Conservation Areas, the Scheduled Monuments and the listed buildings. For a definitive listing please consult Heritage England.



- 4.2.10 The core of the town is defined by the Alfredian burh ramparts and ditches inside which much of the Anglo-Saxon grid layout remains. These are the best-preserved Saxon defences and street grid in England. The historic character of Wallingford in the Anglo-Saxon, medieval and (in some parts of the town) later has been that of a developed core with open space lying between the core and the defensive circuit. These open spaces, known as The Kinecroft and Bull Croft, are of considerable heritage significance. On the north east burh boundary are the substantial remains of the great castle inserted by William the Conqueror in 1067. The castle was a royal residence and important in the development of the burh into a town. The impressive eastern entrance to the town is over the river bridge which contains 13th century material in four of its arches. From here the motte of the castle can be seen and the riverside meadows containing the ruins. Only a small portion of the eastern bank is within the Wallingford boundary, but water meadows here constitute borrowed landscape. The late C18 open-work spire of St Peter's church is also seen from the bridge and many other places in the town.
- 4.2.11 Before the advent of the Great Western Railway to the south of Wallingford in 1840 the River Thames was the main highway for commerce, the town having several wharves. Today the river is an important leisure amenity for boating activities and informal swimming. Oxford University has their boathouse here so that crews for the national Boat Race can train on a quiet stretch of the river and the town has a thriving rowing club. Trade from boats passing through and mooring in Wallingford provides important income.
- 4.2.12 In the heart of the town is the market place with an architectural set piece of a 17th century town hall behind which appears St Mary's Church, with a Norman base to the tower, and churchyard. Wallingford was granted its first royal charter in 1155 by Henry II (one of the oldest in England) and to this day a charter market is held in the open every Friday. The market place is very much the commercial and social hub of the town with many events taking place here during the year. By charter too, Wallingford held selling and hiring fairs during the year which are now replaced by a fun fair.



*St Mary's churchyard looking towards St Martin's Street*



- 4.2.13 Wallingford became an important trade centre for malting, brewing and the manufacture of agricultural goods. The Corn Exchange in Market Place has now found new use as a community run theatre and cinema. Hunt’s Mill, Boughton’s Mill and Wilder’s Iron Foundry have all kept their character while having successfully been converted to residential use. The 18th century Wallingford Brewery buildings await a new use.
- 4.2.14 To the west are the Bull Croft and Kinecroft, open green spaces defined by the Saxon burh ramparts and bisected by the historic line of the High Street. The Kinecroft, linked to the Market Place by a lane on the line of the ancient grid, is an undeveloped green space much used for informal recreation and to accommodate the charter fairs, the largest free music festival in the south of England, bonfire night celebrations and other community events. The Bull Croft on the northern side of the High Street was gifted to the town in 1914 to provide recreation for the inhabitants. It has sports pitches and a sports pavilion, tennis and netball courts and children’s play areas.
- 4.2.15 Apart from redevelopment on the sites of existing buildings, twentieth century development has largely taken place to the west of the historic core with smaller areas to the north and south. This development mainly comprises private and social housing with an industrial estate close to the bypass. The bypass was constructed in 1993, necessitating a new bridge over the River Thames to the south of the town. Former agricultural land enclosed within the boundaries of the Plan area, primarily to the west, has been put forward for development to meet housing need.
- 4.2.16 The national importance of the historic town was highlighted by the Wallingford Burh to Borough Research Project 2008-2010, a collaboration between the Universities of Leicester, Exeter and Oxford. Research on the town grid and castle continues today in collaboration with the University of Leicester. Three major academic publications came out of this project and should be used to inform future<sup>17</sup> development. These can be obtained via the Wallingford Museum.
- 4.2.17 Wallingford’s distinctive layout, skyline and the many historic buildings within the Conservation Areas have created a vibrant setting and ambiance which encourages business and commerce and has become a favourite setting for several film companies and television programmes. They also create a sense of place which has considerable appeal to people wanting to live and work here.

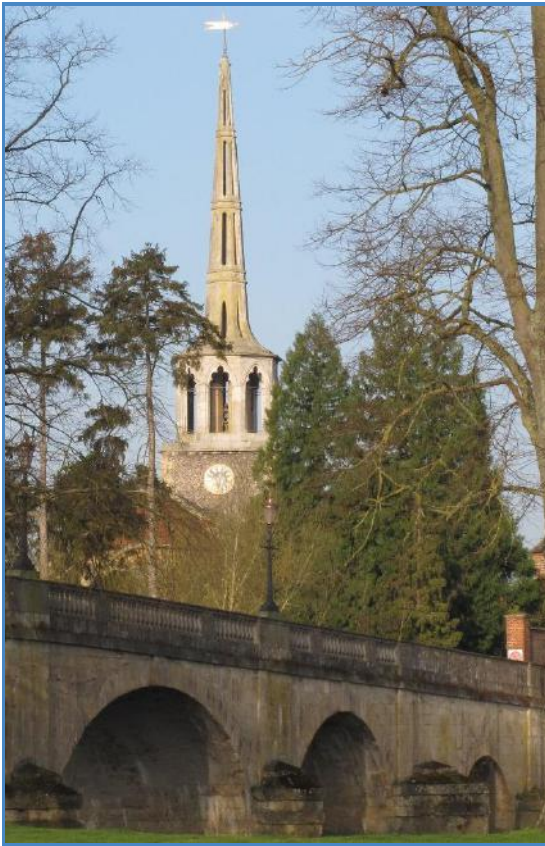
### 4.3 Scheduled Monuments, Archaeology and Burgage Plots

- 4.3.1 Scheduled monuments are those deemed by the Secretary of State as being nationally important. They are not necessarily archaeological although they often are. There is a presumption that they will be handed on to future generations in much the same state that they were scheduled. Wallingford has four Scheduled Monuments:
- (i) Wallingford Bridge (also listed Grade II\*)
  - (ii) Wallingford Castle
  - (iii) the Anglo-Saxon ramparts recorded as Wallingford Town Walls

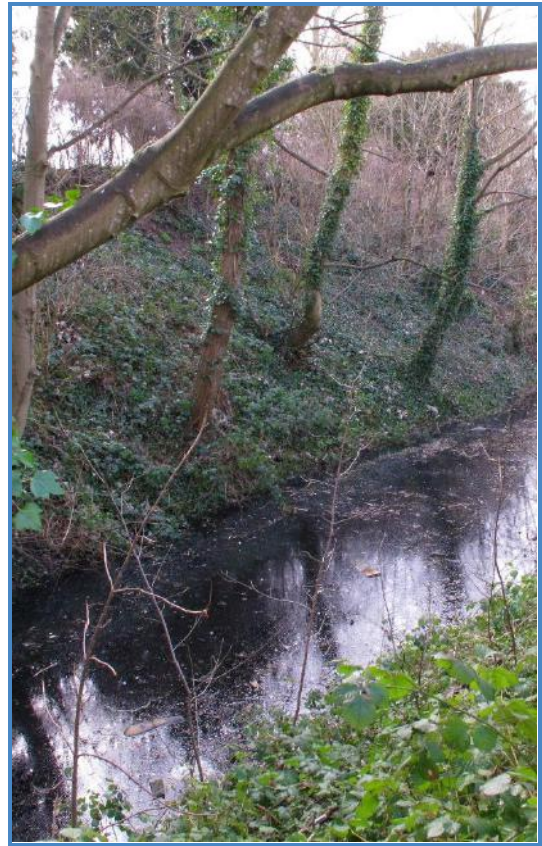
<sup>17</sup> The Origins of the Borough of Wallingford - Archaeological and historical perspectives, Edited by KSB Keats-Rohan & DR Roffe, BAR British Series 494, 2009

Transforming Townscapes - From burh to borough: the archaeology of Wallingford, AD 800-1400, N Christie, O Creighton with M Edgeworth & H Hanerow, The Society for Medieval Archaeology Monograph 35, 2013  
Wallingford: the Castle & the Town in Context, KSB Keats-Rohan, N Christie, D Roffe, BAR British Series 621, Archaeopress 2015

(iv) the Bull Croft and Kinecroft recorded as the Saxon Town



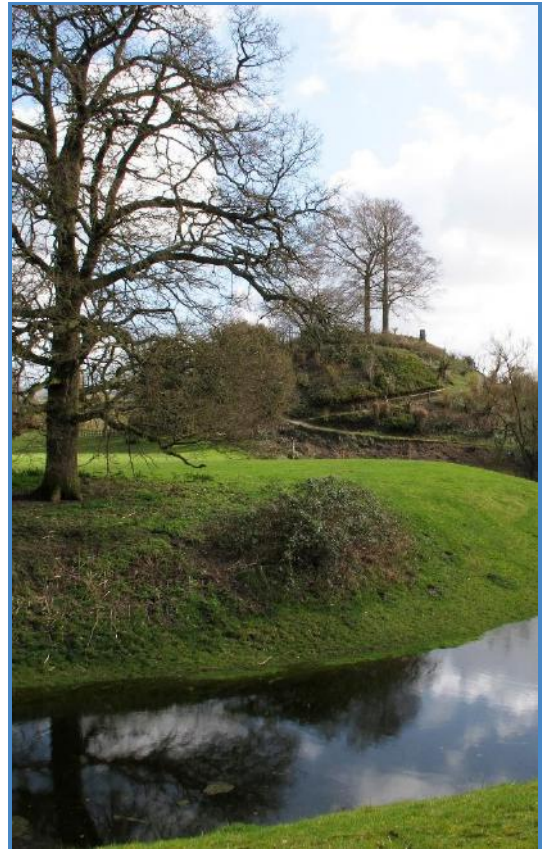
*St Peter's Church and Wallingford Bridge*



*Bull Croft northern ramparts*



*The Kinecroft*



*Wallingford Castle Motte & Bailey*

- 4.3.2 Definitive maps are available online from Historic England<sup>18</sup>
- 4.3.3 The Anglo-Saxon ramparts and ditches of the Bull Croft and Kinecroft perimeter are probably the best preserved in the country and visually define the extent of the Alfredian burh.
- 4.3.4 More than 30 burhs were established but Wallingford was the largest, together with Alfred's capital, Winchester. Archaeological investigation within recent years has revealed pathways, the sites of early Medieval buildings and, on the Bull Croft, the site of Holy Trinity Priory, dissolved in 1530. The northern end of the Bull Croft also retains evidence of ridge and furrow ploughing.
- 4.3.5 William the Conqueror's instructions in 1067 to build a great castle ensured the preservation of the Saxon wall on the north by re-using it. Wallingford Castle played an important role in national events until the end of the Civil War. Having been fortified for the King, Cromwell ordered its demolition in 1652. The castle motte and bailey and ramparts remain as well-defined earthworks.
- 4.3.6 Our archaeological resource has great social, economic, cultural and educational value for the community and this potential can be developed through suitable management and interpretation. Almost everywhere within the Plan area is of potentially high archaeological interest. For example, land west of Winterbrook (Site E) has recently revealed important Neolithic, Bronze Age and Iron Age features. It is expected that any new development or redevelopment proposals will include an archaeological assessment, provision for an archaeological watching brief and recording.
- 4.3.7 In 2018 the Motte of Wallingford Castle, within the Scheduled Monument listed as Wallingford Castle and the Defences to the Saxon Town (defining the Bull Croft and Kinecroft) were added to the Historic England Heritage at Risk Register (see 4.5).

## 4.4 Listed Buildings

- 4.4.1 If a building is considered by the Secretary of State (for Digital, Culture, Media and Sport) to be of special architectural or historic interest it will be included in a list of such buildings. The designation regime is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The list is maintained by Historic England.
- 4.4.2 Listed buildings are a finite resource and an irreplaceable asset. As at September 2020 Wallingford has four buildings designated at Grade I, 11 at Grade II\* and 128 at Grade II. The Grade I buildings are:
- (i) The Town Hall
  - (ii) Remains of St Nicholas's College (also Scheduled)
  - (iii) Remains of Queen's Tower (also Scheduled)
  - (iv) Fragment of Castle Wall (also Scheduled)

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<sup>18</sup>

[https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6360/HLE\\_A4L\\_NoGrade%7CHLE\\_A3L\\_NoGrade.pdf](https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6360/HLE_A4L_NoGrade%7CHLE_A3L_NoGrade.pdf)  
[https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6330/HLE\\_A4L\\_NoGrade%7CHLE\\_A3L\\_NoGrade.pdf](https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6330/HLE_A4L_NoGrade%7CHLE_A3L_NoGrade.pdf)  
[https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6329/HLE\\_A4L\\_NoGrade%7CHLE\\_A3L\\_NoGrade.pdf](https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6329/HLE_A4L_NoGrade%7CHLE_A3L_NoGrade.pdf)  
[https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6365/HLE\\_A4L\\_NoGrade%7CHLE\\_A3L\\_NoGrade.pdf](https://mapservices.historicengland.org.uk/printwebservicehle/StatutoryPrint.svc/6365/HLE_A4L_NoGrade%7CHLE_A3L_NoGrade.pdf)



- 4.4.3 Listed buildings are important assets to the town and play an exceptional role in explaining its past and creating its ambiance and sense of place.
- 4.4.4 The schedule of listed buildings in Wallingford was last reviewed in 1984 and is now considered inadequate. On-going research and evidence have revealed that many more buildings and walls are of more significance than originally thought.

## 4.5 Heritage At Risk Register

- 4.5.1 Historic England maintains a register of buildings, places of worship, monuments, parks and gardens, conservation areas, battlefields and wreck sites that are designated and have been assessed and found to be at risk.
- 4.5.2 In 2018 Historic England officers visited the following buildings and scheduled monuments in Wallingford and deemed them to be sufficiently at risk to place on the Heritage At Risk Register:
- (i) the Motte of Wallingford Castle, forming part of the Scheduled Monument listed as Wallingford Castle
  - (ii) the Defences to the Saxon Town (the perimeter banks and ditches to the Bull Croft and Kinecroft)
  - (iii) the remains of St Nicholas College, Grade 1 listed, and forming part of the Scheduled Monument known as Wallingford Castle.
- 4.5.3 The structures are in need of consolidation, conservation and a sustainable management plan. Historic England is working with the Town Council to see the sites and their structures conserved, explained and maintained.

## 4.6 Conservation Areas

- 4.6.1 A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. SODC has a duty to review the boundary of existing conservation areas and to designate additional conservation areas where appropriate (Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990).

### Wallingford Conservation Area

- 4.6.2 Wallingford Conservation Area<sup>19</sup> boundary was reviewed and incorporated in the Wallingford Conservation Area Character Assessment adopted by SODC in April 2018.
- 4.6.3 The Conservation Area lies in the north eastern section of the WNP area. It follows the extent of the Saxon burh and Norman Castle, abutting the River Thames, with small additions to the west and south to encompass 19th and early 20th century residential expansion e.g. Croft Villas, Egerton Road, Croft Road, South View.
- 4.6.4 The Conservation Area extends east towards Crowmarsh Gifford to encompass the full extent of the Scheduled and Listed Wallingford Bridge, the Riverside Meadows to the south,

<sup>19</sup> [http://www.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=873769927&CODE=5F88EB0CF522F13DECBA8D8FFB97BB9A](http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=873769927&CODE=5F88EB0CF522F13DECBA8D8FFB97BB9A)  
[http://www.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=873769928&CODE=5F88EB0CF522F13D7049962C3154D7E8](http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=873769928&CODE=5F88EB0CF522F13D7049962C3154D7E8)  
[http://www.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=873769925&CODE=5F88EB0CF522F13DF3E2DB1E38513A2F](http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=873769925&CODE=5F88EB0CF522F13DF3E2DB1E38513A2F)  
[http://www.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=873769926&CODE=5F88EB0CF522F13D6AB0558721FE8629](http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=873769926&CODE=5F88EB0CF522F13D6AB0558721FE8629)



and the leisure and amenity land to the north of the bridge, where the outdoor swimming pool and SODC car park are located. The banks of the River Thames immediately south and north of the bridge including moorings are included within this Conservation Area.

- 4.6.5 The Wallingford Conservation Area Character Assessment contains lists of Issues and Opportunities for each of 10 identified Character Areas in the assessment. These include the erosion of the historic character of dwellings by the insertion of uPVC windows, garish modern shop fronts and signage, and new development that fails to respect the character of the area in terms of design, scale and materials.



*Wallingford High Street (west)*



*Wallingford Market Place*



*Wallingford High Street (east)*

### Winterbrook Conservation Area

- 4.6.6 The Winterbrook Conservation Area<sup>20</sup> starts some 100 metres from the southern end of the Wallingford Conservation Area. Linear in character, it runs due south from Bradford's Brook, a small stream formerly delineating the Wallingford Municipal Boundary and Cholsey Parish Boundary. The area here developed from Medieval times as a roadside hamlet called Winterbrook which leant its name to the road. It terminates some 450 metres south at the southern boundaries of the listed The Lawns on the western side and No 33 Winterbrook on the eastern side.
- 4.6.7 The majority of the high-quality buildings date from the late 18th and 19th centuries, are set back from the road in spacious plots and are well preserved. Brick walls and cast-iron railings to historic boundaries make a major contribution to the street scene as do a good number of mature trees. Some agricultural buildings remain at Winterbrook Farm and Winterbrook Lodge is attached to a probably 18th century barn. No. 25 Winterbrook, formerly the Nag's Head Public House, is likely to date from the later 17th century. Winterbrook House dates from c1750 and was for many years the home of crime writer Agatha Christie.
- 4.6.8 On the eastern boundaries of the Conservation Area are large open fields abutting the River Thames.



*Former Nag's Head, Reading Road, Winterbrook*

<sup>20</sup> <http://www.southoxon.gov.uk/sites/default/files/Winterbrook%20CA%20Appraisal.pdf>  
[http://www.southoxon.gov.uk/sites/default/files/Winterbrook%20CA\\_Map.pdf](http://www.southoxon.gov.uk/sites/default/files/Winterbrook%20CA_Map.pdf)



## 4.7 Non-designated heritage assets

- 4.7.1 The National Planning Policy Framework allows local planning authorities to identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions.
- 4.7.2 Wallingford has 175 buildings so designated and these are itemized as Local Interest Buildings in the Wallingford Conservation Area Appraisal - Appendix A, adopted by SODC in April 2018.
- 4.7.3 The buildings encompass a wide range of styles and uses from cottages and houses (detached, semi-detached and terraces) to shops, churches, former industrial buildings, warehouses and Wallingford fire station. They all contribute to the character of the Conservation Area and speak of its history.
- 4.7.4 Archaeological remains outside of the Scheduled Monuments are also non-designated heritage assets and constitute a huge and important source of information about the town's past. Information is continuously added to the Oxfordshire Historic Environment Record hosted by Oxfordshire County Council as part of Heritage Gateway. The record can be accessed online<sup>21</sup>.

## 4.8 Article 4 Directions

- 4.8.1 An Article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area.
- 4.8.2 Where an Article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.



*St John's Green*

<sup>21</sup> <https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=97&id=4775>

- 4.8.3 In many instances in Wallingford it has particular relevance to the replacement of original windows and doors with unsuitable uPVC items.
- 4.8.4 The following areas shown on the Local Plan 2011 Proposals Map, have Article 4 Directions served on them:
- (i) Beansheaf Terrace and Croft Terrace
  - (ii) Nos 12-16 Castle Street
  - (iii) Kinecroft terrace and Church Lane
  - (iv) St John's Green
  - (v) St Peter's Street, eastern end of High Street, and northern ends of Thames Street and Wood Street
  - (vi) St Leonard's Lane and southern end of Thames Street
- 4.8.5 It is expected that consultation with SODC will take place before any alterations by way of repair, replacement or development of any building with an Article 4 notice takes place.

## 4.9 Views and Vistas

- 4.9.1 In the built environment, and in particular an historic environment such as Wallingford, views and vistas are important in creating a sense of place and explaining historic development. Planned views, key views, dynamic views and panoramic views in the Wallingford Conservation Area are shown on Map 12 of the Wallingford Conservation Area Character Assessment. There is no such map for the Winterbrook Conservation Area but it should not be assumed that such views and vistas do not exist.



*The Kinecroft looking north*



## 4.10 Historic Built Environment and Archaeology Policies

- 4.10.1 The following policies take account of the statutory obligation to preserve and enhance Wallingford's heritage and historic assets, as set out in national legislation and national and local policies.

### Policy HA1: The Historic Environment

- |          |  |
|----------|--|
| HA1.1    | As appropriate to their scale and nature development proposals should protect, conserve or enhance the town's historic environment. This includes historic buildings and structures, Conservation Areas, landscapes and archaeology.   |
| HA1.2    | Development proposals should:  |
| HA1.2(a) | ensure that vacant historic buildings are appropriately re-used to prevent deterioration of condition  |
| HA1.2(b) | ensure that alterations (internal or external to the fabric of the building (eg to improve energy efficiency), are balanced alongside the need to retain the integrity of the historic environment and to respect the character and significance of the asset  |
| HA1.2(c) | make provision for the realisation of the potential of the heritage assets, through their enhancement, interpretation and education (See also TC4).  |
| HA1.3    | Development proposals are required to take into account any impact, including cumulative impacts from other developments, on Wallingford's nationally important Saxon and Medieval layout, and to conserve or enhance the grid plan roads, lanes and burgage plots. It is expected that where an impact is likely to occur proposals will identify its significance and appropriate ways in which the impact can be mitigated. |

- 4.10.2 Policy HA1 ensures that Wallingford's built, archaeological and landscape heritage is conserved and maintained in an appropriate manner for both the present and future generations to enjoy.
- 4.10.3 Heritage assets can be enjoyed in many ways and on many levels. The Listed Buildings and Scheduled Monuments tend to be taken for granted as they are so much part of the town fabric. It is intended that an introductory publication outlining the history of the town will be written and a further publication explaining the historic buildings. It is also intended to renew and update the current interpretation boards on the monuments. Sites will be enhanced by ensuring appropriate use, and controlling vegetation where appropriate. Listed buildings will be enhanced by identifying and retaining original features.
- 4.10.4 Wallingford's Saxon grid layout is of national importance as are the surviving patterns of burgage plots. This policy seeks to ensure that the layout and remaining burgage plots are not destroyed or eroded.
- 4.10.5 Policy HA1 refers to the following National and District Policies - NPPF 2019, paras 184-202 & Local Plan 2035 policies ENV6, ENV7, ENV8, ENV9

### Policy HA2: Effects of Development on Historic and Heritage Assets

- HA2.1 Proposals for development that would result in harm (whether substantial or less than substantial) to, or loss of, the significance of a designated or non-designated heritage asset (from its alteration or destruction, or from development within its setting) will require clear and convincing justification. Demolition of these buildings or any alterations should not destroy or obscure any part of their historic interest except where the tests in national policy have been met. Applicants will be expected to provide an historical analysis and statement of significance report to aid understanding of the heritage asset.
- HA2.2 Proposals for new development should be sensitively designed and should not cause harm to the historic environment. Proposals that have an impact on heritage assets (designated and non-designated) should:
- HA2.2(a) conserve or enhance the significance of the heritage asset and the contribution of their setting. The more important the heritage asset the greater the weight that will be given to its conservation; and
  - HA2.2(b) make a positive contribution to local character and distinctiveness (through high standards of design, reflecting the asset's significance, including through the use of appropriate materials and construction techniques); and
  - HA2.2(c) make a positive contribution towards wider public benefits; and
  - HA2.2(d) provide a viable future use for a heritage asset that is consistent with the conservation of its significance; and/or
  - HA2.2(e) protect a heritage asset recorded on the Heritage At Risk Register.

- 4.10.6 Policy HA2 seeks to ensure that new development within Wallingford will conserve and enhance the nationally important townscape and prevent damage or erosion of the historic environment.
- 4.10.7 Policy HA2 refers to the following National and District Policies - NPPF 2019, paragraphs 184-202 & Local Plan 2035 policies ENV6, ENV7, ENV8, ENV9

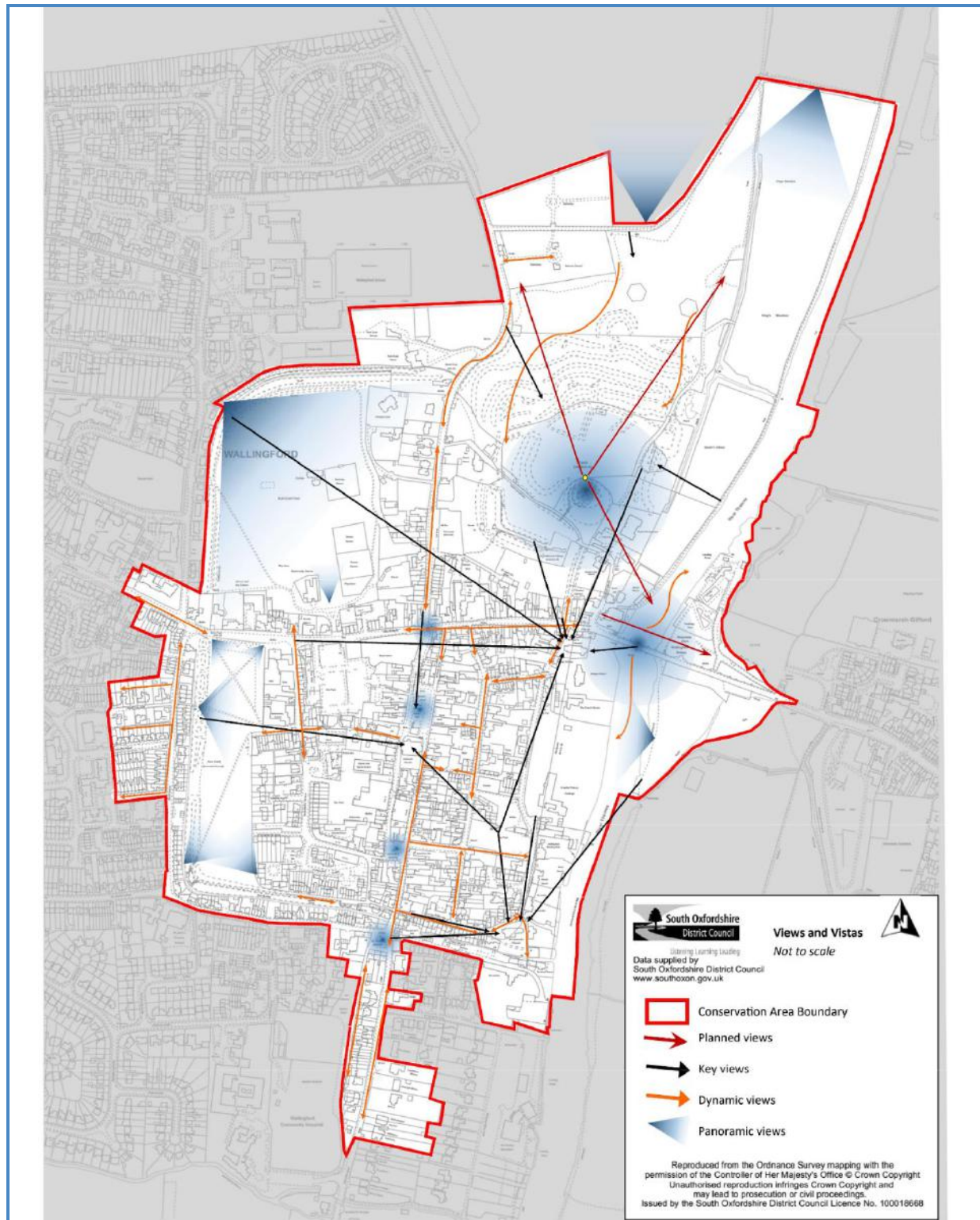
### Policy HA3: Views and Vistas

- HA3.1 Development proposals should have appropriate regard to Wallingford's nationally important Saxon and later layout, and conserve or enhance the planned views, key views, dynamic views and panoramic views in the Wallingford and Winterbrook Conservation Areas as indicated in the Wallingford Conservation Area Appraisal, April 2018.
- HA3.2 Where impacts are identified on either the layout of the town or the identified views, development proposals should identify ways in which the impacts can be appropriately and sensitively mitigated.

