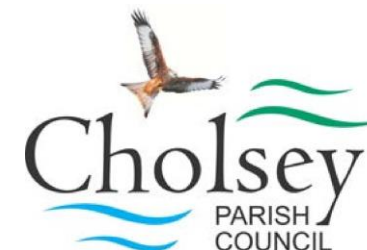


Consultation Summary

This document catalogues all correspondence received during the consultation exercise undertaken by Cholsey Parish Council (CPC) during the review of its Neighbourhood Plan (CNP) 2022. The feedback is divided between that received during public meetings, from emails received, and following direct request by CPC to statutory and interested consultees.



Ref	Comment	CPC response	CNP ref
<u>Source: Public meeting 19/3/22</u>			
1	I fully support the revised plans.	We appreciate your support	n/a
2	Would be interesting to see this ranked in priority.	It is assumed that this comment refers to Community Infrastructure Levy (CIL) spend. CIL spend is a matter decided by CPC during its public meetings. Public representation is welcomed. Anyone submitting proposals for CIL will be asked to submit costings for Parish Council approval in accordance with the established Parish Council procedures.	n/a
3	An idea of the cost would also help and the village could be involved in determining which of these progress.	See ref 2	n/a
4	Cholsey Proposal Map on Page 75 vertical scale is incorrect.	Acknowledged and amended.	n/a
5	Show all developments: Chol 1, 2, 3 etc with status.	The plan only identifies the allocated sites. The historic designation of CHOL1 – CHOL7 is taken from the SODC Landscape Capacity study of 2014. Only a single site of this original designation is under development (CHOL7). All other sites are either complete or not allocated. All the sites originally assessed for development are set out in the Site Assessment Evidence Document.	n/a
6	If the village has to expand is development better at Cholsey Meadows.	There is no proposal to develop at any further sites in this Plan Review and no allocation has been made.	n/a
7	Restricted parking. E.g. no parking between 11-12 round the station.	This restriction is now in place on designated roads and is being monitored and controlled. Off-road parking for new developments	CNP H6

Ref	Comment	CPC response	CNP ref
		(including extensions to existing property) is referenced extensively in the CNP and is the subject of Policy H6.	
8	Overdevelopment of the village outside of neighbourhood plan.	See ref 6	n/a
9	Parking on Station Road, Papist Way, West End.	See ref 7	n/a
10	Honey Lane/Papist Way junction is dangerous.	Acknowledged. Representation has been made to Oxfordshire County Council Highways regarding parking on this junction. No action was forthcoming.	n/a
<u>Source: Public meeting 2/4/22</u>			
11	Traffic calming on Reading Road Don't make it 20mph, instead make a roundabout with refuges at the junction with Papist Way and Ferry Lane.	Representations have been to OCC Highways regarding the creation of a controlled pedestrian crossing between the Fairmile estate to the West side of the A329 connecting to a new pedestrian pavement from it to the corner of Papist Way. This is an on-going issue. It is felt unlikely that OCC Highways will allow the A329 to be 20 mph at this stretch of road.	n/a
12	Pump station at Scout Hall Use the Freedom of Information act to get data on the pump station capacity.	Acknowledged. Thames Water as the local utility for water supply and waste removal have a statutory responsibility to provide adequate capacity in the system.	n/a
13	There are too many trees planted on the Recreation Ground and they are planted in the wrong place.	A ground level and airborne survey has been commissioned to plot where trees are growing to aid the process of new tree planting. Trees have been lost in recent storms.	n/a
<u>Source: Public meeting 23/4/22</u>			
14	Solar Panels on new builds	We encourage all new builds to have micro-generation facilities such as solar panels or wind turbines where this is possible taking into consideration costs and planning considerations. We are not empowered to legislate for such development other than to insist that development meets the objectives of the South Oxfordshire Design Guide as quoted in the Policy CNP H5.	CNP H5
<u>Source: May Day event 1/5/22</u>			
15	A comment of support from a resident of Cholsey Meadows	Acknowledged.	

Ref	Comment	CPC response	CNP ref
Source: Public meeting 7/5/22			
16	No comments received		
Source: Email (by date shown)			
17	<p>30 March 2022</p> <p>Dear Cholsey Neighbourhood Plan Consultation Team, Please find below my comments to contribute towards the village's consultation.</p> <p>I would be overall strongly supportive of views as previous (as below) regarding no further expansion of the village or housing or destruction of our countryside with construction. I would like our village's build-up area boundaries to remain static with minimal or no new housing developments.</p> <p>"85. The original Community Survey showed that: • 71% of respondents would not support development of dwellings beyond the level identified in the current version of the South Oxfordshire Local plan 2035 (at the time of the survey this was indicated to be around 300 new homes, it was expected that the 60 homes on CHOL3 would form part of the 300)"</p> <p>Such large increase in homes numbers would be acceptable for established towns such as Wallingford but a much more conservative number should be aimed for in Villages such as ours.</p> <p>Many Thanks for compiling the villager's views.</p>	<p>Thank you for your support. We cannot prevent development altogether. The plan has made provision new housing within the built-up area boundary on suitable sites.</p>	n/a
18	25 March 2022 Coal Authority	Acknowledged. Thank you for your response.	

Ref	Comment	CPC response	CNP ref
	<p>Thank you for your notification below regarding the Cholsey Neighbourhood Plan Regulation 14 Pre-submission Consultation.</p> <p>The Coal Authority is only a statutory consultee for coalfield Local Authorities. As South Oxfordshire District Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.</p> <p>This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>		
19	<p>11 April 2022 We attended the exhibition in Cholsey of the CNPv5.2 on Saturday 2nd April, have noted the changes and would like to support the team on updating the plan.</p> <p>We are continuing to promote the land east of Church Road (previously considered as 'Chol 5' as part of the Cholsey Neighbourhood plan preparation) and consider the site is able to accommodate a sustainable form of residential development, including potential provision for parking facilities to support Cholsey Primary School at busy pick up and drop off times.</p> <p>With reference to the listed farm buildings in Church Road that you have noted in your plan, these buildings are within our control and we would be happy to engage in positive discussions.</p>	<p>Thank you for your support.</p> <p>At this time CPC has not changed its view of this site and does not support the development of CHOL 5.</p> <p>Acknowledged. Thank you for your support.</p>	n/a
20	14 April 2022		

Ref	Comment	CPC response	CNP ref
	<p>Thank you for consulting Historic England on the need for an SEA for the emerging Cholsey Neighbourhood Plan. In assessing the plan for likely significant effects we only take into account those effects that fall within our areas of interest, which relates to promoting the conservation and enjoyment of the historic environment. Silence on other areas of environmental effects outside our areas of interest should not be ready as agreement that the effects are not likely or significant.</p> <p>Having reviewed the document Reg 14 Pre-submission Consultation Cholsey Neighbourhood Plan V5.2 I have been unable to find the Proposals Map referenced in the document showing sites for proposed reallocation or new allocation. It would be most helpful for an up-to-date map reflecting the proposed neighbourhood plan allocations to be included in the document. But having reviewed the document it appears there is a commitment for sites for development to provide new homes, business and facilities. Where this may be adjacent to or within close proximity of designated heritage assets (both listed buildings and the conservation area) there is the potential for significant effect, and therefore SEA is required.</p> <p>Please do not hesitate to come back to me if you require further clarification.</p> <p>A link to or copy of the aforementioned Proposals Map would be most helpful as I will be assessing the</p>	<p>Acknowledged. The Proposals Map has been updated.</p>	

Ref	Comment	CPC response	CNP ref
	draft plan under the Reg 14 consultation and this will help immensely with that process.		
21	<p data-bbox="331 347 981 483">22 April 2022 Thank you for consulting us on the Cholsey Parish Neighbourhood Development Plan. This email forms the basis of our response.</p> <p data-bbox="331 528 981 842">Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.</p> <p data-bbox="331 887 981 1058">Objective TO3 284 aims to support the development of facilities that encourage the use of public transport including the improvement of the railway station through the provision of access for the disabled and secure and adequate cycle parking.</p> <p data-bbox="331 1102 981 1310">As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p>	<p data-bbox="1014 384 1760 443">Thank you for providing feedback to our consultation exercise. Please find below our response to your feedback</p> <p data-bbox="1014 887 1805 1023">CPC seeks to encourage the use of public transport over individual vehicle journeys wherever possible. The Objective stated in TO3 furthers this by supporting the development of facilities to make use of the station easier and more attractive to all.</p> <p data-bbox="1014 1102 1805 1380">The provision of access to all, regardless of ability, is a basic right that service providers, especially publicly funded organisations, should recognise. Such improvements are not necessitated by commercial development, but rather by basic needs. Further, it would seem to make good commercial sense to encourage greater use of this publicly owned facility to make it as widely available to potential users as possible. CPC are disappointed by the position taken by Network Rail on this matter.</p>	n/a

Ref	Comment	CPC response	CNP ref
	<p>We would appreciate the council providing Network Rail with an opportunity to comment on any future planning policy documents. We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy.</p> <p>We trust these comments will be considered in your preparation of the forthcoming Neighbourhood Plan documents.</p>	<p>Acknowledged. Network Rail is a statutory consultee in these matters.</p>	
22	<p>29 April 2022 I write with my comments on the consultation.</p> <p>Cholsey is a place that in my view has scope to grow and to be better. There are many areas of the village where a change would be just that- a change. Change in itself is not harmful it is just change, and people in generations to come will think oh isn't it interesting how Cholsey has changed.</p> <p>In my view this plan fails to actually tackle what is really important in Cholsey and set out why those precious parts should be preserved. Maybe that is hard work but I find that this plan is too soft and doesn't really go hard enough and make allowance for real change to happen, to come forward.</p> <p>The essence of making Neighbourhood Plans was to bring forth change not stop change. This plan allows development on what have been unpopular sites and were fought by local people, and nothing else. Those sites were all developer driven not NP driven.</p>	<p>Thank you for your feedback. Please see our responses below.</p> <p>CPC recognises that change is inevitable and can be beneficial. When revising the CNP we are obliged to abide by the law and to comply with national and local guidelines and standards. Our objective is to recognise where change must be made or where change is intended to benefit Cholsey residents. The management of change is key and it is to this end that consultation occurs.</p> <p>It would have been helpful if your feedback had documented what you feel is really important. Without detail we are unable to comment.</p> <p>The essence of the NP was, and remains, to manage change seen as beneficial to Cholsey residents, within the law and adopted standards and guidelines. All major (i.e., more than a single property or extension) development that has occurred in Cholsey since the NP was made</p>	

Ref	Comment	CPC response	CNP ref
	<p>The limits of the built up area are derisory and clearly defined so as to limit development and prevent change. The words at paragraph 77 that the boundary should be defined so as to not prevent the delivery of housing are not needed. The built up boundary is exactly drawn so as to prevent any other development. The statement is false.</p> <p>Development is good. It houses people and having a roof over your head makes you feel good- it is one of the very basic of human needs. The benefits of providing housing are considerably overlooked by this plan.</p> <p>Some of the best bits of Cholsey were not done within the village limits. The area around the Church/Manor Farm and at Fairmile were both 'at' Cholsey and provided before cars, but they are the best bits, in my view. This plan doesn't have a long vision for a grown place that has a really well balanced community. It has no vision for anything special just more of the ordinary stuff.</p>	<p>(adopted) in 2019 has been in accordance with that NP (this must be so by law). No development has been allowed on 'unpopular sites'. The NP was the subject of a referendum and was accepted by over 90% of those responding. It is unclear what you mean by 'developer driven', there is no such concept in planning law.</p> <p>The built-up area boundary was drawn to protect the nature and character of the village. Limited development is what the majority of Cholsey residents wanted then and want now.</p> <p>It is not clear to which statement you refer as 'false'.</p> <p>The made NP and the Revised NP currently being worked on provide for greater development than was called for by South Oxfordshire District Council. It is unclear how this has 'considerably overlooked' the acknowledged benefits of providing housing.</p> <p>We agree that Cholsey has a long history and that many of those areas outside the now established built-up area are of a nature of which we should be proud. It is unclear what point is made by the reference to cars.</p> <p>It is correct that the plan does not seek to grow the village beyond the requirements set out by South Oxfordshire. Much of the allocated development is yet to be built. This is entirely in line with the majority of residents views.</p> <p>The NP strives to ensure all potential residents have the opportunity to own a home in Cholsey. It does this by requiring the build of more affordable homes for first-time buyers and older</p>	