- 4.10.8 Policy HA3 seeks to ensure that neither views and vistas nor Wallingford's nationally important Saxon and later layout, are damaged or eroded by development proposals. The

policy builds on the work undertaken by the District Council on the Wallingford Conservation Area Appraisal. Its Map 12 is reproduced as Map 5.

- 4.10.9 Policy HA3 refers to the following National and District Policies -NPPF 2019, paragraphs 184-202 & Local Plan 2035 policies ENV6, ENV7, ENV8, ENV9



**Map 5.** Views and vistas in Wallingford. Supplied by, and reproduced with the permission of, South Oxfordshire District Council.





# CHAPTER 5

## Natural environment





## CHAPTER 5 - NATURAL ENVIRONMENT

### 5.1 Vision and Objectives

#### Vision

- Wallingford will be a greener and healthier town through the creation of a Green Network of existing and new green corridors where people enjoy walking and cycling, and wildlife thrives.
- Overall net gains for biodiversity will be achieved through improving biodiversity on new developments and improving and enhancing the biodiversity of existing and future green and blue infrastructure.
- The Wallingford Green Network will enable the connectivity of Local Green Spaces, public amenity spaces (e.g. churchyards, Castle Gardens, Castle Meadows, Kinecroft, Bull Croft and allotments), with the River Thames, Riverside Meadows, the Thames Path National Trail and the countryside of the Chilterns and the North Wessex Downs Areas of Outstanding Natural Beauty.

#### Objectives

- **ENV 01:** Create the Wallingford Green Network. This will safeguard and enhance green infrastructure integrated with walking and cycle routes (e.g. Sustrans national route 5 through Wallingford) to link existing and proposed residential and employment areas with the town centre facilities, schools, public amenity spaces, Local Green Spaces, the River Thames, public rights of way, the Ridgeway and Thames Path National Trails and the surrounding countryside.
- **ENV 02:** Secure measurable net biodiversity gains as recommended by Natural England. Ensure all new development integrates and delivers net gains for biodiversity within plans, and contributes to the restoration and enhancement of the biodiversity of green and blue infrastructure, including the River Thames and its tributaries e.g. Bradford's Brook, and the priority habitats of the Thames Wallingford to Goring Conservation Target Area.
- **ENV 03:** Ensure all new development respects the natural environment of Wallingford, including the River Thames, in ways that safeguard, enhance and extend the existing ecological networks and green infrastructure to create the Wallingford Green Network.



## 5.2 Background

- 5.2.1 Wallingford is located between the Chilterns and the North Wessex Downs Areas of Outstanding Natural Beauty, both of which can be seen from many parts of the town. Wallingford can be seen from the Chilterns escarpment and the Sinodun Hills/Wittenham Clumps. Riverside Meadows



*Wildflower meadow, west bank of Wallingford Bridge*

- 5.2.2 The popular Riverside Park and Pools and the Campsite to the north of Wallingford Bridge are owned by South Oxfordshire District Council and managed by the social enterprise Better. Part of this site lies within Crowmarsh Parish. A covenant states that this site should be preserved for ecological, recreation, leisure and tourism purposes.
- 5.2.3 Riverside Meadows, to the south of Wallingford Bridge, is owned by South Oxfordshire District Council. These fields lie within the Chilterns Area of Outstanding Natural Beauty. Riverside Meadows is managed by the Earth Trust in compliance with the covenant on the land that states its uses are restricted to agricultural use with the exception of one river event, the Wallingford Head of the River Regatta.



*Wallingford Head of the River Regatta, Riverside Meadows*



- 5.2.4 Wallingford is in SODC Local Character Assessment Area 4: River Thames Corridor. The northern section of the Thames Wallingford to Goring Conservation Target Area (CTA), a Biodiversity Opportunity Area within Oxfordshire's Ecological Network. The Oxfordshire Biodiversity Action Plan Target associated with the relevant section of the CTA is management of floodplain grazing marsh with the potential to extend the area of biodiversity.
- 5.2.5 Bradford's Brook, which includes Mill Brook, flows through the Winterbrook area of Wallingford before joining the Thames north of the CTA. Mill Brook rises in Blewbury and flows across the Moreton Plain west of Wallingford into Bradford's Brook.
- 5.2.6 Two open green spaces, the Bull Croft and the Kinecroft, are Scheduled Monuments that are popular for recreation, formal and informal sports, and large-scale community events. Three proposed Local Green Spaces, see Policy CF3, will add to the Green Network.
- 5.2.7 Wallingford's residential areas have an extensive network of well-used and permissive public rights of way that lead through the Bull Croft and the Kinecroft into the town centre, and on to the Thames Path National Trail, which is within the Plan Area, and the Ridgeway National Trail, which is just outside the Plan area. These are shown, in combination with the overall transport network, in Map 6.
- 5.2.8 This popular public rights of way network has the potential to be enhanced for biodiversity, through the creation of wildflower meadow planting, hedgerow and tree planting to enhance wildlife corridors through the town.
- 5.2.9 The South Oxfordshire Green Infrastructure Strategy October 2017<sup>22</sup> proposes retention, creation, maintenance and potentially extension of existing green infrastructure assets and natural green spaces as well as improving access from the two AONBs, the National Trail and National Cycle networks with Wallingford.



*Riverside Meadows*

<sup>22</sup> <http://www.southoxon.gov.uk/sites/default/files/Draft%20Green%20Infrastructure%20Strategy%20-%20Part%201.pdf>



*Map 6. Public rights of way in and around Wallingford.*



5.2.10 The proposed Wallingford Green Network, shown in Map 7, will:

- (i) enable people living in Wallingford and visiting the town to benefit from the publicly accessible natural green spaces within the Plan area
- (ii) improve and extend the biodiversity of the CTA by improving habitats north and west of the current designation
- (iii) improve and extend the biodiversity of historic parkland at Castle Meadows and Riverside Meadows which are popular recreation areas and close to the River Thames
- (iv) improve the biodiversity of existing and new urban areas by planting new and enhancing current hedgerows to link with hedgerows and woodland on land outside the developed areas of the town, and within the AONBs; this will enable wildlife to move freely between countryside and urban areas<sup>23</sup>
- (v) enable and encourage new appropriate tree and hedgerow planting, and better management of current trees and hedgerows alongside blue infrastructure (e.g. Bradford's Brook) as well as existing public footpaths that connect Local Green Spaces and public amenity and natural green spaces<sup>24</sup>
- (vi) connect with new allotments and community food growing areas
- (vii) support the Local Plan 2035 Policies ENV1 – 5 and WAL1. 5 and the Strategy for Wallingford in the Local Plan 2035 WAL1 and the WNP local Strategy WS1.

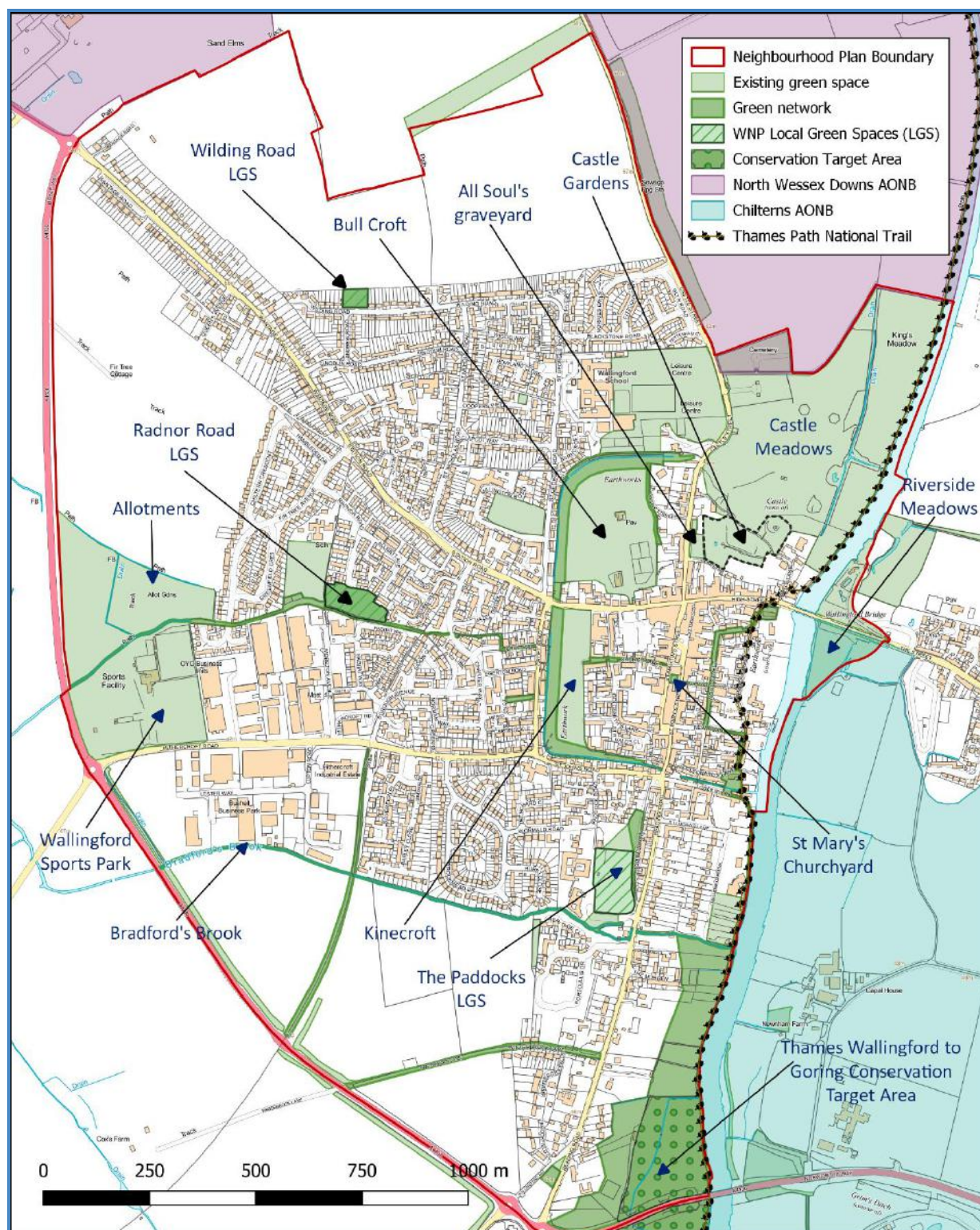


*Bradford's Brook, just before its entrance to the River Thames*

<sup>23</sup> Making Space for Nature, Prof Sir John Lawton and NPPF 2019 Chapter 15 para 174

<sup>24</sup> Natural England Character Assessment for the Thames Valley and Local Plan 2035 policies WAL1, ENV1, ENV2 and ENV3





**Map 7.** Green spaces in and around Wallingford showing the proposed Green Network. The Thames Wallingford to Goring Conservation Target Area lies just within the south-eastern region of the Plan area. The Castle Gardens and Kinecroft are owned by the Town Council. The Bull Croft is managed by the Town in its role as Trustee of the Bull Croft Trust. Not all green spaces on this map are publicly accessible.

## 5.3 Natural Environment Policies

### Policy EV1: New Green Spaces and Green Corridors

EV1.1	As appropriate to their scale and nature new development proposals should incorporate new public and private amenity green spaces and wildlife corridors that:
EV1.1(a)	improve and enhance biodiversity by:
EV1.1(a <sub>1</sub> )	creating new permeable green corridors that allow wildlife to move from one area of habitat to another. Traditional barriers to movement, such as fences and walls should incorporate features that will allow the dispersal of wildlife through areas of green space and gardens.
EV1.1(a <sub>2</sub> )	creating new habitats e.g. ponds, urban meadows and hedgerows and enhance existing biodiversity assets.
EV1.1(a <sub>3</sub> )	ensuring new development provides a measurable net gain for biodiversity using the most up-to-date information available.
EV1.1(b)	connect new public and private amenity green spaces and wildlife corridors with the Wallingford Green Network to benefit wildlife and people having regard to the South and Vale Green Infrastructure Strategy.
EV1.1(c)	respect and restore blue infrastructure, especially creating a minimum of 10m wildlife buffer to Bradford's Book and the River Thames, except where existing development prevents this
EV1.1(d)	respect and protect the setting of the Chilterns and North Wessex Downs AONBs, the River Thames and its floodplain to enhance the ecological and natural capital value of the river, its banks, the Thames Path National Trail and use of the river for formal and informal recreation and promote tourism.
EV1.1(e)	explore opportunities for positive management of wetland habitats, such as linking up and expanding small isolated wet woodlands within the Thames Wallingford to Goring CTA to meet Oxfordshire BAP Targets.

- 5.3.1 Policy EV1 aims to provide a permanent net gain for biodiversity as required in the NPPF<sup>25</sup>, and in line with DEFRA's 25-year Environment Plan, and to create natural links between the Areas of Outstanding Natural Beauty, the River Thames and Wallingford's built environment.
- 5.3.2 Policy ENV1 is designed to be applied in a flexible way based on the scale, nature and location of the development proposal concerned. It also recognises that the ambition to achieve a net gain in biodiversity may not always be able to be achieved within the development site itself.
- 5.3.3 Policy EV1 refers to the following National and District Policies and other sources:
- SO and Vale GI Strategy October 2017, pages 71, 88 and 89;
  - NPPF, Chapter 15 & paras 96-101;
  - DEFRA 25 Year Environment Plan;
  - Natural England Character Assessment, Thames Valley;
  - SODC Local Character Assessment November 2017: River Thames Corridor, Section 9.8 page 100;
  - Improving access to the Natural Health Service<sup>26</sup>

<sup>25</sup> Chapter 15 para 174 b

<sup>26</sup> <https://naturalhealthservice.org.uk/wordpress/>

### **Policy EV2: Protect Existing Amenity Spaces and Wallingford Green Network**

- EV2.1 Where appropriate new development proposals should link to existing public and private amenity green spaces and wildlife corridors. Proposals which deliver the following outcomes will be particularly supported:
- EV2.1(a) enhance the biodiversity of existing public amenity spaces, including proposed Local Green Spaces
- EV2.1(b) improve and enhance biodiversity with regard to the recommendations from Natural England Character Assessment for the Upper Thames Clay Valley to:
- EV2.1(b<sub>1</sub>) conserve existing natural and green corridors
- EV2.1(b<sub>2</sub>) use landscape features and create habitats e.g. ponds, urban meadows and new hedgerows
- EV2.1(c) connect existing amenity spaces with the Wallingford Green Network to benefit wildlife and people having regard to the South Oxfordshire Green Infrastructure Strategy.

- 5.3.4 Policy EV2 will give people easy access to natural green spaces and which could help them improve their health and wellbeing.
- 5.3.5 Policy EV2 provides a permanent net gain for biodiversity as required in NPPF, and in line with DEFRA's 25-year Environment Plan, and to create natural links between the Areas of Outstanding Natural Beauty, the River Thames and Wallingford's built environment.
- 5.3.6 Policy EV2 refers to the following National and District Policies and other sources:
- SO and Vale GI Strategy October 2017, pages 71, 88 and 89;
  - NPPF, Chapter 15 & paras 96-101 and 174 b);
  - DEFRA 25 Year Environment Plan;
  - Natural England Character Assessment, Thames Valley;
  - SODC Local Character Assessment November 2017: River Thames Corridor, Section 9.8 page 100;
  - Improving access to the Natural Health Service

## **5.4 Avoidance of Light Pollution**

- 5.4.1 Policy HD5 in Chapter 3 (Design and Character Assessment) aims to limit light pollution, not only due to the reasons stated in that chapter, but also because light pollution can have serious environmental consequences for people and wildlife.
- 5.4.2 Within the context of the Natural Environment light pollution is the inappropriate or excessive use of artificial light. Components of light pollution include:
- (i) glare: excessive brightness that causes visual discomfort
  - (ii) skyglow: brightening of the night sky over inhabited areas and spilling into the open countryside
  - (iii) light trespass: light falling where it is not intended or needed
  - (iv) visual clutter: bright, confusing and excessive groupings of light sources.





# CHAPTER 6

## Employment and economy



## CHAPTER 6 - EMPLOYMENT AND ECONOMY

### 6.1 Vision and Objectives

#### Vision

- Wallingford will positively and proactively encourage sustainable economic growth, in accordance with the National Planning Policy Framework.
- Wallingford will continue to be a vibrant market town with a bright future because of its diverse economy and rich history. The maintenance of a successful local economy and the high levels of employment will be crucial to making Wallingford an attractive place to live and work, where people can build their futures.
- Wallingford will continue to be a market town with a healthy local economy and employment opportunities with local, national and international organisations for residents and people living outside the town.

#### Objectives

- **EE01:** Provide 3.1 ha of employment land at Site C, land west of Hithercroft industrial estate (ref: Local Plan 2035 policy EMP1, the amount of new employment land)
- **EE02:** Protect, maintain and improve existing employment sites in Wallingford and support the many businesses and people that operate from home or a mobile environment.
- **EE03:** Support the development of flexible and innovative business units of the size, shape and form suitable for small and medium-sized businesses, including start-up, incubator and grow-on spaces (Local Plan 2035 policy EMP2, range size and mix of employment)
- **EE04:** Improve the physical connectivity links within Hithercroft Industrial Estate, and between the estate and the town centre facilities via the Wallingford Green Network and public transport.
- **EE05:** Promote the long-term viability of the town centre and its facilities (e.g. churches, community buildings) to maintain its role at the heart of the local community. Allow growth and diversity of employment opportunities by responding to changes in retail and leisure industries and supporting a mix of building uses including where appropriate residential accommodation. (Local Plan 2035 policy TC2, new retail floorspace.)



## 6.2 Background

- 6.2.1 Wallingford is the smallest market town in South Oxfordshire and is close to Science Vale UK, which is centred on Didcot and Harwell to the west. Around 6,200 people are employed in Wallingford, the majority of whom work in professional and technical services. Table 2 shows the concentration of types of jobs in Wallingford for the three largest industry groups in the Plan area.

Table 2: Main Local Employment<sup>27</sup>

Wallingford Industry group in order of size	Percentage in Industry group, of all people in Wallingford in employment
Professional, scientific and technical services	15.5%
Business administration and support services	12.3%
Wholesale	10.7%

- 6.2.2 The South Oxfordshire Employment Land Review 2015<sup>28</sup> recognised that many highly skilled residents work outside the town, in particular Reading and Didcot. The report also identified poor access to public transport and amenities from businesses on the Hithercroft Industrial Estate.
- 6.2.3 The nature of employment is changing, many people now work fully or partly from home or in a mobile environment, the facilities and services available need to be suitable to support this employment and lifestyle choice.
- 6.2.4 The WNP aims to support and expand employment opportunities to secure a thriving economic future for the town and its residents and support the strategic employment policies set out in the Local Plan 2035 at EMP1, EMP2, EMP3, and EMP7.
- 6.2.5 The WNP policies aim to:
- (i) improve employment land provision
  - (ii) retain existing employment land providing high quality jobs to help retain skilled residents in the local workforce and boost the local economy
  - (iii) provide good quality, flexible and affordable space for small to medium sized businesses
  - (iv) provide improved connectivity between the Hithercroft Industrial Estate and the town centre's services and facilities.
- 6.2.6 The WNP aims to retain the following existing key employment areas because they provide significant and varied employment opportunities in Wallingford:
- (i) Town Centre
  - (ii) Hithercroft Industrial Estate
  - (iii) Ayres Yard.

<sup>27</sup> Business Register and Employment Survey (BRES) (2016)

<sup>28</sup> <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/evidence-base-core-strategy>

- 6.2.7 These areas will be safeguarded and enhanced to ensure a diverse flexible range of employment opportunities locally in the town.

### Town Centre

- 6.2.8 In Wallingford town centre there are a variety of employment opportunities including retail, trade and professional services e.g. solicitors, banks, architects, accountants, public relations consultancy, opticians.
- 6.2.9 The Local Plan 2035 Town Centre policy TC2 and the ensuing para 10.91 identifies Wallingford as the focus of more localised retail, commercial and community facilities, leisure and services that reduce the need for people to travel beyond the town. These facilities provide a convenient and sustainable choice within walking distances of residential and other employment areas.
- 6.2.10 This is expanded in the Town Centre, Retail and Tourism chapter.

### Hithercroft Industrial Estate

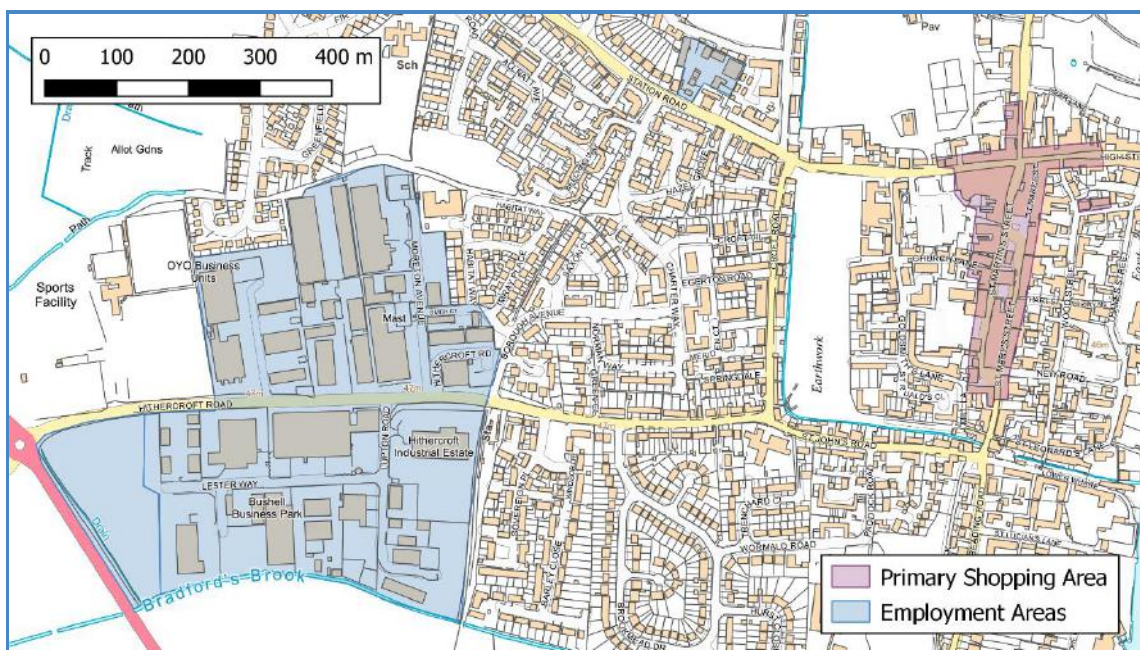
- 6.2.11 The Hithercroft Industrial Estate is approx. 25.14 ha, a key strategic employment site and important asset to the town. It provides over 85,000 sq. m of floorspace (South Oxfordshire Employment Land Review 2015<sup>29</sup>). Key employers include: Gladstone, Plastichead, Lesters, Fugro geoconsulting, UK Bathrooms, Royal Mail. There are also many units occupied by other small and medium-sized businesses. Generally, uses fall within E, B2 and B8 classes. A few businesses make ancillary sales from their premises but the estate primarily comprises B class uses with the exception the Lidl store (opened in 2019) which was built to meet the specific need for further convenience retail floorspace in the town. This provides a net tradeable floor area of 2,125 sq m. The Habitat warehouse site was recently re-used for housing. This has resulted in a particularly poor environment for the new residents closest to the B2 uses on the remaining industrial area, and is likely to put pressure on the neighbouring businesses about their business activities.



*Lidl supermarket, Hithercroft Industrial Estate*

<sup>29</sup> <http://www.southoxon.gov.uk/sites/default/files/16-01-15%20South%20Oxfordshire%20ELR.pdf>

- 6.2.12 Policy MC7 in this Plan supports better connected routes to improve connectivity within Wallingford. This is particularly relevant to Hithercroft Industrial Estate and its links with the town centre's services and facilities.
- 6.2.13 The South Oxfordshire Employment Land Review recognised that the Hithercroft Industrial Estate suffered from poor accessibility to and from the town (lack of public transport). Since that time buses have been rerouted to serve the Hithercroft Road. Section 106 monies from the Lidl store are available to improve bus facilities on Hithercroft Road but as yet Oxfordshire County Council have not brought forward proposals to use this money.
- 6.2.14 The employment areas of the Hithercroft industrial estate and Ayres Yard are shown on the Proposals Map – an enlarged section is given in Map 8 (below).



**Map 8.** Enlargement of Proposals Map showing the employment areas - Ayres Yard in the north and the Hithercroft Industrial Estate in the south-west. The Primary Shopping Area (shown for reference) is also a major area of employment but this is primarily for retail and is considered separately.

### Ayres Yard

- 6.2.15 Ayres Yard is a 0.75ha site located off Station Road with access west of the Esso petrol station. Ayres Yard is considered an important employment site because it accommodates many local service businesses.

### Employment cluster close to Wallingford

- 6.2.16 An important cluster of significant national and international environmental science organisations and companies are located within Wallingford and the nearby village of Crowmarsh Gifford. This Crowmarsh Gifford Parish also hosts agricultural engineering business Lister Wilder, small enterprises, national and international companies located on the Howbery Business Park, and the new HQ for SODC. These businesses, in this sustainable location, make significant contribution to economy of Wallingford. All these employment



opportunities are within walking and cycling distance, less than 2 miles, from Wallingford's residential areas and served by frequent Thames Travel bus services X38, X39 and X40.

### 6.3 Allocation of Employment Land

- 6.3.1 Local Plan 2035 policy EMP1 identifies that at least 3.1 ha of new B class employment land will be delivered in Wallingford through the WNP.
- 6.3.2 This requirement will be delivered through the allocation of Site C (land immediately west of Hithercroft Industrial Estate) as employment land, and the planning permission for Site C, as outlined below.
- 6.3.3 The land at Site C already has the benefit of planning permission (P14/S2633/FUL granted in 2014) for the construction of a new high bay warehouse distribution unit for 11,100sqm with office and trade showroom accommodation of 2,800sqm, plus a two-storey headquarters office building of 1,620sqm, with new access road off Hithercroft Road. Also included is 900sqm of B1 light industrial/research and starter units with access from Lester Way.
- 6.3.4 An additional 1.09 ha is identified by Local Plan 2035 policy EMP7 for employment at Hithercroft Industrial Estate. This requirement was generally satisfied by the development of the Lidl site, 1.16ha) at Lupton Road. The applicant's planning statement indicates that approximately 40 operational jobs will be provided.
- 6.3.5 Local Plan 2035 policy TC4 Convenience Floorspace Provision in Market Towns identifies that Wallingford should make provision for a single format food store with at least 1,500sqm of net sales floorspace. Para 10.18 states that planning permission was granted in 2018 for a A1 Class Lidl food store at Lupton Road on the Hithercroft industrial estate with a net tradeable floor area of 2,125sqm. The store opened in January 2019. This means that the convenience goods floorspace requirement for Wallingford is met for the duration of the Plan period.
- 6.3.6 A small amount, 0.25 ha, of employment land remains available on the Hithercroft industrial estate from the 1.09 ha referred to in paragraph 6.3.4, which was carried forward from the South Oxfordshire Core Strategy. An application for this remaining area adjacent to Lidl has been submitted.
- 6.3.7 One of the main aims of the WNP is to promote local employment opportunities so that people can work locally when possible. This will reduce the need to travel, provide a choice for people and minimise pollution and energy consumption. It is also important for sustainability to try to balance employment and housing opportunities available in the town. With this in mind we want to secure the retention of significant employment sites.
- 6.3.8 Retaining the existing areas for employment uses is important for the economy of the town, some losses of employment sites has taken place in recent years, this has resulted in a reduction in employment land and an unsatisfactory relationship between existing employment uses and new homes, likely to result in difficulties for business uses and a poor environment for residents. The neighbourhood plan seeks to safeguard the remaining areas

and prevent the further reduction in employment floorspace unless it can be demonstrated that no employment uses are viable.

## 6.4 Employment and Economy Policies

### Policy EE1: Allocation of Employment Land at Site C

EE1.1 At least 3.10 ha of new B class employment land is allocated on land known as Site C to the west of Hithercroft Industrial Estate as shown on the Proposals Map.

- 6.4.1 Policy EE1 supports existing economic growth and ensures that Wallingford continues to offer new employment opportunities for residents of South Oxfordshire. The policy provides the additional land needed in Wallingford for employment uses as identified in the Local Plan 2035.
- 6.4.2 Proposals for the development of Site C must have regard to the visual impacts of development, especially the height, massing and form of buildings, when seen from both the Chilterns and the North Wessex Downs AONBs.
- 6.4.3 Policy EE1 refers to the following National and District Policies - Local Plan 2035 policy EMP1

### Policy EE2: Safeguard Existing Local Employment Sites

EE2.1 Hithercroft Industrial Estate and Ayres Yard (as shown on the Proposals Map) are safeguarded for employment purposes (Use Classes E, B2 and B8). Within these areas proposals for change of use to residential purposes will not be supported.

Proposals for the extension or the redevelopment of existing employment land and premises at the Hithercroft Industrial Estate and Ayres Yard for employment uses within Use Classes E, B2 and B8 will be supported where they:

EE2.1(a) have no unacceptable harm on the landscape setting or green infrastructure of the area

EE2.1(b) encourage pedestrian and cycle links to the town centre

EE2.2 Where an existing employment use is close to residential properties any extension of the premises or an employment redevelopment of the site should not have unacceptable impacts on residential amenities including by;

- (i) Loss of privacy, daylight or sunlight;
  - (ii) Dominance or visual intrusion;
  - (iii) Noise or vibration;
  - (iv) Smell, dust, heat, odour, gases or other emissions;
  - (v) Pollution, contamination or the use of / or storage of hazardous substances;
- and

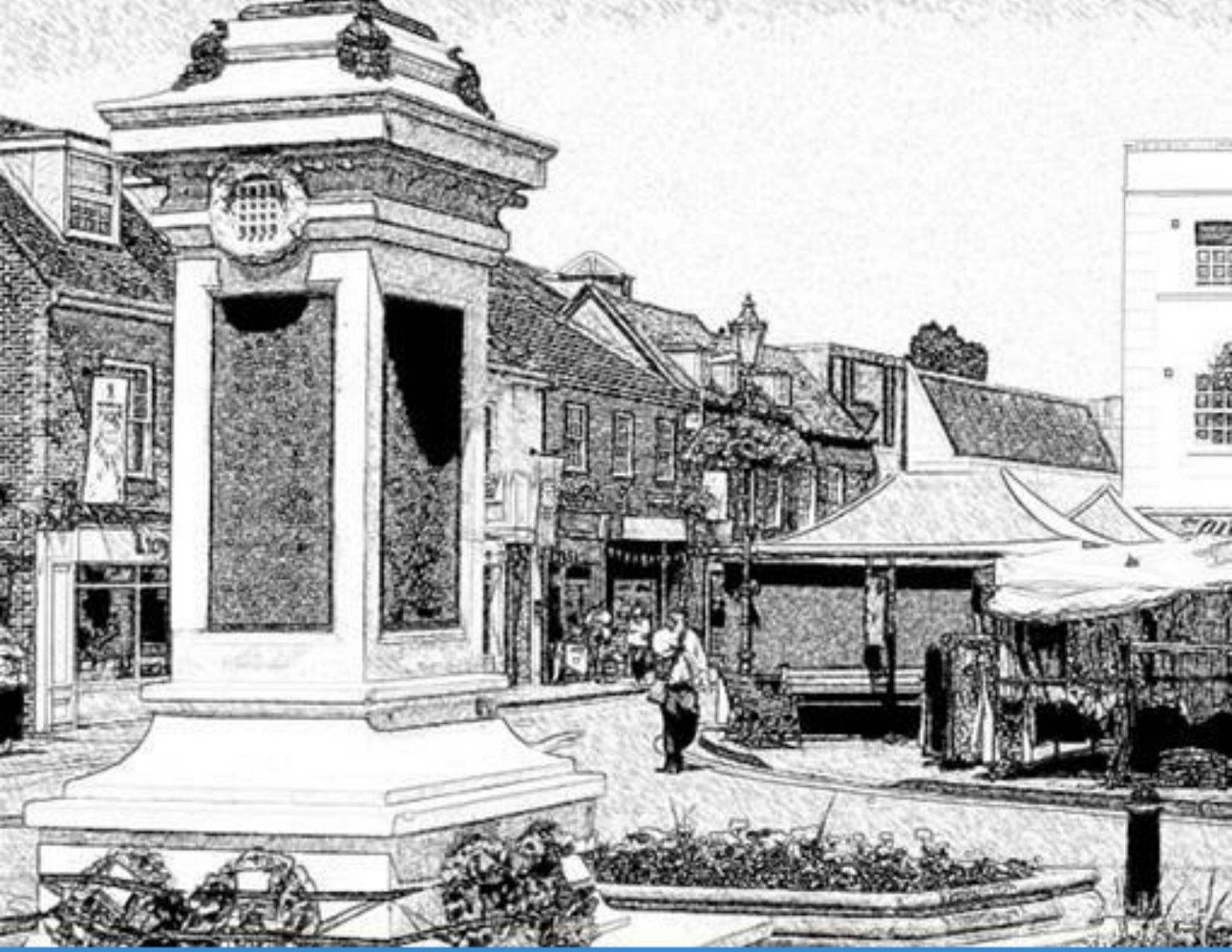
(vi) External lighting.

EE2.3 Development proposals for incubator units for small start-up businesses (up to 150m<sup>2</sup>) and grow-on-space (up to 500m<sup>2</sup>) or to provide flexible sized units for small and medium sized businesses will be supported within the safeguarded employment areas.

- 6.4.4 Policy EE2 refers to the following National and District Policies - Local Plan 2035 policy EMP3 Retention of employment land to support sustainable economy.
- 6.4.5 Policy EE2 supports sustainable economic growth and ensures that Wallingford continues to offer new employment premises opportunities for businesses and residents as defined in the South Oxfordshire Employment Land Review. The policy takes account of the greater flexibilities provided by the September 2020 Use Classes Order in general terms, and the introduction of the new E use class (commercial, business and services).
- 6.4.6 Proposals for the change of use of employment premises to residential uses elsewhere in the town will also be assessed against the contents of Policy EMP3 of the Local Plan. Both the Local Plan and the neighbourhood plan support sustainable economic growth to help ensure that there is a balance of employment and residential land use in Wallingford. This will provide a range and variety of job opportunities in the Plan period. The approach also seeks to support existing businesses by ensuring that new uses do not lead to changes in their business operations.
- 6.4.7 This policy approach acknowledges that the District in general is an area of economic growth and the demand for premises is high. To ensure that land is not lost to other uses there is a requirement to market the premises and to provide such evidence that the use is not economically viable.
- 6.4.8 Policy EMP3 of the Local Plan provides a degree of flexibility for mixed uses developments to come forward where there is no reasonable prospect of land or premises being used for continued economic purposes.







# CHAPTER 7

Town centre, retail & tourism





## CHAPTER 7 - TOWN CENTRE, RETAIL AND TOURISM

### 7.1 Vision and Objectives

#### Vision

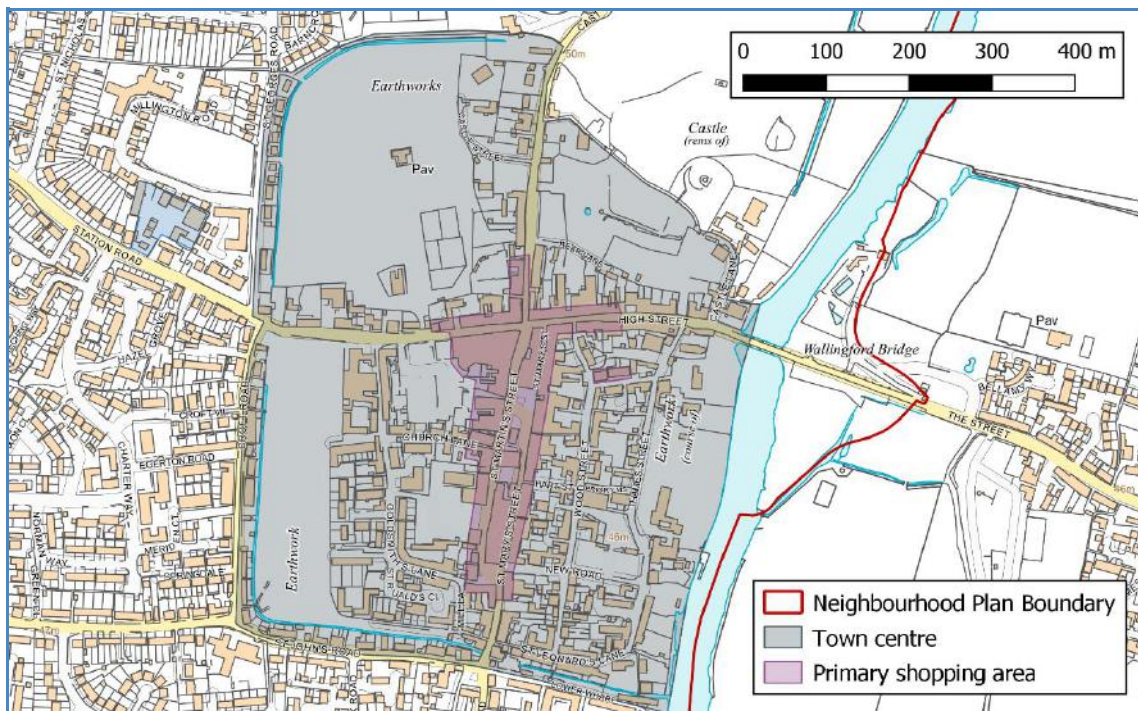
- Wallingford Town Centre will be a vibrant and attractive centre enjoyed by residents and visitors both during the day and throughout the evening. It will adapt to the changing needs of the retail and leisure economy.

#### Objectives

- **TRT01:** Promote Wallingford as a vibrant and historic market town with many attractions for visitors and residents.
- **TRT02:** Positively and proactively encourage the sustainable growth, management and adaptation of Wallingford's attractive town centre.
- **TRT03:** Ensure the long-term vitality and viability of the town.
- **TRT04:** Encourage more people (residents and visitors) to use the town centre in daytime and during the evening.
- **TRT05:** Allow growth of retail and employment opportunities alongside residential accommodation to ensure a successful mixed-use economy.
- **TRT06:** Ensure improved connectivity between the town centre's services and facilities with residential and employment areas, leisure facilities, the River Thames and the natural environment.
- **TRT07:** Encourage connectivity with the new retail store at Hithercroft. accommodation. (Local Plan 2035 policy TC2, new retail floorspace.)

## 7.2 Background

- 7.2.1 The boundary of the town centre, with the primary shopping area as reflecting the current situation, is shown in the Proposals Map. An expanded view is given in Map 9 (below).



*Map 9. Boundaries of the Town Centre and the Primary Shopping Area*

- 7.2.2 Wallingford's facilities are used by and important for residents from a wide catchment area including in the surrounding countryside and villages.
- 7.2.3 Wallingford is a vibrant and historic market town noted for its independent shops, community facilities, events and entertainment that all take place in the town centre.
- 7.2.4 The Market Place and surrounding streets are a hub for community-focused day-to-day activities and events in Wallingford, where people meet and enjoy the strong sense of community which is valued by people.
- 7.2.5 There is a requirement in the NPPF to define the extent of the primary shopping area and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of the town. The WNP identifies the main shopping areas in the town and shows these as the Primary Shopping Area on the Proposals Map.
- 7.2.6 This Neighbourhood Plan supports Local Plan 2035 policy WAL1. The Local Plan 2035 Town Centre policy TC2 identifies Wallingford as the focus of more localised retail, commercial and community facilities, leisure and services that reduce the need for people to travel beyond the town. These facilities will provide a convenient and sustainable choice within walking distances of local residential areas and accessible by bike or public transport to many more in neighbouring villages. Wallingford provides services for a substantial rural area and the car will remain the only feasible transport option for many. Retaining sufficient affordable car parking in the town is important to ensure Wallingford's continued attractiveness to residents of outlying parishes and reducing the likelihood of them travelling further to other centres. It is also important in supporting the vitality of the town centre businesses.

- 7.2.7 Two evidence documents prepared by SODC for earlier plans are still relevant, these are:
- (i) Wallingford Town Centre – The Future the Civic Trust report for Wallingford Town Council
  - (ii) South Oxfordshire District Council report published in February 2006 sets out a vision, strategy and action plan for the town.



- 7.2.8 Subsequently the Town Council and Wallingford in Business carried out many actions as recommended in the report e.g. improved signage and tourist information at the riverside and public open spaces, branding on lamp posts and signposts, pop-up shops. These have contributed to the sense of place, heritage and attractions in the town.
- 7.2.9 The Traditional Shopfront Design Guide<sup>30</sup> (Planning Guidance 6), published by SODC in 1995 remains an important document in determining planning applications. The document sets out general principles and details of good design and gives guidance on the retention of historic shop fronts and on the design of new shopfronts.
- 7.2.10 Shop fronts play an important role in creating a welcoming ambiance in the town and determining whether people will be attracted to enter the shops. A good number of historic shopfronts remain in the town and their retention will be encouraged.
- 7.2.11 The WNP aims to support and expand retail and employment opportunities, and residential accommodation in the town centre. This will secure a thriving economic future for the town and its residents, and supports the strategic policies set out in the Local Plan 2035.

<sup>30</sup> <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/conservation-and-design/design>





*St Mary's Street*



*St Martin's Street*



*The former post office, St Martin's Street*

### 7.3 Retail and leisure

- 7.3.1 During the period of this Plan the town centre retail and community facilities will need to develop and adapt to meet the changing needs and demands of the retail and leisure sectors. This will ensure Wallingford is a successful market town with healthy local daytime and evening economies. This is in accordance with WAL1 in the Local Plan 2035.
- 7.3.2 Wallingford's residents are proud of the town's independent shops, historic buildings and heritage in the town centre, community facilities for sport, and leisure in and around the Market Place where public events take place, and the River Thames which attracts visitors and is the location for major rowing events.

- 7.3.3 The WNP seeks to ensure that the town centre will continue to be the heart of the town, with improved viability and vitality to benefit local people, including those from Wallingford's wider catchment area, visitors and businesses. Shopping experiences in the town centre will continue to be pleasurable and convenient for people to ensure a diverse and vibrant economy. Facilities will be easily accessible to all and encourage community cohesion.
- 7.3.4 Shopping in Wallingford is currently concentrated on the Market Place, St Mary's Street, St Martin's Street, Castle Street, the High Street, St Peter's Street, and St Leonard's Square. These streets have the highest concentration of retail floorspace.
- 7.3.5 Table 3 indicates the available retail floorspace in Wallingford town centre.

Table 3: Retail floorspace, Wallingford town centre<sup>31</sup>

Address	Number of Units	Use Class 2011	Retail floorspace from Valuation office figures (sq m)
Castle Street	4	A1	188
	1	A3	40
	1	A4	58
	1	A5	29
High Street	17	A1	1686
	3	A2	232
	5	A3	270
	3	A5	188
Market Place	12	A1	1450
	4	A2	598
	4	A3/4	162
St Leonards Square	1	A1	221
St Martins Street	18	A1	3754
	4	A2	237
	1	A3	49
	1	A5	48
St Mary's Street	28	A1	1903
	4	A2	208
	3	A3	391
St Peter's Street	4	A1	250
The Arcade	3	A1	136
	1	A3	26

<sup>31</sup> Source: The South Oxfordshire District Council Vacant Shop Survey. January 2017.

- 7.3.6 Wallingford's primary shopping area has approximately 69% independent businesses by number. The diversity of these shops is one of the town's significant attractions, popular with visitors from all over the UK and the rest of the world. Independent shops bring a personal and unique offering to the shopping experience, which are not found in neighbouring Didcot, Reading and Oxford.
- 7.3.7 However, the overall amount of retail floorspace in the town has declined since the closure of the former Waitrose store in 2009. This closure has had a significant impact on the footfall along the southern part of St Martin's Street reducing the vibrancy of this part of town. This concern was recognised in the Core Strategy and Policy WAL1 encouraged the redevelopment of the former Waitrose site provided that the retail element and car parking is retained. As no anchor store came forward on this site SODC granted permission for 22 retirement apartments and two retail units on the ground floor<sup>32</sup>. Although the retirement apartments are now built and partially occupied, these retail units remain vacant.
- 7.3.8 The WNP views the two ground floor retail units of Silversmith Place as being particularly important to ensure that the Wallingford Primary Shopping Area is not further compromised and to ensure that an active retail frontage is retained at ground floor level along St Martin's Street.



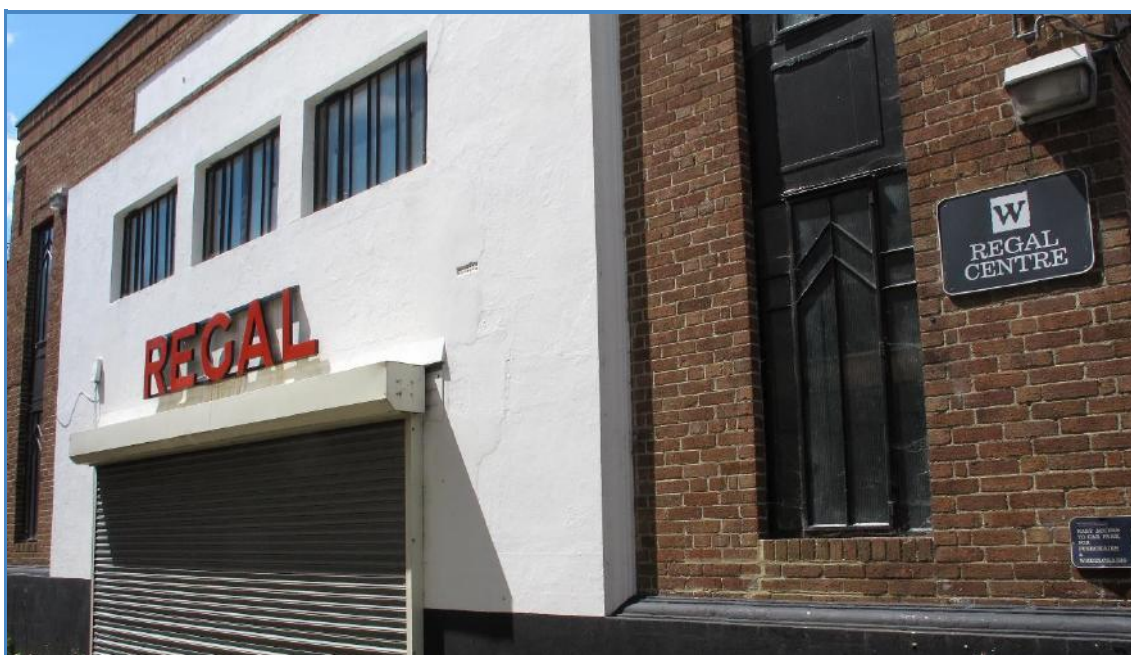
*Pedestrianised section of St Mary's Street*

<sup>32</sup> Beechcroft Developments (P16/S1514FUL)



## 7.4 Community buildings

- 7.4.1 Several church buildings in Wallingford are used for community events such as markets, music and choral concerts, meetings, art exhibitions, lunch clubs. Centre 70, which was a primary school and is located next to the Kinecroft, hosts many community organisations and events including dancing academy, yoga, art exhibitions and Repair Café.
- 7.4.2 In September 2017 the Regal Centre building, which is owned by Wallingford Town Council, was closed due its poor condition, unsustainable maintenance costs and declining usage. This building, which dates from 1934, was originally a cinema and also a roller-skating rink. In recent years it was used by many community groups for markets, sports, exercise classes, meetings, local authority and general elections.



*The former Regal cinema, and latterly a community hall*

- 7.4.3 During 2018 a public consultation was held to identify future uses for the Regal site. This strongly favoured a new community landmark building to accommodate a main hall and facilities for public events; Town Council offices with committee rooms and public meeting rooms; and accessible public lavatories.
- 7.4.4 There is potential to enliven the existing arcade between the Regal site and St Martin's Street, and capture views to St Mary's Church. There is also potential to present a more welcoming and attractive structure to visitors to the town from Goldsmith's Lane car park and St Martin's Street.
- 7.4.5 The WNP seeks to ensure that the Regal site is retained for community purposes. The retention of essential community facilities is recognised at Policy CF1 of the Local Plan 2035 and in Chapter 9 of this Plan.
- 7.4.6 The Town Hall, a Grade 1 listed building owned by Wallingford Town Council is the historic focus of the market place, it is used as a community building hosting public meetings and exhibitions and is licensed for weddings and civil ceremonies. It is recognised that greater use should be made of this important building in order to enable the community to appreciate its history and importance, and to help secure its future maintenance.



*The War Memorial, Town Hall and St Mary's Church*



*Town Hall main chamber set out for a wedding*

## 7.5 Employment

- 7.5.1 In Wallingford town centre there are a variety of employment opportunities including retail, trade and professional services e.g. solicitors, banks, architects, accountants, public relations consultancy, opticians.
- 7.5.2 The vitality of the town centre relies on the mix of uses in and around the Market Place. The retail sector has changed in recent years because of the increase in online shopping. Therefore, a mixed-use economy with the flexibility to adapt and respond positively to these changes is encouraged in the Plan. This is being achieved by encouraging people to live in the town centre, in particular at first floor and above levels, for example the shops between St Mary's and St Martin's Streets, flats overlooking the town centre and St Mary's Street, and above shops in Silversmith Place, on St Martin's Street.
- 7.5.3 A successful mixed-use economy in Wallingford would include residential use of first and second floor accommodation for sale and for rent above retail units. Together with service uses, cafes, restaurants, pubs and the Corn Exchange and other community uses to provide a vibrant community focus within the town and a lively evening economy.



## 7.6 Tourism

- 7.6.1 Tourism makes a significant contribution to Wallingford's economy through visitors making day trips and staying on short breaks, on organised coach trips, and people holidaying on the River Thames. However, the attractiveness of Wallingford as a destination is limited by the low provision of hotel and bed & breakfast accommodation<sup>33</sup>, as well as no dedicated coach parking area.



*The Town Information Centre in the undercroft of the Town Hall.*



*Boats mooring at the former coal wharf, east side of Wallingford Bridge*

<sup>33</sup> The George Hotel in the town centre has 39 rooms. The Shillingford Bridge Hotel (2 miles from the town centre and outside the Plan area) has 40 rooms. B&B accommodation within the town is limited to approximately 10 rooms.



- 7.6.2 Wallingford has many permanent events and attractions that draw thousands of visitors to the town from all over the UK and abroad.
- (i) Wallingford Museum includes displays relating to Dame Agatha Christie, organises the Agatha Christie Weekend in September and promotes the Dame Agatha Christie Trail from Wallingford Museum, via the author's home in Winterbrook to her grave at St Mary's Church, Cholsey.