Ref	Comment	CPC response	CNP ref
	<p>It is about what should not happen not about what should happen, and repeats too many other plans and policies.</p> <p>I am disappointed in the lack of true vision in this plan for what might make a better place and planning ahead and I won't support it for that reason. As a result of this plan people are not going to have a clear knowledge of what might come in the future. The massive field in west Cholsey is a good place for development. Why not admit that and work to plan out now ways that in future in can come forward but not impact neighbours.</p> <p>This plan could be bringing forward truly affordable housing for Cholsey people but it isn't. it is just putting up with other people's ideas and accepting them and then bringing them into the plan. There are many Cholsey people who would love truly affordable housing to come forward (evidence para 85). But sites like that need to be planned and encouraged. This plan offers no encouragement and has considerable obstacles.</p> <p>Pretending that Manor Farm and other locations like Caps Lane are 'isolated' and should be protected from development is not realistic. This plan could have grasped the nettle and tried to bring forward sites like Manor Farm which is possibly underutilised. There is no evidence that I can see that attempts have been made to tease out sites like that. There are other similar sites too. I am disappointed in the negative</p>	<p>people who may consider downsizing. It has a definition of what constitutes a Cholsey connection to help retain current residents. We believe Cholsey is already special.</p> <p>Giving a clear definition of what is supported and what is not supported is the best way of avoiding ambiguity. It is not understood what is meant by 'too many other plans and policies'.</p> <p>It would be helpful if there were some detail here, for example describing what it is that would be 'better'.</p> <p>We are sorry you feel unable to support the plan.</p> <p>If the NP is accepted and becomes 'made' i. e. adopted then what is in the plan is what will come in the immediate future.</p> <p>It would be helpful to better identify the 'massive field' to which you refer. All sites suggested by SODC as suitable for consideration were included in the NP.</p> <p>No plan is able to ensure 'truly affordable housing' without building and providing property at a subsidised price. This is beyond the remit and means of CPC.</p> <p>The NP supports and encourages the provision of affordable homes. Were planning and encouragement all that was required, the provision of such property would be widespread.</p> <p>It would be helpful if specific examples of the 'considerable obstacles' were included in the feedback.</p> <p>We disagree. It is both realistic and proven that not supporting development in such isolated locations prevents what might be called 'creeping development' elsewhere called 'urban sprawl'. Reference to Map 2 of the NP shows that Manor Farm is within the AONB.</p>	

Ref	Comment	CPC response	CNP ref
	<p>disposition of this plan and also in the predisposition of the plan to limit development rather than really tackle the challenges that the plan could have.</p> <p>The plan states (para 90) that the village is not well located to encourage use of public transport. There are only six railway stations in the district. If Cholsey cannot do it what hope is there?</p> <p>Why has this plan not hammered away to try and provide better links. Wallingford is growing the bunk railway line offers a clear opportunity for a cycle and pedestrian link. The gravel pit which the vast majority of the village stupidly opposed has huge potential to help out. Why not have a policy to get a green walking and cycling route put through there?</p> <p>It could easily link to the sewage area and beyond and come in inside the bunk arch. This plan does not look at what is going on elsewhere but it should be trying to link to other places.</p> <p>Why is there no vision for a pedestrian bridge link to the Stokes? Wouldn't that make things better?</p>	<p>We are sorry you are disappointed. If by 'challenges' you mean the provision of more housing, then this point has been addressed above.</p> <p>Para 87 says that 'We do not consider that Cholsey is well located to encourage use of public transport, cycling, or walking to Wallingford town centre'.</p> <p>Para 185 says 'Cholsey has high levels of car ownership and poor access to public transport for many journeys'.</p> <p>In either case, the feedback is quoting out of context.</p> <p>Pledge T3 includes the undertaking of the possible commuter links from Wallingford to Cholsey by railway.</p> <p>It would be helpful to identify how the gravel pit has helped out since its inception.</p> <p>The creation of a shared cycle and pedestrian path along this route is one of the subjects of the CPC Transport Plan currently in preparation and has been the subject of public consultation over the past weeks.</p> <p>The suggestion for a crossing of the Thames at the end of Ferry Lane was mooted during the construction of the original NP as is listed as potential use of money from the Community Infrastructure Levy. Though not discounted, this has received a low priority due to the costs involved and difficulties in accommodating all river users. It would also involve other Parish Councils.</p>	

Ref	Comment	CPC response	CNP ref
	<p>If you don't identify a site for custom build homes will any come forward? very doubtful. Policy CNP H3 is totally meaningless it adds nothing to any other policy. Given it is meaningless it should be struck out as a bold policy. It is just warn words that can be plain text.</p> <p>Likewise CNP H4 is not a policy at all- it is just redirection. Strike it out. It is not a Neighbourhood policy if it refers to other policies.</p>	<p>Identifying a site is only meaningful if the site owner agrees to allow self-build. The NP supports the concept (in CNP H3) and it is therefore the policy of CPC to support such applications. We do not consider it meaningless.</p> <p>It is our policy to abide by the guidelines of the NPPF and the Local Plan 2035. Omitting this policy may lead some readers to question why we have no policy on Affordable Housing. We take the view it is better to be unambiguous.</p>	
23	<p>4 May 2022 Thank you for consulting Historic England on the draft neighbourhood plan for Cholsey. We have no specific comments to make.</p>	Acknowledged	
24	<p>5 May 2022 Please find the attached response from the South Oxfordshire District Council Planning Service to the pre-submission consultation on the Cholsey Neighbourhood Plan Review. Please treat this as our formal submission. If you would like to discuss any of the issues raised in our response please let me know.</p>	Acknowledged. <i>See SODC Final Comments Below for details of the response from SODC</i>	
25	<p>5 May 2022 Please find attached for your consideration a representation prepared by Wardell Armstrong on behalf of J.T Leavesley Ltd.</p>		