*Wallingford Museum, Flint House, High Street*

- (ii) Ruins of Wallingford Castle, earthworks and ramparts, and other Scheduled Monuments, including the medieval Wallingford Bridge across the River Thames.



*Castle earthworks, Castle Meadows*

- (iii) Thames Path National Trail, a popular long-distance walking route, passes through Wallingford. The Thames Path enters the southern part of the Neighbourhood Plan area as the route passes beneath Winterbrook Bridge, Nosworthy Way (A4130). From its natural route beside the Thames the National Trail emerges into the town at Lower Wharf, and from St Leonard's Church follows Thames Street to cross the High Street and resume its riverside route off Castle Lane, next to The Boathouse pub. The Thames Path continues riverside through the Neighbourhood Plan area beside Castle Meadows and King's Meadow towards Benson. The Ridgeway National Trail is located at Grim's Ditch, Mongewell (just outside the NP area), and connects with the Thames Path via Winterbrook Bridge, Nosworthy Way (A4130).
- (iv) Castle Gardens and Castle Meadows. The Gardens are owned and managed by Wallingford Town Council and are popular with residents for recreation and leisure. Castle Meadows are popular with walkers because they provide a link between the town and the River Thames. The Meadows are managed by the Earth Trust on behalf of SODC to benefit wildlife, and usually grazed by cattle. In 2019 the site was awarded Green Flag status for the 12th successive year, and Green Heritage site accreditation for the fifth year in a row.
- (v) Riverside outdoor swimming pool and splash-pool, a very popular family attraction in the summer.



*Splash and outdoor swimming pools, Riverside Meadows*

- (vi) Independent shops, cafes, restaurants and antique shops, many are in Grade II listed buildings.
- (vii) Many national, regional and local sporting events at Wallingford Sports Park throughout the year



- (viii) The Cholsey and Wallingford Railway, known as the Bunk Line, which has open days and weekends throughout the year for steam and diesel trains connecting with mainline services at Cholsey station.



*The Cholsey and Wallingford Railway – also known as the Bunkline*

- (ix) Live music and festivals:
- a. Rugfest and Beer and Blues Festival at the Wallingford Sports Park in June
  - b. three-day Bunkfest (more than 25,000 visitors) in the Market Place, town centre pubs, clubs and the Kinecroft at the end of August; this is a free community-led family event
  - c. Music at St Peter's, a series of nine classical concerts during the summer in St Peter's Church
  - d. Band concerts in Castle Gardens
  - e. Winter Recitals, a series of concerts in St Mary-le-More Church.



*Performance at Bunkfest on the Kinecroft*



- (x) Vehicle Rally, Parade and Bike Sale on the Kinecroft in May raising funds for local charities.



*Vehicle Rally on the Kinecroft*

- (xi) Wallingford Festival of Cycling: weekend of cycling throughout the town in July for all the family.



*Wallingford Festival of Cycling*

- (xii) Wallingford Head of the River Regatta in November/December and the Long-Distance Sculls in September.

7.6.3 In addition to these, there are many local community-focused and organised events in the town, which bring families into the town centre, Market Place, Kinecroft and Bull Croft. These events include: Wallingford Carnival, St George's Day Celebrations, Bonfire Night and Fireworks Party, Remembrance Day service.



*Remembrance Sunday, Market Place*



*Bonfire Night, Kinecroft*

- 7.6.4 The Corn Exchange cinema and theatre in the Market Place is very well-equipped for productions by the local Sinodun Players as well as attracting visiting companies, comedians and musicians, and staging live relays of National Theatre, RSC, opera and ballet performances. These attract local residents and people from the surrounding towns and villages, many of whom visit local restaurants, pubs and cafes pre- and post-performance.
- 7.6.5 The Town Information Centre located on the ground floor of the Town Hall in the Market Place has limited opening times. During the financial year 2018/19 the number of visitors to the TIC was recorded as 10,015. Of these 2,536 were day visitors, people staying in B&Bs, hotels, boating on the river and camping in Crowmarsh, and walkers on the National Trails.
- 7.6.6 Many people visit Wallingford because it was the filming location for the fictional town of Causton in the television series *Midsomer Murders*. 633 people who came to the TIC were *Midsomer Murders* fans.
- 7.6.7 Wallingford Museum, located in the medieval Flint House opposite the Kinecroft, is open for nine months of the year. The museum's activities include presenting and interpreting the Town's history. Volunteers from The Wallingford Historical and Archaeological Society who run the Museum wrote and produced walking guides to the town, information boards and leaflets; they lead guided tours around the town and give talks. The Museum actively promotes Dame Agatha Christie, who lived in Winterbrook for 42 years and wrote many books here, through museum exhibitions and special Agatha Christie weekends.
- 7.6.8 Visitor numbers in the Museum for 2018: total 2,200 people, of whom 450 were children (mainly school visits) and 10 group visits. This is likely to increase because of new facilities and exhibitions in 2019. 1,000 people visited the Museum's bookshop and 150 people joined in the guided walking tours around the town.



- 7.6.9 As a result of the television series Midsomer Murders being filmed locally the Museum has a display which has increased visitor numbers from the UK and abroad, with many coach trips now including Wallingford on their itinerary.

## 7.7 Car parking

- 7.7.1 As of 2019, there are 839 public car parking spaces in Wallingford<sup>34</sup>. 280 at Riverside, 210 in Waitrose/St Alban's, 147 in Cattle Market, 132 in Goldsmith's Lane, 29 in Thames Street car park, 21 in Castle Street car park and 20 in St George's Rd car park. In addition, there are approximately 25 metered on-street car parking spaces in Thames Street and St Peter's Street, and 33 spaces in Wallingford Town Council's Castle Yard car park.
- 7.7.2 In order for Wallingford to continue to be an attractive town for people to visit, shop and work in, it is essential that the town centre retains as many public and private car parking spaces as possible. During the Plan consultations many people spoke of the need for more car parking in the town centre. There are no areas designated in the town centre for new car parking spaces.
- 7.7.3 More information is given in Chapter 9 under Movement and Connectivity.
- 7.7.4 Land at St Georges Road which has been used until recently as playing fields is being considered for car parking use in order to enable the school to expand on its current site. The loss of the playing fields would only be acceptable if there is a wider public benefit for example the car parking is also available for public use outside school hours. Playing fields should be retained on any land not used for car parking.



*Cattle market car park off Wood Street*

<sup>34</sup> Parkopedia en.parkopedia.co.uk



## 7.8 Town Centre, Retail and Tourism Policies

- 7.8.1 The Strategy for Wallingford advocates: ‘maintain and enhance the town centre as the focal point and community hub which supports a vibrant economy by encouraging suitable conversions of buildings or new buildings for business and/or tourism uses’.
- 7.8.2 The loss of any further retail floorspace within the Primary Shopping Area will be resisted as this will undermine the vitality and viability of the town centre.

### Policy TC1: Primary Shopping Area

- TC1.1 The Primary Shopping Area is defined on the Proposals Map.
- TC1.2 Where planning permission is required<sup>35</sup>, proposals that result in the loss of Class E uses at ground floor level within the Primary Shopping Area should demonstrate that:
- TC1.2(a) they do not undermine the vitality and viability of the town centre or reduce an active frontage at ground floor level, or
  - TC1.2(b) the new use meets an evidenced community need, and
  - TC1.2(c) that there is no market interest in the premises concerned for Class E uses following one year of active and effective marketing.

- 7.8.3 Wallingford is a Town Centre with a role to provide retail and service facilities for the town and surrounding area. The retail area of the town centre is to be retained and strengthened to meet the future retail needs of the local and wider community
- 7.8.4 Policy TC1 refers to the following National and District Policies - NPPF 2019 Chapter 7 & SODC Local Plan 2035 TC5

### Policy TC2: New Uses for Buildings within the Primary Shopping Area

- TC2.1 Within the Town Centre the provision and retention of active uses at first floor level and above will be supported. Employment and/or residential uses will be particularly supported.
- TC2.2 Proposals for the use of upper floors should be designed in a fashion which does not detrimentally affect the commercial use of the ground floor of the property concerned.

- 7.8.5 Policy TC2 will help to ensure the vitality and viability of Wallingford town centre continues because of the successful mixed-use economy.
- 7.8.6 Residential use is desirable, providing it does not jeopardise the economic viability of the town centre economy, because it not only provides ideal accommodation for small

<sup>35</sup> Use Classes Order 2018 recent changes.

households but also adds to the vitality and security of the town centre, particularly in the evenings.

- 7.8.7 Policy TC2 refers to the following National and District Policies: NPPF Chapter 7 & SODC Local Plan 2035 Policy TC2 and TC5

#### **Policy TC3: Regal Site**

- TC3.1 The Regal site is designated for community use on the Proposals Map. Proposals for community use will be supported.
- TC3.2 Proposals for the development of the Regal site should allow for the creation of a community hub with flexible accommodation.

- 7.8.8 Policy TC3 ensures the town centre's community focus is maintained and enhanced. This is a key site within the town centre because it is centrally located and has historically been used for community activities. Improvements to access and links with the Market Place need to be achieved to encourage more people to visit and use it.
- 7.8.9 Wallingford Town Council is owner of the current Regal (closed since 2017) and is developing plans for its replacement. Two rounds of public consultation (January 2018 & November 2019) have confirmed the public expectation that the site be retained for a broad-based community centre. Policy TC3.2 sets out the Plan's approach towards the delivery of a community hub on the Regal site. It is intended to include flexible accommodation, for example for meeting rooms, markets, theatre and/or sports events in a central location.
- 7.8.10 Policy TC3 refers to the following National and District Policies - NPPF 2019 Chapter 7

#### **Policy TC4: Improve the Visitor Economy**

- TC4.1 Proposals for the provision of new visitor accommodation and tourism facilities, which encourage people to spend more time in Wallingford, will be supported provided that they protect the distinctive character of Wallingford.
- TC4.2 The provision of new tourism focussed facilities which recognise, celebrate and promote the town's heritage and community will be supported where they complement existing facilities and do not lead to an unacceptable loss of amenity for local residents.

- 7.8.11 Policy TC4 will ensure the vitality of the historic town. Tourism is an important constituent of Wallingford's economy and for the town to compete with similar places for tourist's attention, it needs to refresh and expand its offering.
- 7.8.12 Policy TC4 refers to the following National and District Policies - SODC Local Plan 2035 Policies EMP11& NPPF 2019 para 85

**Policy TC5: Public and Private Car Parks**

TC5.1 Development proposals in Wallingford Town Centre that would result in the loss of public or private car parking spaces will not be supported unless the proposal concerned demonstrates that it will create at least the same number of spaces as will be lost elsewhere within the town centre.

- 7.8.13 Although the Neighbourhood Plan advocates sustainable and public transport networks between residential and employment areas and the town centre, it is recognised that car parking is required close to the shopping areas and businesses in and around the Market Place to ensure Wallingford is attractive to visitors and employers and to facilitate the mixed-use economy.
- 7.8.14 On street parking is a significant problem for residents, particularly for those within the Town Centre area. The narrow streets and a large proportion of houses built in times before significant car ownership cause considerable problems for residents and visitors. Furthermore, South Oxfordshire is one of the few remaining authorities within England where parking enforcement remains a criminal, not civil, issue, and limited police resources mean that actions against poor parking practices are not prioritised by the authorities. There is a strong local feeling that nothing should be done to increase the difficulties of residents through the reduction of public parking.
- 7.8.15 Policy TC5 refers to the following National and District Policies - SODC Local Plan 2035 policy TRANS2 vii.

**Policy TC6: Provision of Coach Parking**

TC6.1 Proposals which provide coach-parking facilities for tourism activities will be supported. Support will be given to development proposals for coach-parking providing there is no unacceptable harm to heritage assets or to safe movement of pedestrians and cyclists and there is no conflict with other development plan policies.

- 7.8.16 Day-visitors, particularly if offered easy access to the town from Oxford, have significant potential to benefit the tourism economy and the Plan will support dedicated coach parking in the town as a sustainable means of enabling such visits.
- 7.8.17 Increased coach parking could also reduce personal vehicle use during the tourism season leading to an improvement in the Air Quality Management Area and to an improvement in the amenity of local roads by residents during major tourist and community events.
- 7.8.18 We envisage that relatively small-scale provision, for up to 6 coaches, would be sufficient and that this could ideally be provided somewhere within the Hithercroft industrial estate. In any event it is anticipated that any coach park should be located within 1km of the town centre



- 7.8.19 Policy TC6 refers to the following National and District Policies - NPPF 2019 para 85, 102(c), 103, 104(a), 106

**Policy TC7: Preservation of Visitor Accommodation**

- TC7.1 Insofar as planning permission is required, proposals for change of use which would result in the loss of visitor accommodation will only be supported if:
- TC7.1(a) the applicant can demonstrate that any visitor accommodation use is no longer viable; and
- TC7.1(b) it is evidenced that there is no market interest in the site for use as visitor accommodation following one year of active and effective offline and online relevant marketing media and where the property has been offered for sale or letting on the open market for such uses at a realistic price and no reasonable offer has been refused.

- 7.8.20 Tourism is a vital component of the local economy and is likely to become increasingly important to Wallingford due to the challenges faced by high-street traders. The ability of tourism to contribute to the health of the local economy requires that the provision of visitor accommodation does not fall below existing, minimal, levels.
- 7.8.21 Policy TC8 refers to the following National and District Policies - SODC Local Plan 2035 policy EMP 14 & NPPF 2019 para 85





# CHAPTER 8

## Movement & connectivity





## CHAPTER 8 - MOVEMENT AND CONNECTIVITY

### 8.1 Vision and Objectives

#### VISION

- Wallingford will be a town where sustainable means of transport predominate.
- The town centre will be more pedestrian-focused, with reduced vehicular traffic, so that people can relax and enjoy visiting our shops and restaurants.
- Wallingford will have a safe and attractive environment for pedestrians and cyclists with a low speed limit of 20mph throughout.
- Convenient and Safe routes to the town centre, places of employment and public buildings will exist for walkers and cyclists.
- Visitors from Wallingford's wider catchment area will be able to travel safely to and from the town centre without causing an increase in congestion and air pollution.
- Air quality in the town will be good and not cause health issues.
- Traffic flows on local roads will be managed to provide safe and attractive routes for all road users including pedestrians.
- Whilst supporting and encouraging alternative means of travel, adequate car parking will continue to be available to support the viability of the town centre and safe and attractive residential environments.



*Bicycle park at the Waitrose supermarket*

## OBJECTIVES

- **MC01:** Reduce congestion and minimise vehicular traffic travelling through the town.
- **MC02:** Ensure adequate car parking is provided in the town centre and residential areas, while supporting a reduced demand, with improved provision for public transport, cycling and walking.
- **MC03:** Encourage people to travel by sustainable means of transport, including cycling, walking, public transport and vehicles powered by renewable sources.
- **MC04:** Use the 'Streets for All' guidance from Historic England to consider how all highway users (pedestrians, cyclists, motorists, buses and lorries) can be safely accommodated within the constraints of the historic town centre.
- **MC05:** Where practical prioritising pedestrians and cyclist movement in the town centre through the design and layout of roads and pavements and the promotion of safe shared surfaces in line with current DfT guidance.
- **MC06:** Ensure that new development contributes positively to transport and movement within Wallingford. All new and extended homes should have adequate on-site parking and should not rely on street parking to meet their needs.
- **MC07:** Protect and enhance existing sustainable transport routes in Wallingford. This includes walking, cycling and public transport routes (buses and trains).
- **MC08:** Support highways infrastructure that reduces vehicular traffic pressure in Wallingford's historic town centre and 'rat runs' through residential areas, including Borough Avenue and in the north west of Wallingford.
- **MC09:** Support and enhance safe pedestrian and cycle links, including those to recreational areas and routes, residential areas and transport hubs outside the Plan area.
- **MC10:** Encourage the provision of park and ride parking for people working in the town centre. This will release town centre parking for shorter-term use to support retail and leisure town centre uses and reduce parking in residential areas and along main roads e.g. Reading Road.
- **MC11:** Reduce air pollution (for example by facilitating electric vehicle use) throughout Wallingford to below EU/WHO minimum standards on a consistent basis so that the Air Quality Management Area designation in Wallingford may be removed.



## 8.2 Background

- 8.2.1 Wallingford's sense of place owes much to its historical background, but that background also has its disadvantages.
- 8.2.2 Although Wallingford has a bypass to the south and west of the town, at peak times junctions are at or above capacity and the town centre is often congested. This problem will be exacerbated by housing growth locally and at Didcot. The narrow streets and pavements resulting from the historic Saxon layout result in significant congestion at points including the approaches to Wallingford Bridge and at the Lamb crossroads. In places the extensive and alternating roadside parking results in considerable delays, difficulties for buses, refuse and emergency vehicles, even in gridlock, and causes air pollution and safety problems for other road users.
- 8.2.3 Emissions from queuing traffic in the town centre and particularly on the High Street led to the declaration of an Air Quality Management Area (AQMA) in 2005 which remains in place in 2021. All developments which generate additional vehicle movements have the potential to worsen the air quality problem in the town centre.
- 8.2.4 In spite of (perhaps 'because of'!) the partial by-pass, through traffic forms a significant proportion of traffic in Wallingford. The impact of this through traffic is exacerbated by the narrow canyon-like streets as well as by parked vehicles. Traffic seeking short cuts through residential areas is an issue for residents and particularly children. Wallingford would like to see all through traffic eliminated.
- 8.2.5 There are no mandatory cycle paths in Wallingford or any full width cycle lanes. Covered secure cycle parking is rare, and overall cycle parking provision is poor. Although there is a network of footpaths, they are not all surfaced and far from all are well lit. There is little to encourage increased cycling or walking to the town centre, places of employment, schools, leisure or healthcare facilities.
- 8.2.6 Parking provision in the town centre is widely perceived as inadequate. The community is concerned that all new homes should have sufficient off-street parking spaces to cater for residents' needs. Hitherto this has not been the case and the resulting high levels of on-street (and on-pavement) parking restrict access for delivery, service and emergency vehicles as well as for public transport, in addition making walking and cycling less safe.



*The Lamb Crossroads at the junction of High Street and Castle/St Martin's Streets.*

### 8.3 Movement and Connectivity Policies

#### Policy MC1: Transport Statement and Travel Plan Statement

- MC1.1 All development proposals generating significant amounts of movement will require Travel Plans<sup>36</sup> to be submitted, implemented and monitored. These documents should include measures to be taken to avoid any increased congestion of the streets within the Town Centre area as defined on the Proposals Map.
- MC1.2 All development proposals should demonstrate that significant adverse impacts can be adequately mitigated so that congestion and poor air quality is not increased, the safety and attractiveness of roads and routes for pedestrians and cyclists is not worsened and parking availability is not reduced.
- MC1.3 Appropriate provision for works and/or contributions will be required towards providing an adequate level of accessibility by all modes of travel and mitigating the impacts of development proposals on the road network. Consideration should be given to cumulative impacts. This should take account of the latest evidence and will inform the scoping of the Transport Assessment and Travel Plan.
- MC1.4 Transport Assessments or Statements and Travel Plans should, where relevant:
- MC1.4(a) illustrate accessibility to the site by all modes of travel, and;
  - MC1.4(b) show the likely modal split of journeys to and from the site, and;
  - MC1.4(c) detail the proposed measures to improve access by public transport, cycling and walking to reduce transport impacts, and;
  - MC1.4(d) illustrate the impact on the highway network and the impact of proposed mitigation measures where necessary, and;

<sup>36</sup>

<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/TravelAssessmentsandTravelPlans.pdf>

MC1.4(e)	include a travel plan (that considers all relevant forms of transport including accessible transport for disabled people) where appropriate; and
MC1.4(f)	outline the approach to parking provision.

- 8.3.1 Most new commercial developments and housing developments will, for the foreseeable future, generate additional vehicular traffic, which will impact on Wallingford's AQMA and local environment generally. Not all towns in South Oxfordshire have an AQMA, hence this requirement is more stringent than that for some others.
- 8.3.2 Policy MC1 refers to the following National and District Policies: Local Plan 2035 policies TRANS 2, TRANS 4 and EP1 & NPPF paras 102, 111 & 181.

#### **Policy MC2: Access to Public Transport**

- MC2.1 As appropriate to their scale, nature and location, new residential, commercial and recreational development proposals should provide access to public transport, with bus stops located within 400m of all homes and buildings accessed by the public via a safe and attractive walking route.
- MC2.2 New development proposals should not unacceptably detract from access to existing bus services and/or their routes. Proposals which seek to improve bus services will be supported.
- MC2.3 As appropriate to their scale, nature and location, high quality supporting infrastructure should be included in major development proposals.

- 8.3.3 An increased population is likely to increase on street parking and road congestion, potentially reducing the efficiency and viability of bus routes, for example Reading Road and Wantage/Station Roads (both key routes into and out of the Town Centre) can already be difficult for service buses to negotiate.
- 8.3.4 Transport infrastructure for buses within Wallingford should where practicable feature;
- (i) A stop cage marking of sufficient length to enable buses access close to the kerb. Minimum of 15m per bus if unobstructed.
  - (ii) High visibility bus stop flag and pole with appropriate and consistent branding
  - (iii) An enhanced maintenance regime to maintain the quality feel of infrastructure investment;
  - (iv) Higher quality footway and carriageway paving materials;
  - (v) A higher kerb to reduce step height between the bus and footway, minimum 125mm;
- 8.3.5 In many locations, the following features would also be beneficial:
- (i) An attractive shelter with seating designed for those with limited mobility;
  - (ii) Good bus stop design including real time passenger information display, printed timetable and service information, local map and way finding;
  - (iii) A Wi-Fi hotspot so that public transport bus stop departure times can be accessed via mobile phones;
  - (iv) Cycle parking may be relevant at stops that serve express bus routes to destinations over 5 miles away.



- 8.3.6 Policy MC2 promotes the use of sustainable travel and offers transport choice. Larger development proposals have the potential to contribute towards the improvement of bus facilities in the town centre. This would assist in promoting sustainable transport movements and will contribute towards measures to address air quality management issues. Based on an assessment of each proposal on a case-by-case basis potential contributions to such improvements will be sought where they would be necessary to make the development acceptable in planning terms, directly related to the development; and fairly and reasonably related in scale and kind to the development.
- 8.3.7 Policy MC2 refers to the following National and District Policies - Local Plan 2035 policies TRANS2 and TRANS5 & NPPF 2019 paras 102, 103, 104 & 110

### **Policy MC3: Promotion of Cycling**

- MC3.1 New residential development proposals should provide covered, secure and safe cycle storage for each home. Commercial development proposals should provide covered, secure and safe cycle parking for 50% of the expected workforce where appropriate.

- 8.3.8 Policy MC3 promotes the use of sustainable travel by facilitating cycle use.
- 8.3.9 Policy MC3 refers to the following National and District Policies: Local Plan 2035 policies TRANS2 and TRANS5 & NPPF 2019 paras 102, 103 & 110

### **Policy MC4: Safe Travel**

- MC4.1 As appropriate to their scale, nature and location development proposals should:
- MC4.1(a) provide for a safe and convenient access to the highway network for all highway users and for convenient access to important destinations in Wallingford including the town centre, schools, employment areas and health facilities;
  - MC4.1(b) provide safe and convenient routes for cyclists and pedestrians, both within the development, and including links to rights of way and other off-site walking and cycling routes where relevant, this may include the use of shared surfaces in line with current DfT guidance;
  - MC4.1(c) provide for covered, secure, convenient and safe cycle parking both at residents' homes and in the town centre, complemented by other facilities to support cycling where relevant;
  - MC4.1(d) be designed to facilitate access to high quality public transport routes, including safe and attractive walking routes to bus stops;
  - MC4.1(e) provide for appropriate public transport infrastructure;
  - MC4.1(f) be served by an adequate road network which discourages pavement parking and can accommodate traffic without creating traffic hazards or damage to the environment and demonstrates the use the 'Streets for All' guidance from Historic England to enable all highway users to be safely accommodated particularly within the constraints of the historic town centre;

MC4.1(g)	where new roads, pedestrian routes, cycleways and street lighting are constructed as part of the development, they should be to adoptable standards and completed as soon as they are required to serve the development;
MC4.1(h)	make adequate provision for those with impaired mobility and parking for disabled people;
MC4.1(i)	be designed to enable charging of plug-in and other low emission vehicles in safe, accessible and convenient locations;
MC4.1(j)	provide for loading, unloading circulation and turning space;
MC4.1(k)	be designed to enable the servicing of properties by refuse collection vehicles;
MC4.1(l)	where appropriate provide for traffic calming and the use of shared surfaces in line with current DfT guidance.

8.3.10 Residents need safe and convenient travel options to access all local services and facilities, they should also be encouraged to use low emission vehicles and non-car-based travel.

8.3.11 Policy MC4 refers to the following National and District Policies - Local Plan 2035 policies TRANS 2 and TRANS 5 & NPPF 2019 paras 102, 104 & 110

#### **Policy MC5: Vehicle Parking**

- MC5.1 Development proposals should meet Oxfordshire County Council's minimum parking standards. Where feasible and appropriate, proposals for residential development should also meet the parking provision included in paragraph 8.3.13:
- MC5.2 Within Wallingford Town Centre, as defined on the Proposals Map, parking provision as appropriate to the proposed use should take account of, and respond positively to, its historic environment. A reduced level of parking will be supported where it directly relates to the site concerned, the proposed use and to evidence of the way in which the proposed car parking provision can be satisfactorily accommodated in the local highway network.

8.3.12 Wallingford has, as a proportion of private households, a higher rate of car and van ownership than is the norm for England (see table C.9). Recent new housing has provided insufficient off-street parking. The community is concerned that the resulting high levels of on-street (and on-pavement) parking restrict access for delivery, service and emergency vehicles and public transport as well as making walking and cycling less safe propositions.

8.3.13 National maximum parking standards were abolished in 2011 as it was considered they resulted in 'congested streets and pavement parking'. The NPPF at paragraphs 105 and 106 set out criteria to be considered in relation to parking standards; these include the availability of and opportunities for public transport and local levels of car ownership. Whilst Wallingford has reasonably regular bus services to some towns, public transport access for many journeys including to essential services is poor and difficult without access to a car. Policy MC5 seeks to address this situation. It applies the County Council's standards to new developments. However, where it is practicable to do so the following standards should be

applied to residential developments. For developments of ten or less houses the mathematical calculation of these standards should be rounded up rather than down.

	1 allocated and remainder unallocated all off-road	2 allocated and remainder unallocated all off-road
1 Bed	1.4	
2 Bed		2.3
3 Bed		2.4
3/4 Bed		2.5
4 Bed		3.0
5 Bed +		3.5

- 8.3.14 The historic environment in Wallingford may mean that full parking provision is not appropriate, or that parking should be provided off-site. Exceptional circumstances would be needed to justify no parking provision
- 8.3.15 Policy MC5 refers to the following National and District Policies: SLP policy TRANS2 & NPPF 2019 paras 102, 105, 106 & 110

#### **Policy MC6: Cholsey and Wallingford Railway Corridor**

MC6.1 Land immediately to the west of the existing railway line, 10m in width, as shown on the Proposals Map shall be protected from built development to facilitate the provision of commuter train services from Wallingford Station, and to provide an enhanced walking and cycling route. Development proposals within this corridor which would preclude its use for transport and movement will not be supported.

- 8.3.16 The railway bed is owned by Wallingford Town Council and leased by the Cholsey and Wallingford Railway Preservation Society (CWRPS). The Society believes that a commercially viable commuter service may be possible and the Town Council would support this activity. Although still at early stage of negotiation which are subject to commercial sensitivities, three public transport companies have indicated that they view a commuter service from Wallingford as likely to be viable and have expressed an interest in undertaking further studies to confirm this.
- 8.3.17 This policy facilitates and provides access to any future commercial commuter link to Cholsey main-line railway station. It enables the future promotion of sustainable travel and would offer additional transport choice.
- 8.3.18 Policy MC6 refers to the following National and District Policies: Local Plan 2035 policy TRANS6 & NPPF 2019 paras 102, 103, 104 & 110



**Policy MC7: Provision of Electric Vehicle Charging Points**

MC7.1 New residential developments should be designed to enable charging of plug-in and other ultra-low emission vehicles (including both cars and cycles) in safe, accessible and convenient locations.

- 8.3.19 The demand for electric vehicles (EV) is growing rapidly and publicly-accessible charging points are essential if Wallingford is to support the increased use of EV cars.
- 8.3.20 Policy MC7 recognises changing technologies and promotes and facilitates more sustainable travel. The Town Council wishes to ensure that the policy is sufficiently general to ensure that it is future-proofed throughout the Plan period. It anticipates changes in technology and the government's wider ambitions to move away from motor vehicles powered exclusively by either petrol or diesel engines. The wider issue is likely to be regulated by progressive changes in the Building Regulations. However, in the short term the Town Council suggests that developers should set out to comply with the following expectations:
- (i) new residential developments with off-street parking at home will incorporate a charge point as standard at every home;
  - (ii) proposals for new residential developments with on-street and unallocated parking spaces should incorporate one public charge point (kerbside or lampposts) for every 10 car park spaces;
  - (iii) new residential developments with communal bicycle storage will provide one EV charge point for every five bicycle spaces;
  - (iv) proposals for new non-residential building with more than 10 car parking spaces will provide one charge point and cable routes for charge points for one in five spaces; and
  - (v) proposals which increase the number of charge points to at least 1 in 10 in public car parks will be supported
- 8.3.21 Policy MC7 refers to the following National and District Policies - Local Plan 2035 policy TRANS5 & NPPF 2019 paras 102 & 110



*Thames Travel bus entering the Market Place*



*Vehicles in Goldsmith's Lane*







# CHAPTER 9

## Community facilities & infrastructure



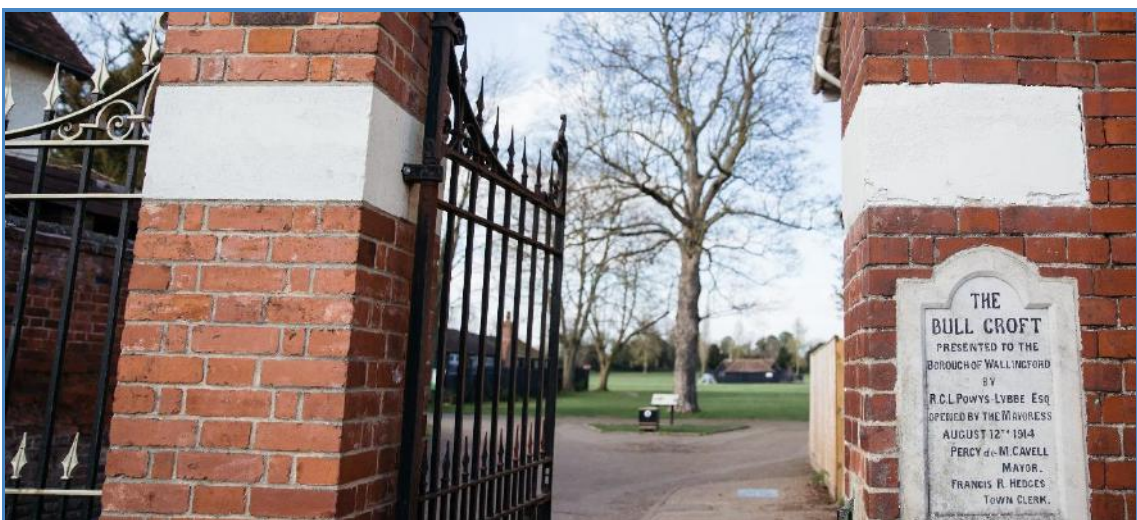


## CHAPTER 9 - COMMUNITY FACILITIES AND INFRASTRUCTURE

### 9.1 Vision and Objectives

#### VISION

- By 2035, Wallingford residents will have access to a wide range of high quality, attractive and inviting leisure and community facilities, to support healthy, interesting and active lifestyles.
- Wallingford's parks will be easily accessible attractive destinations for both residents and visitors, with a wider play offering for children and young people of all ages and abilities,
- Formal outdoor and indoor sports facilities will have been extended to meet the needs of residents and those within the catchment area and will provide year-round access to a good range of activities.
- The town's community halls will offer residents a choice of both hire for private use and attendance at a wide variety of clubs leasing the halls.
- Access to and use of the river will be creatively developed such that Wallingford develops a reputation as a place for recreation and leisure, with easy access to low key water-based leisure activities for able-bodied and disabled residents and visitors.
- Future enhancements of community facilities will be coordinated to ensure that the limited money available is allocated to achieve the best solution for residents.
- Residents will have access to a range of high quality facilities to be able to live healthy lives.
- Residents will be able to access education at all ages.



*The main entrance to the Bull Croft on High Street*



## OBJECTIVES

- **LO1:** To protect, improve and extend existing leisure and community facilities including formal and informal recreation spaces, allotments and indoor facilities to meet the needs of the increased population of the area and as described in the development plan.
- **LO2:** New developments will support the leisure needs of future residents, either by providing leisure facilities on site or by direct contribution through Section 106 and CIL funds.
- **LO3:** To protect and improve the capacity and quality of all existing leisure assets so that they are accessible, vibrant and have sufficient capacity.
- **LO4:** To improve play facilities for young children by improving existing play areas and by the provision of additional play areas.
- **LO5:** To support the creation of a leisure hub and meeting place for families and teenagers.
- **LO6:** To support the provision of new facilities for teenagers in the town.
- **LO7:** To provide support and encouragement to those that seek to make provision for an indoor swimming pool in Wallingford.
- **LO8:** To promote Wallingford's riverside location and capacity for water-based recreation.
- **LO9:** To encourage the provision of public amenity land and green spaces, particularly those that form part of the Wallingford Green Network (see Natural Environment Objectives and Policies) and create circular walking and cycling routes.
- **LO10:** To encourage facilities supporting tourism in Wallingford such as more accommodation and improved signage.
- **LO11:** To support the provision of enhanced cycle routes including a cycle route to Cholsey railway station to encourage sustainable access to the railway network (see Movement and Connectivity Objectives and Policies).
- **HO1:** To facilitate the provision of health and social care infrastructure in Wallingford to meet the needs of local residents. The WNP will require new housing developments to provide Section 106 and CIL funds to support the expansion of Wallingford Medical Practice and Wallingford Community Hospital to accommodate the healthcare needs of the increasing population.
- **EO1:** To ensure Wallingford has sufficient and varied educational provision for all ages and abilities, proportional to the increase in population and anticipated future demographic mix of the town. The WNP will require housing developers to provide Section 106 and CIL funds to support this objective.
- **INF1:** To support the provision of effective infrastructure including transport, high-speed broadband and utilities that will facilitate economic growth and new business development.

## 9.2 Background

### Leisure facilities

- 9.2.1 Leisure is vital to the quality of life, health and well-being of the community, Wallingford residents enjoy a wide array of leisure facilities for both formal and informal sport and leisure activities. These facilities will need to be extended and enhanced to meet future requirements as the town increases in size.

### *The Thames and water activities*

- 9.2.2 The River Thames, which runs along Wallingford's eastern boundary is a draw for both residents and visitors. The Thames Path<sup>37</sup>, a national trail and local riverside footpath, is heavily used by walkers and runners, but in bad weather can become inaccessible particularly for pushchairs and wheelchairs due to the poor surface.
- 9.2.3 The SODC camp site is at the Riverside Park and a private camp site just in Crowmarsh Gifford enable visitors to stay and enjoy facilities in the local area. In summer the Riverside draws large numbers who use the outdoor pool and Splash Park owned and run by SODC, as well as swimming, kayaking or Stand-Up Paddleboarding (SUP) in and on the river, and from the beach area. There are no hire facilities for kayaking, SUP or rowing boats within Wallingford which makes accessing the river itself difficult for many.
- 9.2.4 Wallingford Rowing Club<sup>38</sup> operates from a confined riverside site in the town and is open for local people to join. Oxford University has their boathouse in Wallingford and Oxford Brookes University has a boathouse just to the south of the town in Cholsey, both universities train extensively on this stretch of river.



*Coracles beneath Wallingford bridge*

<sup>37</sup> Thames Path <https://www.nationaltrail.co.uk/thames-path>

<sup>38</sup> Wallingford Rowing Club <http://wallingfordrc.co.uk/>

- 9.2.5 The Town Council owns a number of moorings near the bridge which are available for overnight hire and enable visitors to stay close to the town facilities. Cruise boats and other boats are available to hire from Benson Waterfront Leisure Park<sup>39</sup> where there is also a public access slipway for those who have their own craft. There is no publicly accessible slipway in Wallingford.
- 9.2.6 A new charity venture, the Wallingford Accessible Boat Club<sup>40</sup> is due to open in 2019 and will provide opportunities for disabled people to enjoy the water.
- 9.2.7 The SODC Leisure Strategy identifies existing provision in the town and future needs. A Leisure Strategy will be prepared for Wallingford to ensure that there is coordination of the future enhancements of community facilities and to ensure that the limited money available is allocated to achieve the best solution for residents.

### *Indoor and Outdoor Sport*

- 9.2.8 Wallingford School has a Leisure Centre<sup>41</sup> comprising a multi-purpose 4 court sports hall and dance studio. It also has outdoor netball and tennis courts, and an all-weather football/hockey pitch (AWP). Historically this was a community facility run by SODC but the school has taken back ownership of the site and now offers it to the community outside school hours only, from 4.30 to 9pm weekdays and on a pre-agreed basis at weekends.
- 9.2.9 The sports hall and AWP operate at 100% capacity with bookings for all available slots, and demand for more.



*Tennis courts and Multi-use games area (MUGA) in the Bull Croft.*

<sup>39</sup> Benson Waterfront Leisure Park <https://bensonwaterfront.co.uk/>

<sup>40</sup> Wallingford Accessible Boat Club <https://www.wabc.org.uk/>

<sup>41</sup> Wallingford School Leisure Centre <http://www.wallingford.oxon.sch.uk/index.php/community/leisure-centre>



- 9.2.10 A range of clubs for children and adults use the facilities including gymnastics, dancing, athletics, climbing, fencing, archery, badminton, netball, table tennis and Tae Kwon-do. Wallingford Netball Club<sup>42</sup> trains in Moulsoford due to a lack of training facilities in Wallingford itself, and Wallingford Badminton club has moved to Benson to play since the Regal Centre shut.
- 9.2.11 Wallingford Sports Park<sup>43</sup> is a 26-acre multi-sport facility located on the edge of the town at the Hithercroft. The Sports Park is run by volunteers as a charitable Trust, member clubs include rugby, hockey, football (youth and adult only), tennis, squash and racketball, skittles, petanque and archery. The Sports Park has one of the best all weather pitches in South Oxfordshire and the large pavilion provides space for community activities and classes. The Sports Park pitch facilities are used at capacity throughout the winter months.
- 9.2.12 Wallingford Hockey Club has a sizeable waiting list of juniors and a shortage of playing pitches, and the town's youth football club (Crowmarsh Youth FC<sup>44</sup>) does not have enough playing pitches for training and matches. The Sports Park has plans to improve the facilities available including an increase in AWP capacity for hockey and possibly football, grass pitch provision for junior football together with additional changing and parking facilities. Additional provision may also be made for tennis and archery. The Wallingford Leisure Strategy (to be published in 2020) will set out these ambitions together with those of other leisure providers in the town.
- 9.2.13 There are also sports pitches on other green spaces in the town at the Bull Croft, Millington Road and the Paddocks. Youth football changing facilities on the Bull Croft are in a poor state of repair and not fit for purpose. These sports pitches should be retained for youth football unless other suitable sites can be provided to offset their loss.

### *Greenspace and allotments*

- 9.2.14 Alongside the more formal facilities there are a small number of green spaces in the town which are used for informal sport and recreation. These are the Bull Croft, Kinecroft, Castle Gardens and Meadows (including the cemetery), Wilding Road and Radnor Road.
- 9.2.15 The amount of informal open space in Wallingford is below SODC's current standard and is concentrated in the east of the town at the Bull Croft, Kinecroft and Castle Gardens. The provision for children's play is particularly poor, with just one dated NEAP<sup>45</sup> play area on the Bull Croft and a small Local Area for Play (LAP) on the new development at Sovereign Place. Aside from 2 Multi-Use Games Area (MUGAs), there are no informal leisure facilities for teenagers and there is no offering for disabled children or those with special needs.
- 9.2.16 Despite the recent population growth in Wallingford there has been a decline in youth facilities. Play areas have been removed from the green spaces on Wilding Road and Radnor Road, a skate ramp removed from the Bull Croft and a Youth Club and MUGA on Clapcot Way closed down and was replaced by housing.
- 9.2.17 The allotments in Wallingford are provided and run by the Town Council. Currently they meet SODC's standard and there are few people waiting for a plot. New allotments will be required for the increased population of the town and should be provided in accordance with SODC standards.

<sup>42</sup> Wallingford Netball Club <http://www.wallingfordnetball.co.uk/>

<sup>43</sup> Wallingford Sports Park <http://www.wallingfordsportspark.co.uk/>

<sup>44</sup> Crowmarsh Youth FC <http://crowmarshfc.co.uk/>

<sup>45</sup> NEAP Neighbourhood Area Equipped for Play

### *Community Halls and buildings*

9.2.18 There are a number of community halls in the town used by a large number of organisations; however, a lack of investment means the condition of some is poor.

- (i) The Regal Centre, a large hall used for community markets, music events, sports and general hire was closed in September 2017 and the Town Council is working to rebuild it as a large hall for community hire.
- (ii) Centre 70, an old primary school is used by a number of organisations and is in a reasonable state of repair.
- (iii) Wallingford Sports Park pavilion has been refurbished and is used for indoor sporting activities, toddler activities and has several rooms of different sizes for public hire, including a large hall.
- (iv) The Ridgeway Community Church and Methodist Church have rooms and halls available to hire.
- (v) The Town Hall has rooms used for public meetings and exhibitions. It is a Grade 1 listed building and is in need of expensive maintenance.
- (vi) The Scouts lease a building from SODC off Wantage Road and the Guides have a hut on the playing field at Fir Tee School.
- (vii) The Wallingford Museum<sup>46</sup> is based in Flint House, an important historic building which is owned by the Town Council. The Museum is a volunteer-run facility popular with both residents and visitors.
- (viii) The Recreation Rooms on the Bull Croft are currently home to Rainbow Preschool, Citizens Advice Bureau (CAB), Foodbank and Wallingford Bell ringers. This building will be closed in 2020. Due to legal restrictions relating to the Bull Croft as a Town Green, and due to the terms of the Bull Croft Trust Deeds, the Town Council does not currently anticipate replacing this building.



*The Methodist Church and community hall in St Leonard's Square*

- (ix) The Library and adjacent Day Centre are owned and operated by Oxfordshire County Council and provide Wallingford residents with a much valued and used facility.

<sup>46</sup>

Wallingford Museum <http://www.wallingfordmuseum.org.uk/>

- (x) The Corn Exchange in the Market Place is used as a theatre and cinema and also has other events and is a much-valued leisure assets to local residents.
- (xi) The Wigod Way Wallingford Family Centre was set up in June 2017 following the closure of the Children's Centre. The centre runs open access play and educational sessions and activities for local children under 5 years old and their families. Sessions are planned to be inclusive, imaginative and enriching with the aim of promoting young children's early learning outcomes and providing opportunities for families to form and build vital social support networks.

9.2.19 The future use and maintenance of many facilities are complicated by being scheduled heritage assets and/or designated buildings and by their ownership arrangements. The additional housing proposed for Wallingford will increase pressure on the existing provision of community facilities as well as creating demand for new facilities.

9.2.20 Wallingford is a compact town, if leisure and community facilities are lost through redevelopment or closure, it can be very difficult to find suitable alternative sites. This reinforces the importance of retaining and maintaining the existing provision.

### *Cycling and walking*

9.2.21 Despite the easy terrain Wallingford is not cycle-friendly and there is poor access to off-road cycle routes from the town. There is only very limited cycle provision on the Wantage Road. Sustrans route 5<sup>47</sup> runs through the town and links with routes to Didcot, Abingdon, Oxford and Reading and the Chilterns Cycleway<sup>48</sup>. Better cycle routes and lanes around the town and a local cycle link between the town and Cholsey station would be advantageous. Proposals and policies for cycling are in the Movement and Connectivity section.

9.2.22 The town has a good network of public footpaths to access the surrounding countryside and links to a number of other trails including The Thames Path and Ridgeway National Trail. These footpaths and bridleways are part of Wallingford Green Network (see Natural Environment section).

9.2.23 The Dame Agatha Christie Trail is a local walking route used by many visitors and residents. It links her former home in Winterbrook and her grave at St Mary's Church in Cholsey.

### *Healthcare Provision*

9.2.24 Wallingford is a hub for health and social care, because the existing facilities: the Wallingford Medical Practice and Wallingford Community Hospital are used by residents from surrounding villages as well as Wallingford residents. These facilities are already used to capacity.

9.2.25 The Community Hospital, which is on the same site on Reading Road as the Medical Practice, has the following departments; 20 in-patient beds, first aid unit, maternity unit, adult mental health, day hospital, physiotherapy, community dental service, podiatry and ultrasound scanning. Additionally, Consultants from the Royal Berkshire Hospital offer out-patient clinics including ENT, rheumatology and audiology.

<sup>47</sup> Sustrans cycle route map <https://www.sustrans.org.uk/map-ncn>

<sup>48</sup> <https://www.chilternsaonb.org/cycleway.html>



- 9.2.26 The population of Wallingford and surrounding villages will grow with more housing, and this will result in increased pressure on existing health facilities and a need for the medical practice to be expanded with more consulting rooms.

### Education in Wallingford

- 9.2.27 Wallingford has two primary schools and a junior school: Fir Tree Junior School, St John Primary School, and St Nicholas CoE Infants. Children also attend Crowmarsh Gifford Primary School. There are two pre-schools in Wallingford: Paddocks and Rainbows, and St Nicholas School and Wallingford Schools both include a nursery facility.
- 9.2.28 Wallingford is a hub for secondary education, because the Wallingford School is attended by children from surrounding villages as well as Wallingford.
- 9.2.29 Wallingford School is already operating at its capacity of an intake of 190 pupils per year and is heavily over-subscribed with a waiting list. From 2019 children within the former catchment area of the Wallingford School have been allocated to schools at substantial distances from the town, such as Henley and Didcot. This has implications for the cost and sustainability of travel for the affected families.
- 9.2.30 The overall population of Wallingford and surrounding villages will grow with more housing, and this will result in increased pressure on existing education facilities.
- 9.2.31 Education proposals are set out in the Oxfordshire County Council's Children, Education & Families Business Strategy 2015/16 – 2017/18, the Pupil Place Plan 2018-2022 and their successor strategies and plans.

### 9.3 Community Facilities and Infrastructure Policies

- 9.3.1 Our policies seek to protect existing facilities and allow new proposals to come forward to support the Plan’s vision for leisure.
- 9.3.2 South Oxfordshire’s existing and emerging development plan documents have a range of policies covering recreation issues that seek to protect, enhance and ensure additional provision is made to meet the needs of the existing and future population of the District. The relevant leisure policies in the Local Plan 2035 policies CF1, CF2, CF3, CF4 and CF5.

#### Policy CF1: Protecting Existing Facilities

- CF1.1 Proposals which would result in the loss or reduce the use or effectiveness of existing essential community or leisure facilities or services, through change of use or redevelopment, will not be supported unless:
- CF1.1(a) suitable alternative provision or the significant improvement of an existing facility of equivalent community value is made in the neighbourhood plan area in an equally convenient and accessible location to the existing facility.
- CF1.1(b) it has been determined that the community facility is no longer needed; or
- CF1.1(c) in the case of commercial services, it is not economically viable

- 9.3.3 In applying Policy CF1 to protect a facility against loss, the Town Council will be expected to provide evidence relevant to the facility and the application in question at the time of determination.
- 9.3.4 The existing and future population of Wallingford requires a range of community facilities to provide for their health and well-being, facilitate community activities and to promote a sense of place. Policy CF1 sets out the Plan’s approach to this important matter. Applicants should provide appropriate, detailed and robust evidence to satisfy the criteria in the policy. Independent assessment of this evidence will be required. Planning conditions or legal obligations may be necessary to ensure that any replacement facility and appropriate provision for its ongoing maintenance is provided. Any replacement facility should normally be available before the original facility is lost. For clarity a community facility or service may be essential, either because it is one of a limited number of that nature in Wallingford or is fundamental to the quality and convenience of everyday life in the town. This includes the protection of Public Rights of Way including bridleways and byways. If suitable alternative provision already exists and the overall capacity of facilities in the town is adequate to meet identified needs for Wallingford and its catchment area, any facility or service will not be considered essential
- 9.3.5 Policy CF1 refers to the following National and District Policies - Local Plan 2035 Policies CF1, CF2, CF3, CF4 and CF5 & NPPF 2019 paras 91(c), 92 and 97

9.3.6 The following community facilities are integral to the viability of Wallingford's economy and will be safeguarded by Policy CF1:

- (i) The Bull Croft and Bull Croft pavilion
- (ii) The Kinecroft
- (iii) The Regal
- (iv) The Paddocks open space
- (v) Wilding Road open space
- (vi) Radnor Road open space
- (vii) Wallingford Sports Park
- (viii) Wallingford School Sports Centre
- (ix) Library & Day Centre
- (x) Scout Hut
- (xi) Centre 70
- (xii) Corn Exchange
- (xiii) Allotments
- (xiv) Flint House (Wallingford Museum)

#### **Policy CF2: Support for New Formal and Informal Sport and Community Facilities**

CF2.1 Proposals for development of new or enhanced community and recreation facilities to improve formal and informal community and sport provisions will be supported where:

CF2.1(a) they are located within or adjacent to the town

CF2.1(b) they would meet an identified local need; and

CF2.1(c) they are accessible for all members of the community and promote social inclusion

CF2.2 Proposals for the following will be particularly supported:

- (i) At the Regal Centre site – a replacement community hall
- (ii) At the Bull Croft – a replacement pavilion
- (iii) At the Sports Park – proposals to expand capacity for hockey and football.

9.3.7 The existing and future population of Wallingford requires a range of community facilities to provide for their health and well-being, facilitate community activities and to promote a sense of place. Wallingford recognises the benefits to public health, both physical and mental, of having access to a range of quality leisure and recreational facilities which are accessible to the broadest spectrum of people.

9.3.8 Policy CF2 refers to the following National and District Policies - Local Plan 2035 Policies CF1, CF2 and CF5 & NPPF 2019 para 96.



**Policy CF3: Local Green Spaces**

- CF3.1 The following spaces, which are identified on the Proposals Map, are designated Local Green Spaces:
- (i) Wilding Road
  - (ii) Radnor Road
  - (iii) The Paddocks Playing Field
- CF3.2 Proposals for development on a Local Green Space will not be supported except in very special circumstances.

- 9.3.9 Wallingford has a high density of housing constrained by its historical Saxon boundaries. Individual gardens are smaller than the national average and the quantity of informal open space in Wallingford is below SODC's current standard. Residents can benefit from informal green space outside of the major parks of the Kinecroft, Bull Croft and Castle Gardens.
- 9.3.10 Policy CF3 applies the restrictive policy approach towards development proposals on designated local green spaces. Very special circumstances can be considered by the District Council on a case-by-case basis rather than a policy approach trying to anticipate future circumstances.
- 9.3.11 Policy CF3 refers to the following National and District Policies - Local Plan 2035 Policies CF1 and CF4 & NPPF 2019 paras 91(c), 96-101

**Policy CF4: Wallingford's Riverside**

- CF4.1 The Riverside Meadows south of Wallingford Bridge are safeguarded for ecological and informal recreation use. Proposals that generate unacceptable harm:
- the ecology or natural landscape character of the area, or
  - the setting of the Chilterns AONB, or
  - the important heritage assets including Wallingford Bridge, will not be supported.
- CF4.2 The Riverside Park and Pools area to the north of Wallingford Bridge is safeguarded for tourism, leisure and recreation uses. Proposals for an improved water-sports leisure centre, which may include a covered swimming pool, or those which improve opportunities for residents and visitors to enjoy Wallingford's location beside the River Thames will be supported, provided they do not unacceptably harm:
- the ecology, natural landscape character of the area, or
  - the setting of the Chilterns AONB, or
  - the important heritage assets or their settings, including Wallingford Bridge.
- CF4.3 Proposals which improve facilities for rowing and other river-based sport or recreation uses without causing unacceptable harm to the ecology, natural landscape character of the area or to the important local historic assets or their settings, will be supported

- 9.3.12 The area beside the River Thames is an important and treasured asset for Wallingford. It separates the town from the village of Crowmarsh Gifford and provides an important

approach to Wallingford giving views into the Conservation Area and many important designated buildings, including the Grade 1 listed Wallingford Bridge, a Scheduled Monument. The Riverside Meadows south of Wallingford Bridge lie within the Chilterns AONB and are River Thames floodplain meadows managed by the Earth Trust on behalf of SODC for wildflowers and wildlife. The meadows make an important contribution to the visual setting of Wallingford. Due to the site's rich historical and archaeological interest Riverside Meadows is on the Historic Environments Record.