Ref	Comment	CPC response	CNP ref
	<p>If you could confirm receipt of this submission, it would be very much appreciated.</p> <hr/> <p>Representation to the Cholsey Neighbourhood Plan Consultation on behalf of JT Leavesley Ltd.</p> <p>Introduction</p> <p>This representation is submitted on behalf of JT Leavesley Ltd who are taking forward a proposed development at Papist Way in Cholsey and seek to offer constructive comment on the crucial wider policy and development context in South Oxfordshire, and the constructive role that the Cholsey Neighbourhood Plan should be achieving.</p> <p>As a principle it is fully supported the parish is seeking to keep the Neighbourhood Plan up to date for the purposes of the National Planning Policy Framework (NPPF) and to reflect the Local Plan 2035 which was adopted after the Cholsey Neighbourhood Plan (CNP). At the outset however, we would draw attention to the fact that dated evidence – primarily the 2014 Oxfordshire SHMA and 2017 Growth Deal, is still being relied upon to underpin the Neighbourhood Plan review. There has since been significant development in both local and national policy, as well as housing need since the production of this evidence. Therefore, to ensure the reviewed CNP is up to date we would urge the parish to take</p>	<p>The parish council is not the strategic planning authority and would not commission new studies of this nature. SODC provides guidance on housing requirements in the Local Plan 2035 which was adopted in 2021. The local plan identifies sites and broad locations for considerably more housing than the identified requirement. This is the most up to date evidence we have. We have used the Local Plan guidance to prepare the neighbourhood plan.</p>	

Ref	Comment	CPC response	CNP ref
	<p>into consideration influencing factors and evidence which has emerged post adoption of both the first Neighbourhood Plan and the Local Plan when deciding how to shape and direct future development.</p> <p>It is irrelevant to take account of past policy changes since the last NP adoption without taking due account of updated evidence. National Planning Policy Guidance clearly supports this principle identifying: <i>'Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed'</i>. - Paragraph: 009 Reference ID: 41-009-20190509</p> <p>This need to reflect the most up to date evidence available is a common theme within the NPPG, notably Paragraph: 040 Reference ID: 41-040-20160211 which states: <i>'where neighbourhood plans contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need'</i>.</p> <p>This sentiment is again reflected in paragraph 084 Reference ID: 41-084-20190509 which identifies: <i>'To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or</i></p>		

Ref	Comment	CPC response	CNP ref
	<p><i>spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance’.</i></p> <p>It is further clear that there is specific guidance on the allocation of additional development through neighbourhood plans where there is a demonstrable need.</p> <p><i>‘A neighbourhood plan can allocate additional sites to those in a local plan (or spatial development strategy) where this is supported by evidence to demonstrate need above that identified in the local plan or spatial development strategy’. - Paragraph: 044 Reference ID: 41-044-20190509</i></p> <p>There is clear evidence of significant District wide shortfalls in multiple housing types that the CNP should be taking account of in its revision /update. A 2022/23 NP using primarily 2017 evidence derived from a 2014 HMA is not taking proper account of up to date evidence in a number of facets. It is inappropriate to merely ‘wind forward the clock’ without it robustly being justified according to the time and the future.</p>	<p>The 5 year land supply is a matter for SODC to prepare and justify. SODC are the appropriate authority to take a strategic overview of housing need in the district both for affordable and market housing. The housing requirement set in the local plan took account of the identified need for affordable housing. No evidence is provided to demonstrate that further housing in Cholsey as suggested would have any impact on the affordability of market housing</p>	

Ref	Comment	CPC response	CNP ref
	<p><u>Housing Land supply/ Appeal Decisions</u></p> <p>It is acknowledged that South Oxfordshire District Council (SODC) is claiming a housing land supply of 5.33 years as of its Statement issued in June 2021. It is however key to note that there have been a number of subsequent appeal decisions issued which discuss the topic of housing land supply, and conclude that SODC are not able to demonstrate a sufficient supply of housing land.</p> <p>Of specific note are the decisions at Sonning Common¹ and Lady Grove² which both confirm that SODC is unable to demonstrate a sufficient housing land supply, both issued following the most recent housing land supply position statement. The Sonning Common decision identifies a supply of circa 4.21 years while Lady Grove considered the supply to be no more than 4.8 years. This is clearly at odds with the NPPF which identifies at paragraph 74 that: <i>“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies.”</i></p> <p>As part of the Development Plan, the Cholsey Neighbourhood Plan is able to play a key role in accommodating development need, as noted</p>	<p>Neighbourhood plans need to take account of community views and aspirations, the steering group has been guided by the community views in relation to growth.</p>	

Ref	Comment	CPC response	CNP ref
	<p>within paragraph 29 of the NPPF: <i>‘Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan’</i>. We would therefore urge that the NP adopt a proactive approach towards accommodating additional development, addressing the established shortfall in housing supply.</p> <p>The adopted SODC Local Plan also supports the role of NP’s in promoting appropriate development over and above that in the Local Plan. Paragraph 4.30 of the adopted Local Plan clearly states this intent identifying that <i>‘The Council will support Larger Villages to allocate further development sites should the NDP so wish, where this level of growth is sustainable for that village’</i>.</p> <p><u>Affordable Housing Need</u> Issues concerning shortfall in housing land supply also have a significant effect on SODC’s ability to deliver affordable housing. The levels of unaffordability within South Oxfordshire are some of the most severe nationally, as reflected within the 2020 Oxford Brookes appeal decision³, within which the Inspector recognises the <i>‘eye-watering levels of affordability in South</i></p>		

Ref	Comment	CPC response	CNP ref
	<p><i>Oxfordshire</i>, with it subsequently identified that <i>'The Council itself accepts the need is "acute and pressing"</i>.</p> <p>This issue is worsening at a startling rate, with the Oxford Brookes appeal identifying within supporting evidence that as of 2019 there were 2,421 households on the housing register seeking affordable accommodation. Some 2 years later the register has now grown exponentially to 4,466 households, a staggering increase of 84.6% in 2 years.</p> <p>Cholsey has a notable affordable need in its own right, with the 2021 housing register recording 219 households. This is the 4th highest level outside of Didcot, and 4.9% of the district-wide need. It is therefore urged that the Neighbourhood Plan take a proactive approach to addressing both the local and wider affordable shortfall through the provision of sustainable development within the Parish, such as that proposed off Papist Way – which would deliver 140 affordable units or 63.9% of the shortfall for Cholsey. Neighbourhood Plans are a valuable tool in meeting development need as they are afforded the flexibility of allocating development beyond the immediate Local Plan. This is noted specifically in paragraph 13 of the NPPF which</p>	<p>The neighbourhood plan includes evidence about housing need for the elderly locally and decisions have been made taking account of that evidence. Again, it is not the parish council's role to identify needs on a district wide basis.</p>	

Ref	Comment	CPC response	CNP ref
	<p>notes that they <i>'should shape and direct development that is outside of strategic policies'</i>.</p> <p>The lack of affordable development has significant and well document implications beyond the immediate lack of housing. The highly unaffordable property market within South Oxfordshire means that only households on higher incomes can live in the area. This factor will lead to an increasingly single tiered local economy which lacks crucial sectors in which individuals are more often the recipient of lower wages. This includes but is not limited to; day to day services such as retail, construction, utility maintenance, health care, education, transport, distribution, and lower to mid-level office roles. Jobs in these sectors underpin the functionality of local economies, and a lack of employees to fill these roles as a result of high house prices means key economic sectors will cease to function at a local level. It is also a significant barrier to a balanced working population, as demonstrated in Cholsey with its low levels of economic activity.</p> <p><u>C2 Assisted living needs</u></p> <p>In addition to market and affordable housing, we would urge the Neighbourhood Plan offer greater support for the development of C2 assisted living development for the older population. The</p>		

Ref	Comment	CPC response	CNP ref
	<p>United Kingdom as a whole has an ageing population, but this statistic is particularly acute in less affordable localities such as South Oxfordshire, through the simple virtue of the older population being more able to afford housing or having lived there for a number of years before the extreme unaffordability had come to the fore. The result of this is a significant need for C2 dwellings catering specifically to the over 55's throughout South Oxfordshire, as identified in the Sonning Common appeal decision⁴. The June 2021 decision identified that there was a significant shortfall in housing land supply (4.21 years), as well as providing commentary on the need for C2 dwellings. The appeal assesses the specific requirement for extra care in detail, with the Inspector identifying at paragraph 108 of the decision that <i>'There is an immediate unmet need for extra care market housing'</i>. With paragraph 110 of the decision going further, stating that: <i>'The demographic evidence indicates a `critical' need for extra care housing in the District'</i>. This decision is further noteworthy as the need for housing and supported living accommodation was deemed to outweigh the impact of the scheme on the AONB, within which it sat.</p>		

Ref	Comment	CPC response	CNP ref
	<p>Clearly, as recognised over and over again by independent planning inspectors, a step-change in delivery is urgently needed, especially for the elderly. There is a nationally recognised critical shortage of specialist elderly persons accommodation, a problem that is exacerbated in South Oxfordshire due to the ‘eye-watering’ failure to provide homes people of any description can afford, let alone those on a fixed income seeking to protect their savings for the provision of care. This is yet further exacerbated to an acute crisis point in Cholsey because it is a relatively large settlement yet has no specialist housing for the elderly at all.</p> <p><u>Need Summary</u> On the basis of the evidence outlined in this submission, if the review proceeds without taking into account current information on land supply, affordability, and aged housing provision, the housing policies will be out of date by default, being superseded by current information that was available at the time of review but ignored for the purposes of that review. There is no provision in national law or policy which permits selective cherry-picking during the review process: all relevant information should be taken into account during the review process and reflected in the updated plan. As the PPG states,</p>		

Ref	Comment	CPC response	CNP ref
	<p>repeatedly, neighbourhood plans which contain policies relevant to housing supply should take account of the latest and most up to date evidence of housing need.</p> <p><u>Settlement Suitability</u> Cholsey represents a key opportunity to meet both local and broader market, affordable and C2 requirements as it offers a highly sustainable array of supporting services, including access to a Railway Station while being unconstrained by local and national designations. We would urge the CNP seek to facilitate additional sustainable development through the review process which is not being met elsewhere in the authority. The NPPF identifies at paragraph 105 that; <i>“development should be focused on locations which are or can be made sustainable”</i>, particularly in the context of transport. The South Oxfordshire Local Plan (2021) also makes it clear that Larger Villages are to play a significant role in meeting development need, with a minimum of 15% growth planned for these settlements. It is further stated that <i>“The Plan is therefore planning positively for further growth over the remainder of the plan period. This will ensure that these places continue to grow and support the services and facilities that sustain them”</i> (paragraph 4.17).</p>		

Ref	Comment	CPC response	CNP ref
	<p>It is further noted at paragraph 4.28 of the Local Plan that some larger villages may be constrained by physical, and policy constraints which prohibit them from delivering a 15% net increase in dwellings. In these scenarios unconstrained settlements such as Cholsey should properly plan for more than 15% growth, to be delivered through Neighbourhood Plans. It is appreciated that the current iteration of the Neighbourhood Plan (as adopted) allocated a base level of land for development. However, this was based on now dated requirements without the benefit of current context. We would therefore urge that the CNP allocate further development to assist in addressing the critical need for development.</p> <p><u>Conclusions</u></p> <p>We fully support the Parish in seeking ensure the CNP is up to date for the purposes of local and national policy. However, the housing policy and guidance within the CNP is based on the SODC Local Plan, albeit the draft iteration as the CNP was adopted prior to the Local Plan. This requirement is now significantly dated, partly based on the 2014 Oxfordshire SHMA, 2017 Growth Deal and input from the Standardised OAN. The recent appeal decisions demonstrate a district-wide deficit in 5-year housing land supply, C2 requirement, and chronic affordable need,</p>		