- 9.3.13 The riverside areas north and south of Wallingford Bridge are an important part of the landscape setting of the town and of the Chilterns AONB. Any changes in these areas need to be carefully considered. Proposals will need to include comprehensive assessments of all these issues, especially potentially harmful impacts on the setting of the Chilterns AONB, as set out at policy DP4 in the Chilterns Conservation Board Management Plan 2019-2024, as well as impacts on the setting of the historic town. Existing covenants on this land would need to be respected in any proposals for change.
- 9.3.14 The River Thames and the open areas beside the river are important contributions to the sense of place and attraction that Wallingford has for residents and visitors. The capacity of the River Thames to accommodate increased use should be considered when assessing proposed new riverside facilities for river-based sports and recreation.
- 9.3.15 Wallingford is situated in the centre of Cleeve Reach, the name of the stretch of river between Benson Lock and Cleeve Lock near Streatley, a distance of 6.5 miles of open water. This length of open water makes Cleeve Reach very attractive for rowing clubs and popular for regattas.
- 9.3.16 Wallingford Rowing Club is based in Thames Street and Oxford University Boat Club is situated in St Lucian's Lane. Oxford Brookes University Boat Club is located in Cholsey, south of Wallingford. We believe it is important to maintain the priority given to rowing at Wallingford due to the river's unique suitability for this river-based sport.
- 9.3.17 Where development proposals are being proposed for river-based sport for non-local organisations, the Town Council would welcome the feasibility of including provision for some local use of the proposed facility being considered. There is a particular local interest in rowing and compatible informal water-sports such as canoeing and kayaking.
- 9.3.18 The provision of a year-round swimming facility in Wallingford was one of the most requested facilities in our consultations. The existing heated outdoor pool operated by Better on behalf of SODC operates from May to September (four months). While it has been difficult to find a suitable alternative site for a swimming pool within the Neighbourhood Plan area, it may be feasible to increase the opening times of the existing pool by the provision of a cover or other means. This and/or the provision of other supporting facilities to improve and increase the opportunities for enjoyment of the leisure area at the Riverside Park would be supported provided they do not harm the natural or built environment, the important landscape setting of the Chilterns AONB and the Scheduled Monument (Wallingford Bridge) and the historic town.
- 9.3.19 Policy CF4 refers to the following National and District Policies - Local Plan 2035 Policies CF1 and CF4 & NPPF 2019 paras 92, 96 and 179

**Policy CF5: Local Amenity Provision**

- CF5.1 The provision of local business premises to serve the needs of the residents of the development on new housing developments in excess of 50 houses will be supported. The provision of convenience shops and public houses will be particularly supported

- 9.3.20 Policy CF5 seeks to ensure that sub-communities within the wider town are not left isolated for basic provision of services, requiring them to travel for even simple needs and thus contribute to traffic and pollution problems.

**Policy CF6: Health & Wellbeing Service Provision**

- CF6.1 Proposals that result in increasing the health and social care facilities through contributions to new/extended buildings will be supported.
- CF6.2 Proposals for the expansion of the medical centre will be supported provided they have regard to the protection area adjoining Bradford's Brook and to the historic environment.

- 9.3.21 Access to primary healthcare in Wallingford must be sustainable. An expanding and ageing population in Wallingford should have access to appropriate health care facilities. The importance and benefit of having a fit for purpose medical and health centre to serve the local community may override other considerations on the site.
- 9.3.22 This policy seeks to recognise that Wallingford serves as a hub for the surrounding villages and that residents have very strong concerns that the viability and level of service provision of primary health care is at risk due to the inadequate consideration of the cumulative effects upon Wallingford of neighbouring developments. The Community Aspirations of the Plan seek to address this important issue. The Town Council will work with relevant organisations to ensure that medical facilities in the town are closely aligned with its expanding population.
- 9.3.23 Policy CF6 refers to the following National and District Policies - NPPF 2019 para 7







# CHAPTER 10

## Community aspirations





## CHAPTER 10 - COMMUNITY ASPIRATIONS

- 10.1.1 Over the course of the public consultations that have been held in order to guide this Neighbourhood Plan to fruition, a number of specific community aspirations have been suggested. These aspirations demonstrate how some of the policies contained within this Plan could be integrated into provision for the future benefit of Wallingford's community. These aspirations are listed below.
- 10.1.2 The Town Council's Annual Meeting will report on progress towards meeting these Community Aspirations.

### **Historic Built Environment and Archaeology - Review and update the Designated Buildings and Non-designated heritage assets**

- 10.1.3 Periodic reviews and updates of the designated buildings and non-designated heritage assets will ensure Wallingford's heritage and historic assets are protected and maintained for future generations to enjoy, and to reinforce the sense of place that residents and visitors find so attractive. The last review was carried out in 1984 and the list is now considered inadequate.
- 10.1.4 Since 1984 criteria for listing have changed and a greater understanding through research of building types has taken place. In Wallingford few buildings were inspected internally but a good number are now proving to have much earlier interiors. Bringing up to date and maintaining records of Wallingford's heritage assets and historic environment will ensure that both are understood, celebrated and protected for future generations to enjoy. Wallingford is long overdue a review of its designated buildings and it is anticipated that as more research is carried out a number of these buildings will be added to the national list.
- 10.1.5 We will work with and encourage the relevant authorities to undertake a heritage review.

### **Movement & Connectivity - Local Air Quality Action Plan**

- 10.1.6 Wallingford Town Council will work with SODC, OCC and other partners to expedite the implementation of a programme of measures in a Local Air Quality Action Plan to reduce emissions and improve air quality in Wallingford's AQMA as quickly as possible.

### **Movement & Connectivity – Cycle movement and safety**

- 10.1.7 Wallingford currently has no cycle paths. Wallingford wishes not only to prioritise pedestrian and cycle movement in the town centre but also to promote increased cycle usage. Cycle usage is inhibited by the absence of safe cycle paths in the town. Wallingford Town Council will work with Oxfordshire County Council and other partners to designate surfaced shared cycle paths including (but not exclusively) those routes detailed below:
- (i) The path from Queen's Avenue to St George's Road
  - (ii) The path from Hithercroft to The Old Post Office
  - (iii) The path from St George's Road to Bull Croft Lodge
  - (iv) The path from the Cross Keys to Kinecroft
  - (v) A route linking the town centre with the Winterbrook to Cholsey cycle path

- 10.1.8 In addition, a roadside cycle lane (not route) with a hard white border leading from St John's Road to the Hithercroft employment and sports areas.
- 10.1.9 WNP Movement & Connectivity Promotional Statement Number 3 (Community Aspiration)
- 10.1.10 Wallingford has a significant proportion of through traffic. Not only does this contribute to the well documented air quality issues in the town centre but also inhibits the use of cycles and, particularly when 'rat running' through the north west sector, uses residential streets which are used daily by children attending three schools. Wallingford wishes to deter through traffic.
- 10.1.11 The Town Council will work with Oxfordshire County Council and other partners towards (i) designating Wallingford a 20mph zone (ii) designating Wallingford a 'No Entry' except for access area thereby prohibiting non-emergency through traffic, and (iii) exploring the use of technology to police (i) and (ii).
- 10.1.12 The Town and County Councils will work together to improve accessibility for all. Opportunities to improve access during maintenance activities will be supported.

### **Leisure – All year-round swimming pool**

- 10.1.13 The Town Council will explore with SODC the opportunity for providing an all year-round pool, a pay and play gym and a 4-court sports hall in full time community use in the Wallingford area.
- 10.1.14 Proposals to secure the provision of a covered swimming pool for all year use in Wallingford or within walking distance (1.6 km) of Wallingford Town Centre will be strongly supported.

### **Improved Health and wellbeing facilities**

- 10.1.15 The Plan takes account of the increasing pressure on medical facilities in the town. The pressures reflect the growth of the town itself, and that of the villages within its hinterland. The ageing of the local population also places its own pressure on the available facilities. In this context the Town Council will work with relevant organisations to ensure that medical facilities in the town are closely aligned with its expanding population.

### **Educational Facilities**

- 10.1.16 The Plan takes account of the increasing pressure on educational facilities in the town. The pressures reflect the growth of the town itself, and that of the villages within its hinterland. In this context the Town Council will work with relevant organisations to ensure that educational facilities in the town are closely aligned with its expanding population. In particular it will work with the District Council and the County Council to ensure that the existing, well-developed arrangements for securing developer contributions towards the expansion/ modification of local school provision is continued throughout the Plan period.



# CHAPTER 11

## Monitoring delivery of the Plan



## CHAPTER 11 - MONITORING DELIVERY OF THE PLAN

- 11.1.1 We consider both the built and the natural environments to have critical importance to our community. Both the ongoing challenges of testing economic environments and the very real impacts of climate change will test the flexibility and viability of this Plan. For the WNP to truly fulfil its purpose it must remain an active document past the time that it is ‘made’, up to its end date in 2035.
- 11.1.2 The Town Council shall have regard to the Policies of the Plan when considering its responses to planning applications and where appropriate will record both its responses and those of the District Council with sufficient detail that the effectiveness of the Policies can be evaluated to inform future updates to the Plan. The likely impacts and possible benefits should be also summarised. It is not expected that this should become an unduly onerous process – a “light touch” is encouraged (particularly given that the majority of planning applications are likely to be of a fairly minor nature) – the recording of data in a template similar to below should allow sufficient evidence to be gathered over time to inform reviews of the Plan at appropriate times.
- 11.1.3 Commentary recorded as part of the monitoring should pay particular regard to the Objectives and Visions of this Plan and assess how planning applications deliver or hinder these key drivers of the Plan Policies.
- 11.1.4 Table 4 – illustrative WNP monitoring template

Planning Application Number	Description of Development	Relevant WNP Policies	Key Town Council Comments	Key SODC Comments	Impacts	Benefits

- 11.1.5 The Town Council shall also use monitoring data to inform and develop appropriate strategies for the town, and use it to assist others in doing so – for example updating the Civic Trust’s review of Wallingford’s Town Centre, or for supporting SODC in reviewing its own sports and leisure strategy.
- 11.1.6 The Town Council’s Planning Committee should have oversight of the monitoring and recording of the appropriate data.
- 11.1.7 As time progresses it is likely that the effectiveness of the Plan Policies, as assessed against the Vision and Objectives, will decrease. The Town Council will assess the effectiveness of the Plan at least annually, and take measures to update the Plan if it so recommends.
- 11.1.8 The Town Council will ensure that the Plan is reviewed in a parallel way with the eventual review of the recently-adopted Local Plan. In general terms this process will ensure that the different elements of the development plan continue to be complementary. In particular it would allow the strategic delivery of new housing in the town to be readjusted if necessary. It would also allow an ongoing assessment of the way in which housing delivery in the town was directly addressing local housing needs.

## APPENDIX A – SITE ALLOCATIONS

- A.1 The heart of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development.
- A.2 The NPPF requires that: ‘Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.’
- A.3 The NPPF also states that Neighbourhood Plans make policies and allocations to meet identified housing requirements<sup>49</sup>.

### A.1 Site Assessment Process

- A.4 In order to fulfil these NPPF requirements representatives from the Wallingford Neighbourhood Plan working groups formed a Site Assessment Working Group in June 2017.
- A.5 The group met in a series of workshops led by Nexus Consultants who were commissioned by Wallingford Town Council to guide and advise the development of the Plan. The group met in workshops to objectively assess each potential development site put forward.
- A.6 These workshops considered the sites identified by:
  - (i) SODC’s Housing & Land Availability Assessments (HELAA)
  - (ii) SODC’s subsequent Strategic Housing & Land Availability Assessments (SHLAA)
  - (iii) Call for Sites issued by Wallingford Town Council
  - (iv) Strategic Sites put forward in the Core Strategy: Sites A, C, D and E. Site B was already allocated for development.
- A.7 People taking part in the three Site Assessment Working Group workshops in June 2017 used the criteria of Suitability, Availability and Achievability (see below) and were judged as Red, Amber & Green. Each site was then marked out of 12, where 1 was dark red and 12 was pale green.
- A.8 Suitability of the site for development
  - (i) Connectivity: distance to the town centre, schools, shops, health facilities and employment areas
  - (v) Access: existing and proposed access to the site for vehicles and pedestrians
  - (vi) Highway impact: effects of traffic to/from the site on the highways network and public safety
  - (vii) Heritage impact: effects on designated buildings, conservation areas, archaeology, Scheduled Monuments and undesignated heritage assets
  - (viii) Biodiversity/Landscaping/Green Infrastructure: effects on biodiversity, landscape characteristics, topography and public green spaces
  - (ix) Flood Risk: known flood risks at the site
  - (x) Compatibility with surrounding land uses: would any development cause a negative impact on existing or future residents/users; e.g. noise, air pollution
  - (xi) Parking: would development impact parking provision locally
- A.9 Availability
  - (i) Available for development: is the site readily available for the proposed development
  - (ii) Appropriate use: is the proposed development an appropriate land use, are there competing priorities that would affect its delivery

<sup>49</sup> NPPF February 2019, chapter 2

- A.10 Achievability  
(i) Is the proposed development realistic and likely to financially viable?
- A.11 The preliminary findings from the initial site assessment workshops were set out on display boards produced by Nexus Consultants<sup>50</sup>, and displayed at the public consultation in the Regal Centre on 8 July 2017. This consultation was open online until 19 August 2017.
- A.12 People were invited to complete a questionnaire (online and printed handout) indicating their agreement/disagreement with the information displayed relating to: Strategic and Small Residential Sites, Leisure and Community Sites, Employment Sites and give additional information and comments.
- A.13 Representatives from the Site Assessment Working Group visited the most significant sites in October 2017.
- A.14 Information from the public consultation, new information from SODC about site availability and non-availability, and the site visits contributed to discussions in validation meetings held by the Site Assessment Working Group with members of the Plan working groups.
- A.15 With advice from SODC, the Site Assessment Working Group completed the site assessment work, which was discussed and approved at Steering Group meetings and finalised in summer 2018.

## A.2 Sites allocated for housing

- A.16 The SODC Core Strategy 2012 preferred options exercise identified potential development sites (Sites A to E) around Wallingford. After public consultation Site B green field neighbourhood for 555 homes was allocated for development. This site is currently under construction by Berkeley Homes Thames Valley (St Joseph).
- A.17 In October 2017 SODC published a Draft Local Plan which identified 295 homes required to be built in Wallingford during the plan period. This figure was used when assessing all the sites that had come forward. In August 2019 SODC granted outline planning permission for development of Site E, subject to the completion of Section 106 agreements to secure planning obligations. See P16/S4275/O.
- A.18 The ELP identifies, in Chapter 5 Delivering New Homes para 5.17, that the supply of new homes in Wallingford is satisfied by the provision of houses on Site B and Site E.
- A.19 In February 2020, the Ministry for Housing, Communities and Local Government (MHCLG), published updated figures for its “Housing Delivery Target”<sup>51</sup>. These show that in the period 2016 to 2019, the SODC area completed 3022 new homes against a requirement of 1466, thereby demonstrating an above target delivery of new homes in the district.

### The Site Allocation is as follows

- A.20 Site E is allocated for development. This site already has the benefit of outline planning permission P16/S4275/O, subject to legal agreements, for up to 502 new homes including an extra care facility, a primary school and access.

<sup>50</sup> WNP Community Consultation 8 July

<sup>51</sup> <https://www.neighbourhood-planning.co.uk/2020/02/hdt-2019.html>



- A.21 This site is a sustainable location within the town and meets the requirements of the NPPF 2019. The ELP confirms that with the commitments at Site B and Site E the housing need in the town is more than satisfied.
- A.22 When making this assessment (full details are given in APPENDIX B – ) we considered:
- (i) Traffic flows
  - (ii) Access from the site into Wallingford, for pedestrians, cyclists and drivers
  - (iii) Impacts on the natural and historic environments, including Bradford’s Brook and the Bronze Age barrow.
- A.23 The detailed site assessment (Appendix B) explains this and recognises the opportunities to positively influence the way the site is developed in order that it provides an attractive and good quality environment for future residents and respects the heritage and landscape setting of the town. In particular:
- (i) to review which parts of the site should be developed and which remain as green space
  - (iv) the density and height of development
  - (v) the contributions the site makes to the green infrastructure network footpaths and other local public amenity spaces and infrastructure within the Wallingford Green Network.
  - (vi) the contribution the site makes to necessary infrastructure in the town.
- A.24 A full detailed Landscape and Visual Impact Assessment will be essential to inform the final capacity of the site, to ensure the site provides an attractive gateway to the town and to avoid adverse impacts on the Chilterns and North Wessex Downs AONBs and the town’s heritage and Conservation Areas.

#### A.2.1 Other sites considered for housing

- A.25 During the Site Assessment process, Site A, north of Wallingford and Site D, south of the Hithercroft industrial estate were also considered.

#### Site A

- A.26 Site A is a 77ha site on land north of Wallingford. It is divided into two sites, A1 and A2. Following the Neighbourhood Plan public consultation in July 2017 Oxfordshire County Council sent a letter<sup>52</sup> dated 14 August 2017 outlining reasons for objecting to development on this site:
- (i) Sites A1 and A2 are within the Strategic Resource Area and Mineral Safeguarding Area for sharp sand and gravel in the Oxfordshire Minerals and Waste Local Plan: Part 1 – Core Strategy, policies M3 and M8. In addition, both sites lie within a mineral consultation area under policy M8.
  - (ii) Traffic from Site A2 onto Shillingford Road would greatly increase the volume of traffic on Shillingford Road and Castle Street and contribute to air pollution within the Air Quality Management Area around the crossroads of Castle Street and the High Street. The sites are not near public transport.

- A.27 SODC Landscape Capacity Assessment published in September 2017 concluded that Site A was not suitable for development because:
- (i) Development on this site could lead to harm to views from the North Wessex Downs AONB including the Public Rights of Way
  - (ii) Development would extend the built-form of Wallingford well beyond the settlement limit and encroach into open countryside, eroding the separation of the AONB
  - (iii) Access to the site via the eastern boundary could do harm to the rural character of the Brightwell-cum-Sotwell Conservation Area
- A.28 **Site A has not been allocated for housing** because it is not suitable and not achievable for housing development for the following reasons:
- (i) harm to the adjacent North Wessex Downs AONB and its setting,
  - (ii) the Minerals Safeguarding from Oxfordshire County Council,
  - (iii) and the potential increase to air pollution in the Air Quality Management Area.

### Site D

- A.29 Site D is a 10.72ha site south of Hithercroft Industrial Estate. Planning application P18/S2506/O for up to 170 homes and 3.1ha of employment land with access from the A4130 was refused in January 2020 due amongst other reasons to poor accessibility and sustainability, poor design, impact on the landscape, impact on the highway network.
- A.30 Wallingford is one of the UK's best-preserved medieval towns with a constrained road network. The development of Site B and Site E with potential for 1,000 new homes will put considerable pressures on the infrastructure, services and facilities in Wallingford. It is the WNP steering group's view that the town does not have the capacity to accommodate even more homes.
- A.31 **Site D has not been allocated for housing** because it is not suitable and not achievable for housing development for the following reasons:
- (iv) This site is not allocated for housing in the SODC Development Plan (Core Strategy and SODC Emerging Local Plan 2034).
  - (v) Proximity of this site to land used for industrial purposes which would create noise and disturbance for residents, or unreasonable constraints on existing businesses.
  - (vi) There is no connectivity with the town centre's facilities and services.

## A.3 Sites Allocated for Employment

### Site C, Hithercroft

- A.32 ELP Policy EMP1 identifies that at least 3.1 ha of new B class employment land will be delivered in Wallingford through the Neighbourhood Plan.
- A.33 As a result of the Site Assessment process, Site C (land immediately west of Hithercroft industrial estate) was allocated for employment. This will be delivered through the planning permission for Site C, as outlined below, which is a commitment to development that has not yet been implemented.
- A.34 The land at Site C has planning permission (P14/S2633/FUL granted in 2014) for the construction of a new high bay warehouse distribution unit for 11,100sqm with office and trade showroom accommodation of 2,800sqm, plus a two-storey headquarters office

building of 1,620sqm, with new access road off Hithercroft Road. Also included is 900sqm of B1 light industrial/research and starter units with access from Lester Way.

- A.35 An additional 2.25 ha is identified by ELP Policy EMP7 for employment at Hithercroft industrial estate. This requirement was generally satisfied by the planning permission granted for Class A1 uses on land (now the Lidl site, 1.16ha) at Lupton Road. This site is now operational.
- A.36 A small amount, 0.25 ha, of employment land remains available on the Hithercroft industrial estate from the 2.25 ha referred to above, which was carried forward from the SODC Core Strategy. Planning permission has now been granted for employment uses on this land.

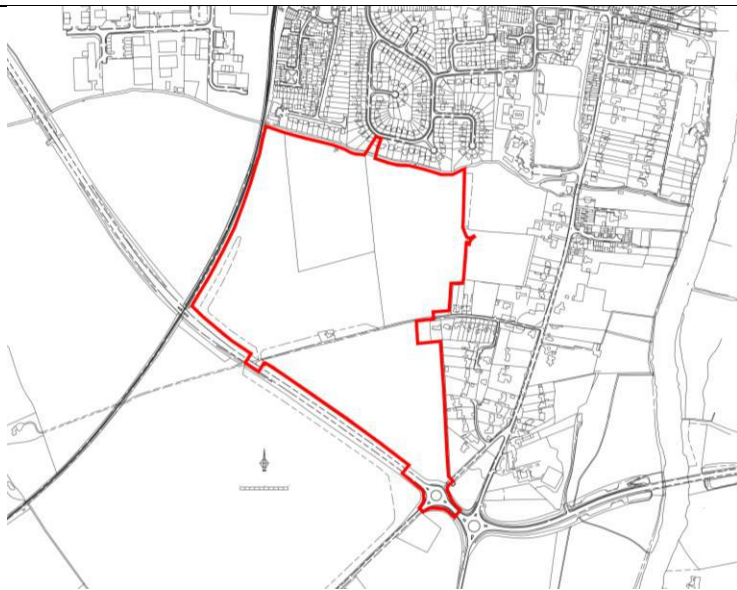

### A.3.1 Other sites considered for employment

#### Ayres Yard

- A.37 Ayres Yard is a 0.75 ha site located off Station Road, Wallingford, with access west of the Esso petrol station. Ayres Yard is considered an important site within the town because it can accommodate industrial businesses with service industries close to the town centre.
- A.38 SODC's Housing & Economic Land Availability Assessment (HELAA) 364 recognised the Ayres Yard site was '*suitable for redevelopment, although it may be considered suitable only for redevelopment in employment use.*' At the time the site was assessed (June 2017) the landowner was not known and therefore it was not clear if the site was available and deliverable.
- A.39 During the Neighbourhood Plan period Wallingford does not need to deliver any more employment land over and above the allocation at Site C.



## APPENDIX B – SITE ASSESSMENT FOR SITE E

Site Reference and Name	Site E (SODC WAL5; SHELAA 821 and 908) Land north and south of Winterbrook Lane, Wallingford
Site area	26.76 hectares
Description of Site	<p>The site is open farmland and countryside without built development.</p> <p>The site is bounded by hedgerows, trees, shrubs and grass, with residential development on the north (beyond Bradford's Brook) and south-east boundaries.</p> <p>The historic 'Bunk Line' Cholsey to Wallingford railway line and the bypass (A4130) also border the site.</p>
Site Plan (with red line boundary)	 <p>This site includes 821 and 908 from the SHELAA site plan</p>
Site photograph	 <p>Site photograph taken from the entrance, looking northwest into the site from gateway to the Old Reading Road.</p>
Planning policy	Open Countryside Policies, Core Strategy 2012, SODC Local Plan 2011 and SODC Emerging Local Plan 2034.