Ref	Comment	CPC response	CNP ref
	<p>clearly identifying that the adopted housing delivery strategy and requirement is not capable of meeting development need. As such and as per guidance in paragraph 11 of the NPPF, we would urge the CNP to seek to assist in addressing this shortfall through the allocation of further sustainable development sites - such as that at Papist Way - which is able to contribute multiple dwelling typologies that are in significant shortfall - as well as provide new employment opportunities for new and existing residents.</p> <p>Cholsey is a Larger Village which benefits from a significant array of supporting day to day facilities and Railway infrastructure. National Policy is explicit in its guidance that development should be directed towards sustainable locations, particularly those benefitting from sustainable travel linkages (Chapter 9: Promoting Sustainable Transport). Given the scale and significance of unmet need within South Oxfordshire, we would encourage the Parish through the CNP review to allocated further development to address local and wider unmet need.</p> <p>Development Plan Documents are required to respond to the latest evidence available as part of the review process. At present, the Cholsey Neighbourhood Plan does not seek to make any</p>		

Ref	Comment	CPC response	CNP ref
	<p>notable or significant changes to policy which would respond to the significantly changed circumstances since the Plan's adoption. Paragraph 37 of the NPPF identifies that Neighbourhood Plans are required to meet 'basic conditions' which are set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. Of particular note is paragraph 8(2) part 'd' which requires plans should '<i>contribute to the achievement of sustainable development</i>'. At present it is considered that the CNP review fails to meet this condition as it fails to contribute any additional development at a time when there is a significant and demonstrable need.</p> <p>The CNP and adopted Local Plan are in concert with their housing policies, but more recent appeals illustrate there are ongoing and significant matters of delivery failure leading to critical levels of unmet need which is a highly material consideration. Inspectors are allowing development on the basis of the Development Plan's failure to address this level of need. There is a critical shortage of housing for the elderly in particular which is of increasing prominence given the increasing levels of need demographically and the acute social problems that a shortage of provision causes. Cholsey in particular, having no specialist provision for the elderly at all, ought to</p>		

Ref	Comment	CPC response	CNP ref
	<p>have in place a CNP which reflects this need and strongly supports its delivery.</p> <p>To this end, it is suggested that revisions are undertaken to the CNP which consider the current need evidence in full and react accordingly through the allocation of additional sustainable development opportunities in unconstrained locations.</p>		
26	<p>6 May 2022</p> <p>My name is Valerie Artene and I'm known in the village by running Clippers Hairdressers for the past 14 years.</p> <p>All this years I've been watching people struggling to find a place to park and use our beautiful parade of shops on The Forty, especially elderly people trying to get their prescription next door to my shop-Rowland Pharmacy(they often go and come back few times in hope to find a place to park their car to get their prescriptions).</p> <p>As we all know Cholsey it's been growing lately like never before and people chose to move from bigger towns to our beautiful countryside village which we should be proud of but we mustn't forget that all this people have cars and need a parking space in order to use our shops.</p> <p>The good thing about our shops on The Forty is that people come and park, shop and go in a relative short time so we all ,shop keepers , see the benefit but we must think and act immediately to maintain in!</p> <p>As the world is keen to move towards green cars we</p>	<p>Thank you for your feedback. We are currently engaged in a review of our Transport Policies, which will include a settled view on parking at the Forty. We will try to balance the recognised needs of local business while maintaining our objective of encouraging residents to walk/cycle more and use their cars less.</p>	

Ref	Comment	CPC response	CNP ref
	<p>need to consider this too by adding electric charging points too to keep up with the demand. Please help us continue to help you all by keeping Cholsey a desirable place to live and creating the facility of parking when need it. 3 more parking spaces it's not a big thing to ask in return to so many more houses that had been build in the recent years in Cholsey so please help!</p> <p>Thank you for taking the time to read my email .</p>		
27	<p>6 May 2022 We are tenants in the parade of shops in Cholsey. We have been made aware that there has been a application to add 3 more parking spaces to land to the left of Clippers Hairdressers.</p> <p>There have been parking issues ever since Tesco took over the local shop and post office and we would like to express our support for more parking spaces for the general public.</p>	The Parish Council will investigate this in due course.	
28	<p>6 May 2022 We write to you with regards to the current consultations as detailed above in respect of our client, National Grid.</p> <p>Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.</p> <p>2 x PDF attached to email: see Appendix 1</p>	Acknowledged.	

Ref	Comment	CPC response	CNP ref
29	<p data-bbox="331 276 976 411">6 May 2022 Please find attached the County Council's response to the Cholsey Revised Neighbourhood Plan consultation.</p> <p data-bbox="331 456 891 520">Email receipt of this response would be greatly appreciated.</p> <p data-bbox="331 571 405 587">-----</p> <p data-bbox="331 600 864 632">Overall View of Oxfordshire County Council</p> <p data-bbox="331 639 976 879">The County Council supports the parish in its ambition to update their neighbourhood plan. We hope you find our comments in the attached Annex helpful as you make amendments prior to submitting the plan. We would also advise that you review OCC's Neighbourhood Planning Guide (updated March 2021) which is available here.</p> <p data-bbox="331 922 595 954">Transport Comments</p> <p data-bbox="331 962 931 1026">No further comments (it is noted that no new site allocations are proposed).</p> <p data-bbox="331 1070 562 1102">Estates Comments</p> <p data-bbox="331 1110 954 1238">Oxfordshire County Council (OCC) Estates is grateful for the opportunity to comment on the Cholsey Neighbourhood Plan 2022- 2035 (Pre- Submission Document).</p> <p data-bbox="331 1246 954 1350">OCC Estates did comment on the submission for the Neighbourhood plan in July 2018. That response commented on the allocated sites (as they were at</p>	<p data-bbox="1010 344 1760 376">Thank you for your feedback. Please see our responses below.</p> <p data-bbox="1010 671 1346 703">Thank you for your support.</p>	

Ref	Comment	CPC response	CNP ref
	<p>that time) and some minerals and waste and transport matters.</p> <p>In terms of the Estates comments, the only site within the Cholsey NP area is Cholsey Primary School. The comments in respect of this were in relation to Policy CNP ED1, our comments were;</p> <p><i>“This draft policy should be amended to delete reference to additional staff parking. Proposals to expand Cholsey Primary School must:</i></p> <ul style="list-style-type: none"> • <i>Provide additional staff parking</i> • <i>Continue to meet at least minimum requirements for playing fields and outdoor play space</i> <p><i>Expansion of the primary school is underway. The school has 24 parking spaces and currently there is some double-parking enabling additional capacity. The requirement for a 2FE school is considered to be less than 24 parking spaces and the County Council as applicant is not proposing to increase the size of the car park.”</i></p> <p>The above comments appear to have been taken on board and Made policy CNP ED1 read;</p> <p><i>“Proposals for the expansion and/or consolidation of the existing educational facilities on the Cholsey Primary School site will be supported subject to the following criteria :</i></p> <ul style="list-style-type: none"> • <i>they provide appropriate levels of staff car parking;</i> <i>and</i> • <i>they meet the minimum requirements for playing fields and outdoor play space.”</i> <p>In the interim the school has expanded and provides 24 car parking spaces as agreed by planning</p>	<p>CPC has taken the view that all policies in the Education section of the Made NP are no longer relevant as Education policies in general lie outside the remit of a Neighbourhood Plan.</p> <p>The reviewed NP contains no policies relating to Education.</p>	

Ref	Comment	CPC response	CNP ref
	<p>on population growth etc.), in line with the comments and the policy above. Being outside the built area may even have implications for the erection of ancillary buildings/stores etc. and it is considered it would be more consistent with the rest of the plan and the policies, if the school and its' playing fields were all contained within the built area as one 'unit'.</p> <p>Education Comments Objective EDO1 is "To ensure that there are sufficient spaces for all who wish to attend the schools and/or use the education facilities in Cholsey." The expansion of Cholsey Primary School from 1.5 form entry to 2 form entry in 2020 is expected to be sufficient for the scale of housing growth proposed in the Neighbourhood Plan, and should reduce the need for children to travel outside the village. However, it should still be borne in mind that children moving into the village already of school age may find that their specific year group is full, as the school may have been over- subscribed from outside its designated area. Objective EDO2 is "To reduce congestion around Cholsey Primary School and to ensure safe accessibility at all times", and Objective EDO3 is "To increase the proportion of children walking or cycling to school." Expanding the school to 2 form entry will be helping to ensure easy access to a school place within walking distance. With reference to paragraph 348, Wallingford School increased its admission number to 216 in 2019. This is being accommodated with a temporary classroom</p>		

Ref	Comment	CPC response	CNP ref
	<p>ahead of permanent building work being completed, after which the school's admission numbers will increase again to 242, and a total capacity of c1,500. It is worth noting that development in excess of that indicated in the Neighbourhood Plan could result in unsustainable pressure on capacity at Wallingford School. We continue to welcome Pledge ED1, to work with the county council and Wallingford School to seek to ensure that there continues to be sufficiency capacity at Wallingford School for all Cholsey young people who wish to attend there.</p> <p>Archaeology Comments Whilst the Cholsey Neighbourhood Plan does set out a policy CNPE4 considering the historic environment we would recommend that this be amended along the lines of the below in terms of providing a clearer definition of heritage assets in line with the NPPF.</p> <p>Policy - Historic Environment The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF 2021).</p>	<p>Acknowledged and changed.</p>	<p>CNP E4</p>

Ref	Comment	CPC response	CNP ref
	<p>Digital Infrastructure Comments</p> <p>Broadband</p> <p>Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being (NPPF para 114). Consideration should be given to the fact that any new homes or commercial premises planned to be built have 21st digital infrastructure installed at the build phase. Developers should be required to engage with a telecommunications network provider to provide a full fibre connection to each residential/business premise. This will significantly mitigate environmental impacts of any proposed development. People will be able to work from home, reducing unnecessary journeys. Moreover, digital infrastructure provides the backbone for digital technologies' role in building a low carbon economy.</p>	<p>Agreed. See CNP IO7 and CNP H5</p>	
30	<p>9 May 2022</p> <p>Further to the recent consultation on the updated Cholsey Neighbourhood Plan, we would like to thank all those involved in the revision and update of this document and would like to wholeheartedly express our support for this, in particular regard to the limiting of unsustainable/overdevelopment of the village.</p>	<p>Acknowledged. Thank you for your support</p>	
<p>Source: Statutory Bodies</p> <p>South Oxfordshire District Council -Preliminary Comments 11/03/22</p>			
31	1. Contents Page	Acknowledged and changed	Contents

Ref	Comment	CPC response	CNP ref
	<p>Whilst we understand that the table of contents links to headings in the document, you may wish to consider whether a 5 page contents table is too long.</p> <p>We would recommend shortening the contents page for clarity and not including all the subheadings in the policy section as it is currently cumbersome for readers.</p>		
32	<p>2. General References to the NPPF should be checked throughout the Plan. Where the NPPF has been updated the Plan may now refer to the wrong paragraphs.</p> <p>This is the same for links to external documents. Example is para 84 link to Local Plan. Appears to be trying to link to Core Strategy, but the link is broken.</p>	<p>Acknowledged and changed. We believe all references to both the NPPF and the Local Plan 2035 are all now correct.</p> <p>We also believe all links are now correct.</p>	General
33	<p>3. General To ensure clarity the Plan should make clear when referring to evidence and consultation activities where the evidence is from or when the consultation took place.</p> <p>This is to make it easier to understand where information or policies have been updated and what evidence they are relying upon.</p>	<p>Acknowledged. The Index of Evidence now shows clear references to source data.</p>	Appendix 7
34	<p>4. General / policy section We would suggest reorganising this section to move policies higher up before commentary</p>	<p>Acknowledged. We consider the format to be clear and logical.</p>	General
35	<p>5. General There are a lot of broad terms which have not been defined, examples of this would be in policies CNP H5,</p>	<p>Acknowledged. These terms were found to be acceptable in the 2019 Made plan.</p>	General