SHELAA/HELAA status	Site is suitable for housing and expected to deliver 435 dwellings in the Emerging Local Plan period.
Opportunities	<p>Housing, an extra care facility, primary school, sports facilities, allotments and links with the Wallingford Green Network.</p> <p>The bridleway Cholsey FP24 (The Dame Agatha Christie Trail) within the site links Wallingford with Cholsey and has the potential to form part of Wallingford Green Network, which connects Wallingford and Cholsey with the nearby Thames Path National Trail and the Ridgeway National Trail; therefore delivering the SODC ELP 2034 Green Infrastructure Network.</p>
Constraints	<p>The site is wholly within an area of known archaeological interest. Archaeological evaluation carried out in 2017 found evidence of Iron Age and Roman settlement, Bronze Age beaker burials and evidence of other archaeological features across the site. Two areas of potentially nationally-important archaeological deposits (henge) were identified to the south of Winterbrook Lane. These must remain removed from development to preserve these features <i>in situ</i>. Eastern part of the site is close to the Winterbrook Conservation Area. Archaeological investigations continue in 2018 providing more evidence of nationally-important deposits.</p> <p>The site is open countryside on the edge of Wallingford, between the bypass (A4130) and residential development at Brookmead Drive. It is within the SODC Landscape Character Assessment area of the River Thames Corridor: flat open farmland.</p> <p>Trees and hedgerows within the site adjoin the bypass and provide a natural screen. Views from The Dame Agatha Christie Trail afford longer range views to the Berkshire Downs, part of the North Wessex Downs AONB.</p> <p>The northern boundary of the site is Bradford's Brook, a stream that flows east into the River Thames. There needs to be an appropriate ecological buffer to the brook for flooding and biodiversity reasons. SODC Countryside Officer report: Bradford's Brook is the most important wildlife habitat on the site and supports populations of protected species e.g. water voles and bats; the majority of the more valuable wildlife habitats are on the northern edges of the site.</p> <p>The site is bounded on the west by the Bunk Line and open agricultural land beyond. North of the site is Brookmead Drive residential development. Eastern boundary includes the Winterbrook Conservation Area and residential development (existing and new build). South-west of the site is the A4130, and beyond is the New Barn Farm, Cholsey sand and gravel extraction site with processing plant MW.0094/16 (Grundon Ltd).</p> <p>The bridleway - Cholsey FP24, known as The Dame Agatha Christie Trail <a href="https://www.wallingford.co.uk/files/agatha_walks.pdf">https://www.wallingford.co.uk/files/agatha_walks.pdf</a> which runs through the site from Winterbrook Lane to the Bunk Line railway and on to Cholsey <a href="https://www.oxfordshire.gov.uk/countrysidemap/">https://www.oxfordshire.gov.uk/countrysidemap/</a></p> <p>This Trail, an amenity route, is actively promoted as a tourist attraction by SODC and Wallingford TC.</p>
Assessment conclusions	<p>Site is Suitable (Y/N) – YES for housing only</p> <p>Site is Available (Y/N) – YES</p>

	Site is Achievable (Y/N) - YES
Conclusions	<p>A resolution to grant outline planning permission for development of this site was made subject to the completion of Section 106 agreements to secure planning obligations. See P16/S4275/O</p> <p>The WNP has the opportunity to influence the way the site is developed, in particular</p> <ul style="list-style-type: none"> <li>to look at which parts should be developed and which remain as greenspace,</li> <li>the density and height of development,</li> <li>the contribution the site makes to the green infrastructure network, footpaths and other local infrastructure.</li> </ul> <p>A full detailed landscape and visual impact assessment will be essential to inform the final capacity of the site and to ensure effects on the Chilterns and North Wessex Downs AONBs and Winterbrook Conservation Area are avoided.</p>
	<b>ADDITIONAL INFORMATION</b>
Landowner:	Trustees of Bosley Family Trust and Ryman Trust. Berkeley Homes have an option on the site. Meeting in May 2017 between landowner and Town Council.
Planning history:	<p><b>SODC Officer Report 8 November 2017</b> states:</p> <p>The site subject of this current application together with the Wates / Miller site adjoining to the east was considered for allocation in the Core Strategy (known as Site E) as an alternative to Site B. The Core Strategy Inspector (report dated 23 October 2012) highlighted a number of matters important for the development in Wallingford. Concluding he recommended Site B over Site E due to conservation issues in respect of Site E, particularly the access from Reading Road. As the Wates site and the access from Reading Road now has permission (under appeal P15/S0191/FUL) this particular issue is no longer applicable to the current site. However other matters highlighted by the Core Strategy Inspector in respect of Site E are still relevant and these include links, landscape, townscape, flooding, ecology, open space and recreation.</p>
Access to Site and impact on road network, alternative modes of transport	<p><b>Planning application P16/S4275/O</b> (outline application for up to 550 dwellings including an extra care facility and a primary school). Outline planning permission was granted in August 2019.</p>
Access to Site and impact on road network, alternative modes of transport:	<p>The Outline Planning application relies on all vehicular access into the site from the roundabout with the A4130 bypass and Wallingford Road.</p> <p>Cycle and pedestrian access to the site are achieved from Brookmead Drive across Bradford's Brook, pending bridge construction, and from FP24, the Dame Agatha Christie Trail along Winterbrook Lane.</p> <p>The community is concerned that the only access for all vehicles into and out of Site E will result in</p> <ul style="list-style-type: none"> <li>increased traffic on the A4130 at this and the next small roundabout, with the A329, which are already at capacity,</li> </ul>



	<ul style="list-style-type: none"> <li>• onto Reading Road into Wallingford to access services and facilities in the town</li> <li>• traffic movements will increase problems of air quality and air pollution</li> </ul> <p>The Reading Road footpath is narrow in places and changes from side to side a number of times.</p> <p>There is no dedicated cycle path into Wallingford.</p> <p>There is a joint footpath/cycle path to Cholsey railway station, although this is overgrown by hedges.</p> <p>The site is close to the Thames Travel River Rapids bus route with frequent buses through Wallingford to Oxford, Reading and Henley</p> <p>The site is close to the Wallingford to Cholsey bus route which links to Cholsey railway station.</p>
Statutory public rights of way	<p>Bridleway, Cholsey FP24 known as The Dame Agatha Christie Trail runs through the site, from Wallingford Town Centre to the Bunk Line railway and on to Cholsey <a href="https://www.oxfordshire.gov.uk/countrysidemap/">https://www.oxfordshire.gov.uk/countrysidemap/</a> This Trail, an amenity route, is actively promoted as a tourist attraction by SODC, Wallingford TC and Wallingford Museum.</p>
Proximity to AONB	<p>Within the setting of the North Wessex Downs AONB and the Chilterns AONB.</p>
Heritage and conservation	<p>The site is wholly within an area of known archaeological interest. Archaeological evaluation carried out in 2017 found evidence of Iron Age and Roman settlement, Bronze Age beaker burials and evidence of other archaeological features across the site. Two areas of potentially nationally-important archaeological deposits (henge) were identified to the south of Winterbrook Lane. These must remain removed from development to preserve these features <i>in situ</i>.</p> <p>Archaeological investigations continued in 2018 providing more evidence of nationally-important deposits. Research and excavations on former agricultural land to the west of Wallingford abutting the bypass have revealed considerable and important evidence of Neolithic, Bronze Age and Iron Age occupation. Some long-lived trackways, in use from the Early Bronze Age into the Iron Age appear to be major highways and linked sites E and B. Middle Bronze Age field systems may also be contiguous.</p> <p>Eastern part of the site is close to the Winterbrook Conservation Area.</p>
Landscape	<p>The site is open countryside on the edge of Wallingford, between the bypass (A4130) and residential development at Brookmead Drive. Trees and hedgerows within the site adjoin the bypass and provide a natural screen. Views from The Dame Agatha Christie Trail afford longer range views to the Berkshire Downs, part of the North Wessex Downs AONB.</p> <p>Trees and hedgerows on the Wallingford bypass are important landscape features for the community and the setting of the town. The existing tree and hedge boundary to A4130 must be retained and strengthened to mitigate the visual impact of the development on Site E.</p> <p>Trees and hedgerows help attenuate noise and air pollution from traffic. Retention of the trees and hedgerows must be a condition of the planning</p>

	<p>permission and must be satisfied – see also SODC Landscape Character Assessment recommendations below.</p> <p>There is an opportunity to improve the hedgerows alongside FP24 across the site and to link these landscape features with green infrastructure within Site E and with the wider Wallingford Green Network.</p> <p>The SODC Landscape Character Assessment describes the management required for the River Thames Corridor, flat open, farmland which includes Site E. WNP expects development at Site E to follow these recommendations.</p> <ul style="list-style-type: none"> <li>• Minimise the visual impact of intrusive land uses at the fringes of towns, villages and farms with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.</li> <li>• Maintain the nucleated pattern of settlements, and promote the use of building materials to maintain vernacular style and a scale of development and that are appropriate to River Thames Corridor (see also the South Oxfordshire Design Guide, November 2016).</li> <li>• Protect the sparsely settled character of the landscape and the integrity and vernacular character of the estate villages.</li> <li>• Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and, where appropriate, pollarding willows.</li> <li>• Establish buffer strips/field margins to potentially benefit small mammals, invertebrates and birds adjacent to willow pollards.</li> <li>• Species-rich rivers and ditches are also very important and the aim should be to establish and maintain diverse banksides and aquatic vegetation through sympathetic management and the use of agri environment schemes.</li> <li>• Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as alders, ash, oak and willows.</li> <li>• Ancient semi-natural woodlands should be managed to ensure they are in favourable condition.</li> </ul>
Biodiversity	<p>See SODC Landscape Capacity Assessment  <a href="http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=765101202&amp;CODE=61BE29920A3085BDFE9E14007E140CF7">http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=765101202&amp;CODE=61BE29920A3085BDFE9E14007E140CF7</a></p> <p>The northern boundary of the site is Bradford's Brook, a stream that flows east into the River Thames. There needs to be an appropriate ecological buffer to the brook for flooding and biodiversity reasons.</p> <p>SODC Countryside Officer report: Bradford's Brook is the most important wildlife habitat on the site and supports populations of protected species e.g. water voles and bats; the majority of the more valuable wildlife habitats are on the northern edges of site. This will link with the WNP objectives for improvements to blue and green infrastructure.</p> <p>Biodiversity will be improved if the hedgerows alongside FP24 across the site are strengthened, and linked with green infrastructure within Site E and with the wider Wallingford Green Network.</p>

	The SODC Landscape Character Assessment (above) will improve opportunities for biodiversity enhancement.
Flood Risk	Flood zone 1 - low probability of flooding. <a href="https://flood-map-for-planning.service.gov.uk/summary/459968/190453">https://flood-map-for-planning.service.gov.uk/summary/459968/190453</a>

## APPENDIX C – BACKGROUND INFORMATION

### C.1 AGE OF DWELLINGS

- C.1 The latter half of the twentieth century and this current first quarter of the twenty first century has seen significant building development in Wallingford, with the percentage increase outstripping average percentage comparators for England, as shown in Table C1.

Table C1: Age of Dwellings

Construction Period	Wallingford number	Wallingford percentage	England average percentage
Built before 1900	490	13.4%	18.1%
Built between 1900 and 1939	380	10.4%	24.4%
Built between 1945 and 1999	2,250	61.6%	56.7%
Built after 2000	530	14.5%	13.6%

Source: Valuation Office Agency (VOA) 2017

### C.2 POPULATION AGE PROFILE

- C.2 The age profile for Wallingford shown in Table C2 indicates that over the population as a whole it has less people of working age than comparator groups for the county of Oxfordshire and for England. This could suggest an increased need for the 65+ years group for lifetime homes and enhanced healthcare facilities, and for the 0-15 years age group additional educational facilities.

Table C2: Population by Age

AGE GROUP	WALLINGFORD	OXFORDSHIRE	ENGLAND
Age 65+ years	20.7	17.7	17.9
Working Age	59.2	63.6	63.1
0-15 Years	20.0	18.6	19.1

Source: Mid-Year Estimates (ONS) 2016



### C.3 WORKING AGE POPULATION

- C.3 The age profile for Wallingford indicates that over the population as a whole it has less people of working age than comparator groups for the county of Oxfordshire and for England. This could suggest an increased need for the 65+ years group for lifetime homes and enhanced healthcare facilities, and for the 0-15 years age group additional educational facilities.

Table C3: Percentage Population by Age

AGE GROUP	WALLINGFORD	OXFORDSHIRE	ENGLAND
Age 65+ years	20.7	17.7	17.9
Working Age	59.2	63.6	63.1
0-15 Years	20.0	18.6	19.1

Source: Mid-Year Estimates (ONS) 2016

### C.4 BREAKDOWN OF HOUSING TYPES IN WALLINGFORD

- C.4 The breakdown by type of dwelling in Wallingford is shown in Table C4.

Table C4: Wallingford housing types (as at the 2011 census)

Type of Property	Wallingford properties	Wallingford properties as a %	Properties in England as a %
Detached	666	18.6%	22.3%
Semi-detached	1,154	32.3%	30.7%
Terraced	965	27.0%	24.5%
Purpose built flat	620	17.3%	16.7%
Flat (in converted house)	90	2.5%	4.3%
Flat (in commercial property)	75	2.1%	1.1%
Caravan or other temporary dwelling	08	0.2%	0.4%
Second homes	18	0.6%	0.6%

Source: Census 2011

## C.5 AFFORDABILITY GAP

- C.5 Table 5 illustrates the Housing affordability gap, which is an estimate of the gap between the cost of local houses and the amount residents can borrow. Wallingford compares well on average prices at the national level.

Table C5: Housing affordability gap

Affordability Gap	Lower quartile house price ('affordable housing')	Average house price
Wallingford	£102,875	£143,262
England	£88,291	£145,278

Source: Land registry house price data (Dec15-Nov16); ONS earnings data 2013/2014

## C.6 COVERAGE OF GREEN SPACE

- C.6 Table C6 shows that compared to the average for England, Wallingford has more green space and there are significant green spaces along the perimeter of the Neighbourhood Plan area that are either scheduled for development through outline or full planning permissions or targeted by developers for development. When public parks and gardens are considered the situation is much worse than the average for England, reflecting the density of residential development within the boundaries of the built environment.

Table C6: Coverage of Green Space

Coverage of Green Space	Wallingford	England average
Total green space	3.04% (32.65 hectares)	2.22%
Public parks and gardens greenspace	0.43% (4.64 hectares)	0.79%

Source: OS data © Crown copyright and database right 2017

## C.7 MAIN LOCAL EMPLOYMENT

- C.7 Table C7 shows the concentration of workforce jobs in Wallingford for the three largest industry groups for workforce jobs based in the town.

Table C7: Main Local Employment

Wallingford Industry group in order of size	Percentage in Industry group, of all people in Wallingford in employment
Professional, scientific and technical services	15.5%
Business administration and support services	12.3%
Wholesale	10.7%

Source: Business Register and Employment Survey (BRES) (2016)

## C.8 COMPOSITION OF RETAIL UNITS

C.8 Table C8: Wallingford Town Centre – composition of units

	Number of Units	% of Total	UK average (%)	Variance (%)
Convenience	7	5.30	8.27	-2.97
Comparison	48	36.36	32.72	+3.64
Service	65	49.23	47.23	+2
Vacant	12	9.09	11.46	-2.37
TOTAL	132	100	100	-

Source: Experian Goad Category Report (November 2013)

## C.9 CAR OWNERSHIP

C.9 Table C9 below shows that car ownership levels of Wallingford residents are higher than the average for the three authority areas and fewer households have one or no vehicles.

Table C9 Car Ownership Census 2011 (Total households 1,185)

No of cars per household	0	1	2	3	4+
% of households in Wallingford	17.3	45.1	29.2	6.1	2.2
% in South & West Oxfordshire & Vale of White Horse	12.2	39.3	35.5	8.8	3.6
% of households in England	25.8	42.2	24.7	5.5	1.9

Source: OCSI February 2018

## C.10 Commentary on housing development for Wallingford

- C.10 The full integration of affordable and open market housing is a requirement of the SODC Core Strategy CSH3. The provision of Affordable housing is integral to Wallingford Neighbourhood Plan. Proposals that meet the SODC target of 40% affordable housing will be supported.
- C.11 Our approach is that Wallingford must not become merely an attractive tourist venue but must look to the future by ensuring new developments maximise the ability of their residents to live and work in their local areas. We thus seek housing developments that will provide the required integrated mix of types so that all elements of our existing and future populations are catered for.
- C.12 A common complaint heard from residents was the lack of affordable housing, with the need for local young people to move away to nearby towns such as Didcot and Reading in order to find accommodation. Older residents too had similar issues, in that the family size homes they often occupied was too big for them now children had left, but if they wanted to downsize there was little available to them if they wished to stay in Wallingford. An indicator

supporting this (see Table C6) shows people in Wallingford moved less times than people in England generally.

- C.13 If one considers the Housing affordability gap (table 6), which is an estimate of the gap between the cost of local houses and the amount residents can borrow, Wallingford compares well on average prices at the national level. However, when 'affordable housing' is looked at the situation is significantly bad, which supports this Plan's attention to 'affordability' in the local housing market (The Housing affordability gap is defined as the difference between the local house price (average or lower quartile) and 4.5 times local annual earnings (mortgage lenders are typically willing to lend 4-5 times annual salaries).



## APPENDIX D – NATURAL ENVIRONMENT

- D.1 Relevant national and local policies and reports relating to Natural Environment Policies, which have been referenced in this Plan, are summarised below.
- D.2 The **National Planning Policy Framework (2019), Chapter 15** outlines ways in which plans should conserve and enhance the natural environment and identify and pursue opportunities for securing measurable net gains for biodiversity.
- D.3 The **DEFRA 25 Year Environment Plan** includes (current) consultation on achieving Net Gain for Biodiversity through planning.
- D.4 **Making Space for Nature**, by Prof Sir John Lawton recommends the development of wildlife corridors and ‘stepping stones’ that connect them with areas identified by national and local partnerships for habitat management, enhancement, restoration or creation.
- D.5 **Natural England Character Assessment, Thames Valley** includes Wallingford. Statement of Environmental Opportunity: Maintain existing greenspace and plan for the creation of green infrastructure associated with the significant projected growth of urban areas, to reduce the impact of development, to help reduce flooding issues, and to strengthen access and recreation opportunities. Seek links from urban areas to wider recreation assets such as the Thames Path National Trail, National Cycle Routes, and the river and canal network, and promote the incorporation of best practice environmental measures into any new development.
- D.6 **SODC and Vale GI Strategy October 2017, pages 71, 88 and 89** outlines opportunities to enhance existing Green Infrastructure in and around Wallingford leading to improvements in health and wellbeing and increasing biodiversity and access to nature. These are:
- (i) Retain, enhance and manage the existing green infrastructure assets in and around the town, such as Bull Croft and Kinecroft Parks and Wallingford Castle Meadows.
  - (ii) Create and maintain new accessible natural greenspace within or close to the north and south of the town to address deficits in provision of 2 to 20ha sites.
  - (iii) Create and maintain new accessible natural greenspaces to meet the needs of the communities in planned new developments around the town, including of 20-100ha sites to the north and south of the town, for example including the incorporation of existing features such as hedgerows and trees.
  - (iv) Consider the potential for a northward extension of the existing Wallingford Castle Meadows beside the Thames.
  - (v) Develop and enhance recreational access links between existing and new green infrastructure assets, including from new planned developments, for example into town and to the Thames Corridor.
  - (vi) Explore opportunities for positive management of wetland habitats, such as linking up and expanding small isolated wet woodlands within the CTA to meet Oxfordshire BAP Targets.
  - (vii) Planned new development should include landscape planting, for example along boundaries, to integrate the development into the wider landscape and to soften its visual impact.
- D.7 **SODC Local Character Assessment November 2017: River Thames Corridor**, Section 9.8 page 100. This is particularly relevant to Site E. Recommendations to protect, conserve, enhance and restore the landscape qualities of South Oxfordshire, in relation to:
- (i) Development, expansion and infilling of settlements such as Wallingford.

- a. Minimise the visual impact of intrusive land uses at the fringes of towns, villages and farms with the judicious planting of tree and shrub species characteristic of the area. This will help to screen the development and integrate it more successfully with its surrounding countryside.
    - b. Maintain the nucleated pattern of settlements and promote the use of building materials to maintain vernacular style and a scale of development and that are appropriate to River Thames Corridor (see also the South Oxfordshire Design Guide, November 2016).
    - c. Protect the sparsely settled character of the landscape and the integrity and vernacular character of the estate villages.
    - d. The siting, scale and materials used for the construction of new barns should be chosen to minimise visual intrusion. Where appropriate, they should be screened with the judicious planting of tree and shrub species characteristic of the area.
  - (ii) Decline in management of existing woodland and trees.
    - a. Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and, where appropriate, pollarding willows.
    - b. Establish buffer strips/field margins to potentially benefit small mammals, invertebrates and birds adjacent to willow pollards.
    - c. Species-rich rivers and ditches are also very important, and the aim should be to establish and maintain diverse banksides and aquatic vegetation through sympathetic management and the use of agri-environment schemes.
    - d. Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as alders, ash, oak and willows.
    - e. Ancient semi-natural woodlands should be managed to ensure they are in favourable condition.
- D.8 **Thames Valley Environmental Records Centre Data and Map for Wallingford.** This will show Conservation Target Area, Priority Habitats and Species, and Non-designated sites, Habitats and Species within the Plan area.
- D.9 **Improving access to the Natural Health Service.** Public Health England and the Centre for Sustainable Healthcare (based in Oxford) strongly advocate greater access for people to the natural environment to improve their health and wellbeing. [Cite papers]

## APPENDIX E – WALLINGFORD CHARACTER AREA ASSESSMENT OUTSIDE THE HISTORIC CORE

- E.1 This document links with the Neighbourhood Plan in the course of its preparation.
- E.2 South Oxfordshire District Council’s emerging Local Plan 2035 (publication version), encourages communities preparing Neighbourhood Development Plans to consider what the positive features are in their local area and identify them as part of a made plan.
- E.3 Policy DES2: Enhancing Local Character states “Where a character assessment has been prepared as part of a made Neighbourhood Development Plan, a proposal must demonstrate that the positive features identified in the assessment have been incorporated into the design of the development.
- E.4 Exemplary and sustainable design and architecture is at the heart of the National Policy Planning Framework 2018. It recognises that good design is a key aspect of sustainable development and creates better places for people to live and work in.
- E.5 There is a desire that new development should be of good design, practical and sustainable, whether traditional or modern. We envisage building new houses outside the historic core of Wallingford as an opportunity to provide architecture that the town can be proud of and thus encourage contemporary design that has architectural integrity, and do not wish to see “copybook” design nor uninformed use of local features and materials.
- E.6 The South Oxfordshire Design Guide, 2016, outlines design processes and principles for responding to the character of the local area. Because the design guide does not offer advice specifically on Wallingford, we have prepared this character assessment for the Wallingford Neighbourhood Plan area.
- E.7 Other material planning considerations include the NPPG 2012 and the PPG.
- E.8 This character assessment does not seek to be a definitive guide to the whole of Wallingford outside the Conservation Area but identifies the key features in the Outer Area that we would encourage in new development, and the features to avoid because they do not respect and enhance local character.

### E.2 What is the purpose of the Character Assessment?

- E.9 A guide to applicants proposing development.
- E.10 To identify what is special about the way the town has developed and how we would like it to develop in the future.

### E.3 General Character and Plan Form of the Historic Core

- E.11 Wallingford is a market town of national importance. It retains its well preserved and distinctive Saxon street layout centred around a crossroads and enclosed by defensive ditches and ramparts. Medieval burgrave plots survive in the town centre and a wide range of building periods is represented from the medieval period to the present day. Below ground the remains of Saxon houses are becoming increasingly evident through archaeology which verifies the street grid. The Kinecroft, Bullcroft, Castle Gardens and Castle Meadows are high quality open spaces of historic interest. The variety of built character and appearance form a rich multi-layered urban environment. This part of the town is dealt with in the Wallingford Conservation Area Appraisal and contains the Scheduled Monuments and the vast majority of the Designated Buildings and Local Interest Buildings.

## E.4 Character Assessment Outside the Historic Core

- E.12 The town expanded along two main roads; Reading Road/Castle Street runs north-south and Wantage/Station Road has an east-west alignment. These roads formed the primary route structure of the town. Away from the town centre the density of housing reduces with bigger, wider plots with parking off street and properties set well back from the road. Apart from a few functional buildings, e.g. the water tower, development is generally of a two-storey nature, unassuming style, modest character and utilises local vernacular style and materials.
- E.13 Until the C20 the town was virtually contained within the historic boundaries. Only such utilitarian buildings as the Workhouse (1807), the Waterworks (1855), Wallingford Station (1866), and the Gas Works, all now demolished, were located outside the town. Still existing, just outside the boundary, are the red brick Gothic former Grammar School (1877) and former St Mary's Vicarage, 1822, a large red and grey brick mansion.
- E.14 The late C19/early C20 saw 2 storey terraced workers' houses in ribbon development starting along Station Road, Croft Road and other roads outside the Saxon ramparts. These created continuous street frontages, have small rear gardens and use locally made coloured bricks.

## E.5 St John's Road

- E.15 Wallingford was unusual for a small town in starting municipal housing before the 1919 Act. Nos. 1-4 St John's Road (north side) of 1914 are a good example by a local builder and indistinguishable from private rental properties by the same builder in Croft Road. This ethos we wish to encourage. The design is of its time and uses the materials to good effect. Next to this row are Nos. 9-11b, c2010 and slightly earlier Nos. 1-6 St John's Road, modest buildings of brown brick with slate roofs, chimneys and, despite being uPVC, well detailed windows, porch hoods and doors. These reflect the style and character of the older buildings without lapsing into pastiche and the iron railings address the pavement in a good way.
- E.16 We want to see social housing of the same quality and design standard as the privately purchased homes and interspersed throughout the development. We do not want to see the social housing located in one corner, or pastiche or uninformed use of polychrome brickwork.



*Former council houses on Station Road*



## E.6 Station Road

- E.17 The 1930s saw suburbs grow beyond the medieval town and the local authority taking responsibility for providing homes to rent. Past the plain but well-designed 1924 Fire Station Road starts to become sunken with sloping grass verges on either side. The south side was developed all of a piece to the old Municipal Borough Boundary with attractive vernacular semi-detached red brick cottages with tall gables and roofs sweeping down to ground floor ceiling height. These reflect the national movement away from terraces and the growing aspirations of people for three bedrooms and modern facilities. Front garden sizes vary with Nos. 29 to 34 being set back to form a shallow crescent which provides movement to the streetscape. To the rear, generously large gardens were provided where people would grow their own vegetables and fruit. The style, use of materials and modest scale of these houses is very much of its time and reflects the fact that by the early 1930s this was still countryside.
- E.18 Past the crescent are three staggered terraces of vernacular design providing smaller accommodation but still with varying sizes of front gardens and large rear gardens. Car parking is available at the rear of the plots.
- E.19 We want to see good contemporary design using local materials, grass verges and decent sized gardens (an important feature for modern parents) with layouts that address the streetscape. Parking should be visible from the houses but not a dominant feature in the design of the development.



*St John's Road first Municipal housing*



*Contemporary social housing, St John's Road*

## E.7 Wantage Road and the south side of Station Road

- E.20 Beyond the old Municipal Borough Boundary Wantage Road had already begun to develop by 1912 with a variety of terraced, semi-detached and the odd detached houses. For the most part these houses are undistinguished and are of a suburban type that can be seen in any town.

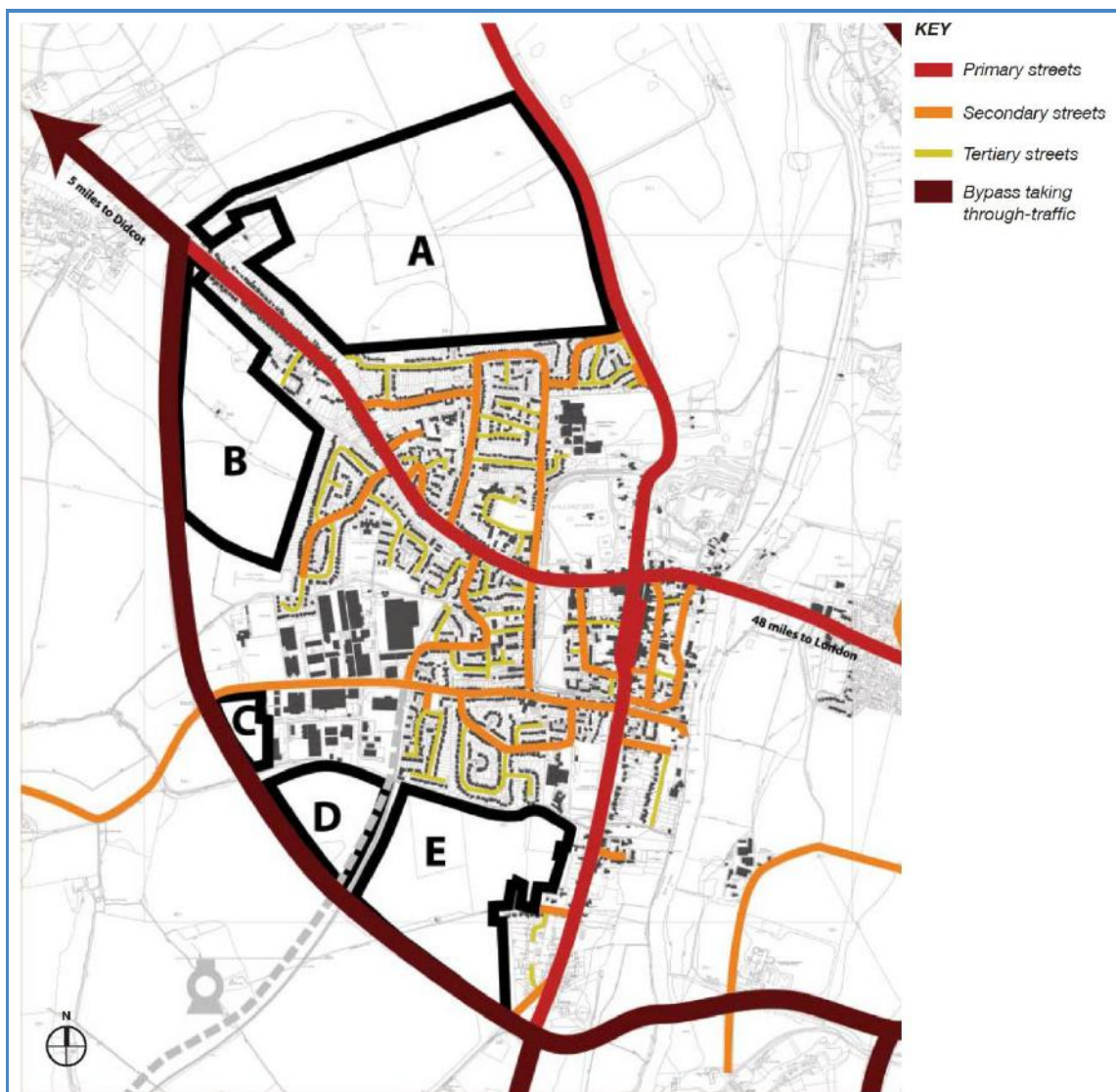
## E.8 The early estates

- E.21 Bordered by Bradford's Brook to the south, Station Road/Wantage Road to the north and bisected by St John's Road discrete estates began to develop, each having its own layout and style. The 1935 Ribbon Development Act meant that developers were forced to introduce cul-de-sacs to make the best use of awkward parcels of land. A single developer, G T Crouch Ltd, was responsible for a good part of this development c1959 and 1964. The development

of these estates led to distinctive linear boundaries to the countryside on the north and west of the town.

### E.9 Brookmead Drive and other Crouch's estates

- E.22 South of St John's Road, Brookmead Drive (1959) was laid out in a rough rectangle with a penetrating cul-de-sac on one side, creating a horse-shoe of houses, and projecting cul-de-sacs on the other side and top. All these houses have good size gardens both back and front, and grass verges giving a spacious feel to the estate. Although not many people would have owned cars at the time, the size of the front gardens has allowed for its inclusion without compromising the setting
- E.23 Although pleasant enough, Crouch's Radnor Road and Allnutt Avenue of 1964 were less interesting but about this date Fir Tree Avenue with Chiltern Crescent and Greenfield Crescent created a loose figure of eight with staggered detached and semi-detached houses, creating a spacious feel and sense of place. A clearly defined straight western boundary running north/south allowed houses to back onto fields.



## E.10 North of Station Road/Wantage Road - Atwell Close, Nelson Close and Blackstone Road, the Harwell Estate

- E.24 For the most part roads here are straight (with the exception of Atwell Close, Nelson Close and the Harwell Estate) with small front gardens and large back gardens to the older houses. The rear gardens of Wilding Road form the most part of a clearly defined long, straight northern border to the agricultural fields.
- E.25 The 1950s Harwell Estate was laid out with considerable care and attention to scale and detail. Here yellow brick terraced, semi-detached, staggered and detached houses form clusters with large back gardens backing onto each other and onto fields to the north and Wallingford School playing fields to the south. Front gardens are open-plan, stretching to the pavements. At road junctions houses are set back at an angle and grass verges have now matured trees. Although given the period parking was not built into the scheme, for the most part the gardens are large enough to accommodate this without compromise. The eastern boundary of the estate is separated from the main road (Castle Street) by a continuous planted, wide grass verge.
- E.26 We want to see an holistic approach to houses, gardens and streetscape with off-road parking, verges and semi-mature trees planted, all of which creates a sense of place. Layouts with insufficient parking will not be acceptable as this only leads to kerbside parking and clogged roads.
- E.27 Atwell Close and Nelson Close have an interesting organic layout of cul-de-sacs which allowed a high density of houses. Here attractive brick walls fronting the pavements have been used to create small private gardens for residents. Brick, flint and clunch walls are an important feature of the Wallingford street scene and their use, where appropriate, would be welcomed.



*Brookmead Drive*



*Nelson Close*



### E.11 Bradburn Close and Sovereign Place

- E.28 Bradburn Close comprises South Oxfordshire Housing Association houses which are well designed with properly proportioned windows and doors and a good use of render. The pitched roofs integrate sustainability with inset solar panels. The development is, however, let down by lack of parking.
- E.29 Sovereign Place, again, has a good use of materials including render and has an appealing setting around a large, reasonably planted green. We would like to see good use made of large green areas which provide communal outdoor space, a sense of place and, if suitably planted, opportunities for wildlife.



*Bradburn Close*



*Harwell Estate*



*Sovereign Place*



*Rowland Close*

### E.12 Interconnectivity

- E.30 It is clear that when all these estates were built good interconnectivity by footways linking the estates & town was important and it remains so today. Walks out of the town into the surrounding countryside along these footways are also much used and appreciated. A good



example of footway treatment which winds through staggered houses is seen in Charter Way. The footpath running between the end of Radnor Road and the recent Habitat site development provides good planting for a wildlife corridor.

- E.31 New developments will need to continue this interconnectivity between houses, town and country. We want to see these routes laid out in an attractive way with good visual surveillance. Narrow routes between close board fence panels to rear gardens will not be acceptable.

### E.13 Contemporary Building - Reading Road

- E.32 There are very few attempts in Wallingford to build in an appropriate contemporary style but where it is done well houses can make a good contribution to the townscape.



*Charter Way footpath*



*Contemporary house, Reading Road*



*Footpath between end of Radnor Road and recent Habitat site development*

### E.14 What should be avoided

- E.33 Three storey buildings can be acceptable but care must be taken with their massing, scale and location. Two recent examples where this has not worked are Silversmith Place in the town centre and Millcroft Care Home off Habitat Way. Both were built on the footprint of earlier buildings and their bulk, massing and scale are inappropriate both to their locations and design. Both could have been landmark buildings but neither succeed. The rear elevations of both are unsatisfactory and poorly articulated. The roofs are poorly designed

and in the case of Silversmith Place have created an inappropriate and ugly skyline visible from many points in the town. Height needs to make a good design statement and it should be borne in mind that Wallingford can be seen in its rural setting from many points, including AONBs, around the town.

### E.15 Hithercroft Industrial Estate

- E.34 The industrial estate has developed piecemeal over many years, the early buildings having no architectural merit. However, in 1972 the former Habitat warehouse and retail showroom with strip windows was designed by Ahrends, Burton & Koralek, working with Sir Terence Conran, anticipating the out of town shopping boom. Although now with inappropriate windows to the showroom and in different use, these buildings still register as good examples.
- E.35 Later examples of good design and setting are the Fugro headquarters which is set back from the main road, has good planting and on the return the planting continues with an avenue of fastigate beech. A range of units including Monkey Business is simple and well-articulated, providing spaces for smaller businesses.
- E.36 The recent Lidl super store works well. Of simple, sustainable design with a low profile the building setting incorporates existing trees, has generous new planting and a large free carpark.
- E.37 We would like to see architectural consideration given to any new buildings on the Industrial Estate and thought given not only to their own setting but also to how the wider setting can be improved by their build.



*Monkey Business*



*Former Habitat showroom and warehouse*



*Fugro headquarters*



*Lidl supermarket*

## APPENDIX F – EVIDENCE

- F.1 The following lists the documents which underpin and justify the Policies in this Plan. Electronic copies may be downloaded by clicking on each item in a suitably enabled web-browser or PDF document viewer. Copyright lies with the publisher of each document. Unless commissioned by the Wallingford Neighbourhood Plan Steering Group or Wallingford Town Council, neither take responsibility for the accuracy of data or conclusions contained within these reports.
- F.2 Readers downloading the documents listed below should ensure that their computer has suitably updated security software installed. Neither the Wallingford Neighbourhood Plan Steering Group nor Wallingford Town Council accept liability for damage or loss caused by malicious content embedded within these documents or from websites beyond the control of Wallingford Town Council.
- F.3 Wallingford Town Council will make all reasonable efforts, within the constraints of its resources, to allow members of the public to view these documents at the Council offices during its standard opening hours.

### F.1 General

- [Habitat Regulations Assessment \(HRA\) Screening Statement for the Wallingford Neighbourhood Development Plan](#)
- [Environmental Assessment \(SEA\) for the Wallingford Neighbourhood Plan](#)
- [South Oxfordshire District Council Local Plan 2011](#)
- [South Oxfordshire District Council Local Plan 2035](#)

### F.2 Chapter 2 – Strategy for Wallingford

#### F.2.1 Policy WS1: The Local Strategy for Wallingford

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Initial Screening Opinion on the determination of the need for a Strategic Environmental Assessment \(SEA\) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Wallingford Neighbourhood Development Plan](#)
- [Housing Needs Assessment, Wallingford, South Oxfordshire](#)
- [Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019](#)
- [Home Quality Mark Technical Manual \(2015\)](#)
- [North Wessex Downs Landscape Character Assessment Overview](#)
- [The Character of the North Wessex Downs AONB](#)
- [London Plan 2016 - Policy 5.2 Minimising Carbon Dioxide emissions](#)
- [Submission Statement by the North Wessex Downs AONB re. SODC Policy CSDID3](#)
- [North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014-2019](#)
- [Oxfordshire's Biodiversity Action Plan and Conservation Target Areas](#)



- [South Oxfordshire District Council Design Guide](#)
- [South Oxfordshire District Council Strategic Housing and Economic Land Availability Assessment \(October 2017\)](#)
- [South and Vale Green Infrastructure Strategy](#)
- [Department for Environment, Food and Rural Affairs: Sustainable Drainage Systems](#)
- [The Natural Choice: Securing the Value of Nature](#)
- [What is the Home Quality Mark?](#)
- [Oxfordshire Rural Community Council: Rural Community Profile for Wallingford \(Parish\)](#)
- [Report of Interview on the Impact of Housing Developments on Local Ecology](#)
- [studioREAL Wallingford Housing Sites Review](#)
- [OCC data on Oxfordshire’s Air Quality Management Areas](#)
- [Extracts from the North Wessex AONB Character Assessment Technical Report on the Moreton Plain](#)

#### F.2.2 Policy WS2: The Land Allocation for Housing in Wallingford

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Housing Needs Assessment, Wallingford, South Oxfordshire](#)
- [Opinder Liddar’s “Evolution 1” commentary](#)
- [South Oxfordshire District Council Strategic Housing and Economic Land Availability Assessment \(October 2017\)](#)
- [studioREAL Wallingford Housing Sites Review](#)
- [Letter from Croudace Homes “re: Land known as ‘Site A’ North of Wallingford”](#)

#### F.2.3 Policy WS3: Development Within the Built-up Area

- [studioREAL Wallingford Housing Sites Review](#)

### F.3 Chapter 3: Housing, Design & Character Assessment

#### F.3.1 Policy HD1: Design

- [South Oxfordshire Core Strategy \(2012\)](#)
- [BREEAM Communities Manual \(2012\)](#)
- [DCLG: Technical Housing Standards – Nationally Described Space Standard](#)
- [Opinder Liddar’s “Evolution 1” commentary](#)
- [South Oxfordshire District Council Design Guide](#)
- [Report of Interview on the Impact of Housing Developments on Local Ecology](#)

#### F.3.2 Policy HD2: Sustainable Design

- [South Oxfordshire Core Strategy \(2012\)](#)

- [BREEAM Communities Manual \(2012\)](#)
- [South Oxfordshire District Council Design Guide](#)
- [What is the Home Quality Mark?](#)
- [Report of Interview on the Impact of Housing Developments on Local Ecology](#)

### F.3.3 Policy HD3: Affordable Housing & Housing Mix

- [South Oxfordshire Core Strategy \(2012\)](#)
- [BREEAM Communities Manual \(2012\)](#)
- [Opinder Liddar's "Evolution 1" commentary](#)
- [Housing Planning Act 2016](#)
- [South Oxfordshire District Council Design Guide](#)
- [Report of Interview on the Impact of Housing Developments on Local Ecology](#)
- [studioREAL Wallingford Housing Sites Review](#)

### F.3.4 Policy HD4: Self Build

- [South Oxfordshire Core Strategy \(2012\)](#)
- [BREEAM Communities Manual \(2012\)](#)
- [Housing Planning Act 2016](#)
- [South Oxfordshire District Council Design Guide](#)
- [Report of Interview on the Impact of Housing Developments on Local Ecology](#)

### F.3.5 Policy HD5: Avoidance of Light Pollution

- [Commission for Dark Skies: Lighting Guidance \(2015\)](#)
- [Night Blight: Mapping England's Light Pollution and Dark Skies, CPRE \(2016\)](#)

## F.4 Chapter 4: Historic Environment and Archaeology

### F.4.1 Policy HA1: The Historic Environment

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Wallingford Conservation Area Appraisal Maps](#)
- [Opinder Liddar's "Evolution 1" commentary](#)

### F.4.2 Policy HA2: Effects of Development on Historic and Heritage Assets

- [South Oxfordshire Core Strategy \(2012\)](#)

### F.4.3 Policies HA3: Views and Vistas

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Wallingford Conservation Area Appraisal Maps](#)

## F.5 Chapter 5: Natural Environment

### F.5.1 Policy EV1: New Green Spaces and Green Corridors

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Initial Screening Opinion on the determination of the need for a Strategic Environmental Assessment \(SEA\) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Wallingford Neighbourhood Development Plan](#)
- [Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019](#)
- [Opinder Liddar’s “Evolution 1” commentary](#)
- [Home Quality Mark Technical Manual \(2015\)](#)
- [North Wessex Downs Landscape Character Assessment Overview](#)
- [The Character of the North Wessex Downs AONB](#)
- [London Plan 2016 - Policy 5.2 Minimising Carbon Dioxide emissions](#)
- [Submission Statement by the North Wessex Downs AONB re. SODC Policy CSDID3](#)
- [North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014-2019](#)
- [South and Vale Green Infrastructure Strategy](#)
- [Department for Environment, Food and Rural Affairs: Sustainable Drainage Systems](#)
- [The Natural Choice: Securing the Value of Nature](#)
- [Oxfordshire Rural Community Council: Rural Community Profile for Wallingford \(Parish\)](#)
- [Report of Interview on the Impact of Housing Developments on Local Ecology](#)
- [OCC data on Oxfordshire’s Air Quality Management Areas](#)
- [Extracts from the North Wessex AONB Character Assessment Technical Report on the Moreton Plain](#)
- [Wallingford Castle Meadows Management Plan 2019-2024](#)

### F.5.2 Policy EV2: Protect Existing Amenity Spaces & Wallingford Green Network

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Initial Screening Opinion on the determination of the need for a Strategic Environmental Assessment \(SEA\) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Wallingford Neighbourhood Development Plan](#)
- [Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019](#)
- [Home Quality Mark Technical Manual \(2015\)](#)
- [North Wessex Downs Landscape Character Assessment Overview](#)
- [The Character of the North Wessex Downs AONB](#)
- [London Plan 2016 - Policy 5.2 Minimising Carbon Dioxide emissions](#)
- [Submission Statement by the North Wessex Downs AONB re. SODC Policy CSDID3](#)

- [North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014-2019](#)
- [Oxfordshire's Biodiversity Action Plan and Conservation Target Areas](#)
- [South and Vale Green Infrastructure Strategy](#)
- [Department for Environment, Food and Rural Affairs: Sustainable Drainage Systems](#)
- [The Natural Choice: Securing the Value of Nature](#)
- [Oxfordshire Rural Community Council: Rural Community Profile for Wallingford \(Parish\)](#)
- [Report of Interview on the Impact of Housing Developments on Local Ecology](#)
- [OCC data on Oxfordshire's Air Quality Management Areas](#)
- [Extracts from the North Wessex AONB Character Assessment Technical Report on the Moreton Plain](#)
- [Wallingford Castle Meadows Management Plan 2019-2024](#)

## **F.6 Chapter 6: Employment and Economy**

### **F.6.1 Policy EE1: Allocation of Employment Land at Site C**

- [South Oxfordshire Core Strategy \(2012\)](#)
- [BREEAM Communities Manual \(2012\)](#)
- [South Oxfordshire District Council Strategic Housing and Economic Land Availability Assessment \(October 2017\)](#)
- [WNP Economy and Employment Working Group Map](#)

### **F.6.2 Policy EE2: Safeguard Existing Local Employment Sites for Class B Uses**

- [South Oxfordshire Core Strategy \(2012\)](#)
- [BREEAM Communities Manual \(2012\)](#)
- [South Oxfordshire District Council Strategic Housing and Economic Land Availability Assessment \(October 2017\)](#)
- [WNP Economy and Employment Working Group Map](#)

## **F.7 Chapter 7: Town Centre, Retail and Tourism**

### **F.7.1 Policy TC1: Primary Shopping Area**

- [South Oxfordshire Core Strategy \(2012\)](#)
- [NPPF: Ensuring the vitality of town centres](#)
- [SODC map of the general area of Wallingford's town centre](#)
- [Wallingford Town Centre: The Future – Vision, Strategy and Action Plan \(2006\)](#)
- [The Changing Face of the High Streets: South Oxfordshire's town centres \(2014\)](#)
- [SODC Retail Vacancy Survey \(January 2015\)](#)
- [SODC Retail Vacancy Survey \(January 2016\)](#)

### **F.7.2 Policy TC2: New Uses for Town Centre Buildings**



- 🔗 South Oxfordshire Core Strategy (2012)
- 🔗 NPPF: Ensuring the vitality of town centres
- 🔗 SODC map of the general area of Wallingford's town centre
- 🔗 Wallingford Town Centre: The Future – Vision, Strategy and Action Plan (2006)
- 🔗 The Changing Face of the High Streets: South Oxfordshire's town centres (2014)
- 🔗 SODC Retail Vacancy Survey (January 2015)
- 🔗 SODC Retail Vacancy Survey (January 2016)

### F.7.3 Policy TC3: Regal Site

- 🔗 South Oxfordshire Core Strategy (2012)
- 🔗 NPPF: Ensuring the vitality of town centres
- 🔗 SODC map of the general area of Wallingford's town centre
- 🔗 Wallingford Town Centre: The Future – Vision, Strategy and Action Plan (2006)
- 🔗 The Changing Face of the High Streets: South Oxfordshire's town centres (2014)
- 🔗 SODC Retail Vacancy Survey (January 2015)
- 🔗 SODC Retail Vacancy Survey (January 2016)

### F.7.4 Policy TC4: Improve the Visitor Economy

- 🔗 South Oxfordshire Core Strategy (2012)
- 🔗 NPPF: Ensuring the vitality of town centres
- 🔗 SODC map of the general area of Wallingford's town centre
- 🔗 Wallingford Town Centre: The Future – Vision, Strategy and Action Plan (2006)
- 🔗 The Changing Face of the High Streets: South Oxfordshire's town centres (2014)
- 🔗 SODC Retail Vacancy Survey (January 2015)
- 🔗 SODC Retail Vacancy Survey (January 2016)

### F.7.5 Policy TC5: Public and Private Car Parks

- 🔗 South Oxfordshire Core Strategy (2012)
- 🔗 Mayor of London: Policy TC6 – Car Parking
- 🔗 NPPF: Ensuring the vitality of town centres
- 🔗 SODC map of the general area of Wallingford's town centre
- 🔗 Wallingford Town Centre: The Future – Vision, Strategy and Action Plan (2006)
- 🔗 The Changing Face of the High Streets: South Oxfordshire's town centres (2014)
- 🔗 SODC Retail Vacancy Survey (January 2015)
- 🔗 SODC Retail Vacancy Survey (January 2016)
- 🔗 Wallingford Car Parking Survey (October 2015)

### F.7.6 Policy TC6: Provision of Coach Parking

- 🔗 South Oxfordshire Core Strategy (2012)
- 🔗 Mayor of London: Policy TC6 – Car Parking
- 🔗 NPPF: Ensuring the vitality of town centres
- 🔗 SODC map of the general area of Wallingford’s town centre
- 🔗 Wallingford Town Centre: The Future – Vision, Strategy and Action Plan (2006)
- 🔗 The Changing Face of the High Streets: South Oxfordshire’s town centres (2014)
- 🔗 SODC Retail Vacancy Survey (January 2015)
- 🔗 SODC Retail Vacancy Survey (January 2016)
- 🔗 Wallingford Car Parking Survey (October 2015)

#### F.7.7 Policy TC7: Preservation of Visitor Accommodation

- 🔗 South Oxfordshire Core Strategy (2012)
- 🔗 NPPF: Ensuring the vitality of town centres
- 🔗 SODC map of the general area of Wallingford’s town centre
- 🔗 Wallingford Town Centre: The Future – Vision, Strategy and Action Plan (2006)
- 🔗 The Changing Face of the High Streets: South Oxfordshire’s town centres (2014)
- 🔗 SODC Retail Vacancy Survey (January 2015)
- 🔗 SODC Retail Vacancy Survey (January 2016)

### F.8 Chapter 8: Movement and Connectivity

#### F.8.1 Policy MC1: Transport Statement and Travel Plan Statement

- 🔗 South Oxfordshire Core Strategy (2012)
- 🔗 Opinder Liddar’s “Evolution 1” commentary
- 🔗 Home Quality Mark Technical Manual (2015)
- 🔗 Slade End Farm (Site B) Transport Assessment
- 🔗 Slade End Farm: Residential Travel Plan (2011)
- 🔗 Wallingford Road Traffic Accident Data 2006 to 2015
- 🔗 Wallingford Road Traffic Accidents: Map of Motorcycle data 2006 to 2015
- 🔗 Wallingford Road Traffic Accidents: Map of Pedalcycle data 2006 to 2015
- 🔗 Wallingford Road Traffic Accidents: Map of Pedestrian data 2006 to 2015
- 🔗 Wallingford Road Traffic Accidents: Map of Severity data 2006 to 2015
- 🔗 Wallingford Road Traffic Accident Data by Month 2006 to 2015
- 🔗 Snapshot Survey of People Leaving the Hithercroft Industrial Estate (November 2016)
- 🔗 OCC data on Oxfordshire’s Air Quality Management Areas

#### F.8.2 Policy MC2: Access to Public Transport

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Home Quality Mark Technical Manual \(2015\)](#)
- [Snapshot Survey of People Leaving the Hithercroft Industrial Estate \(November 2016\)](#)

#### F.8.3 Policy MC3: Promotion of Cycling

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Snapshot Survey of People Leaving the Hithercroft Industrial Estate \(November 2016\)](#)

#### F.8.4 Policy MC4: Safe Travel

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Slade End Farm \(Site B\) Transport Assessment](#)
- [Slade End Farm: Residential Travel Plan \(2011\)](#)
- [Wallingford Road Traffic Accident Data 2006 to 2015](#)
- [Wallingford Road Traffic Accidents: Map of Motorcycle data 2006 to 2015](#)
- [Wallingford Road Traffic Accidents: Map of Pedalcycle data 2006 to 2015](#)
- [Wallingford Road Traffic Accidents: Map of Pedestrian data 2006 to 2015](#)
- [Wallingford Road Traffic Accidents: Map of Severity data 2006 to 2015](#)
- [Wallingford Road Traffic Accident Data by Month 2006 to 2015](#)
- [Snapshot Survey of People Leaving the Hithercroft Industrial Estate \(November 2016\)](#)

#### F.8.5 Policy MC5: Vehicle Parking

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Mayor of London: Policy TC6 – Car Parking](#)
- [Wallingford Car Parking Survey \(October 2015\)](#)

#### F.8.6 Policy MC6: Cholsey and Wallingford Railway Corridor

- [South Oxfordshire Core Strategy \(2012\)](#)

#### F.8.7 Policy MC7: Provision of Electric Vehicle Charging Points

- [South Oxfordshire Core Strategy \(2012\)](#)
- [Electric cars: Charge points could be requirement in new build homes \[BBC News website\]](#)

### F.9 Chapter 9: Community Facilities and Infrastructure

#### F.9.1 Policy CF1: Protecting Existing Facilities

- [South Oxfordshire Core Strategy \(2012\)](#)
- [The Bull Croft Trust: Background Briefing for Trustees](#)

#### F.9.2 Policy CF2: Support for New Formal & Informal Sport and Leisure Facilities

- [South Oxfordshire Core Strategy \(2012\)](#)

[🔗](#) The Bull Croft Trust: Background Briefing for Trustees

### F.9.3 Policy CF3: Local Green Spaces

[🔗](#) South Oxfordshire Core Strategy (2012)

[🔗](#) Home Quality Mark Technical Manual (2015)

### F.9.4 Policy CF4: Wallingford's Riverside

[🔗](#) South Oxfordshire Core Strategy (2012)

[🔗](#) Home Quality Mark Technical Manual (2015)

### F.9.5 Policy CF5: Local Amenity Provision

[🔗](#) South Oxfordshire Core Strategy (2012)

### F.9.6 Policy CF6: Health & Wellbeing Service Provision

[🔗](#) South Oxfordshire Core Strategy (2012)

[🔗](#) Opinder Liddar's "Evolution 1" commentary