Ref	Comment	CPC response	CNP ref
	which talks of concepts around Cholsey's local character and distinctiveness. It may be beneficial to produce additional evidence and documents (such as a design code) to provide clarity and assist in implementing the policies consistently as intended.	Given the government's position on local Design Codes stated in the Queen's speech on 10 th May 2022, CPC may choose to develop a Design Code for reference in the next CNP review. There are many clues about local character in the plan. We have identified all the historic buildings in the historic environment section. We have also identified important views in the Views Assessment document. The environment section identifies the fact that Cholsey is a rural village in a sensitive landscape with green infrastructure at its heart. SODC has already prepared a comprehensive design guide, we do not want to be prescriptive about the design of new building, part of the charm of the village is that buildings are very varied. However, we do expect that developers and planners in particular will make an assessment of the immediate environs of any proposal and ensure that proposals respect and reflect that environment.	
36	6. Paragraph 12 The revised CNP has not yet been examined by an independent examiner. The NP will need to go out to consultation prior to examination, it could be confusing to the wider public if the Plan is written as if it has completed stages it has not yet been through. This comment applies throughout the document for any other areas where this approach has been taken.	Acknowledged. Changes made	Para 12
37	7. Figure 1 After pre-submission consultation and before CNP 2022 meets the relevant requirements, it may be worth adding a stage to explain that the Parish Council will submit the Plan to the Local Authority. Or add this to the CNP 2022 box.	Acknowledged and changed	Figure 1
38	8. Paragraph 14, bullet point 3	Acknowledged and changed	Para 14

Ref	Comment	CPC response	CNP ref
	The plan needs to be in 'general conformity' with strategic policies in the Local Plan rather than 'conformity'.		
39	9. Paragraph 16 Where it is noted that a local referendum may or may not be necessary, it may be worth expanding on this to explain to readers. Paragraph 106 of the planning practice guidance on Neighbourhood Planning would be helpful here.	Acknowledged and changed	Para 16 IoE 48
40	10. Paragraph 18 Delete the word 'emerging'.	Acknowledged and changed	Para 18
41	11. Page 22 Map 3 – Cholsey in Context This map requires updating to reflect adopted South Oxfordshire Local Plan and all the strategic allocations.	Acknowledged. Map 3 has been changed.	Map 3
42	12. Paragraph 52 Just worth keeping in mind that 2021 Census data should be released shortly. Currently expecting first batch of data to be released in April. If possible, once this information becomes available it would be beneficial for the Plan to refer to the most up-to-date data.	Acknowledged.	n/a
43	13. Paragraph 63 and 66 It should be made clear what consultations are being referred to and when they were conducted.	Acknowledged and changed.	Para 63 and 66 and Consultation Statement
44	14. CNP STRAT1 The first bullet point states "ensure that development reduces greenhouse gas emissions by any means possible".	Acknowledged and changed	Para 64

Ref	Comment	CPC response	CNP ref
	<p>Whilst we recognise the importance and urgency in addressing the climate crisis, the term ‘any means possible’ is not appropriate as it signifies that even methods that could have significant negative impacts in other areas would be acceptable if the proposals reduced greenhouse gas emissions. We have proposed a replacement sentence below.</p> <p>“ensure that development reduces greenhouse gas emissions by all appropriate methods...”</p>		
45	<p>15. Paragraph 73 There is comment box that states numbers are needed. For info, Table 4c provides the supply, illustrating a housing supply of 30,056 homes.</p> <p>Policy STRAT2 sets out the requirement of 23,550 homes.</p>	Acknowledged and changed.	Para 73
46	<p>16. Page 30 – Map 4 – Cholsey Built Up Area Boundary It may be worth looking into updating the built-up area boundary map to show areas that have built out since the previous version of the NP. Thinking in regard to Land North of Celsea Place.</p>	Acknowledged and changed.	
47	<p>Paragraph 81 The Local Plan and Neighbourhood Plans form part of the Development Plan, the relationship between them is set out in statute. We recommend you delete the section ‘Policy Compliance and Comparison’.</p>	Acknowledged. Paragraph 80 (not 81 as stated) is intended to explain to those of our residents not familiar with statute, why some Policies in the Local Plan are not duplicated in the CNP. A cross-reference of policies is available separately.	Para 80
48	<p>17 Paragraph 89 This paragraph discusses that is “not possible to accurately define the remaining capacity without knowing the level of growth likely to take place</p>	Acknowledged and changed. Paragraph 88 (not 89).	

Ref	Comment	CPC response	CNP ref
	<p>around Wallingford". The commentary here is outdated and requires updating.</p> <p>Whilst there is no need to define the capacity of Cholsey at this time as Cholsey has identified sufficient capacity to meet the requirement set out in the Local Plan. The Local Plan and the Wallingford NP set out the growth planned for Wallingford, so this should not be used as a reason.</p>		
49	<p>18. Policy CNP H1b We recognise that this policy sets out a minimum density requirement for major sites of 25 dwellings per hectare. However since this policy was adopted the South Oxfordshire Local Plan 2035 has come into force. Policy STRAT5 of the plan sets out the districts approach to residential densities.</p> <p>This policy sets out that proposals should optimise the use of land, as this will help in creating more sustainable places. It also states that sites well related to existing towns and villages and served by public transport may be expected to achieve higher densities of 45 dwellings per hectare. Cholsey has a regular bus service to Wallingford and has a Train Station with connections to Didcot, Oxford and London.</p> <p>We consider that Cholsey is well related to existing towns and served by public transport, therefore the higher density of 45dph should be the starting point unless there clearly justified planning reasons why a site cannot achieve that density.</p>	<p>Acknowledged. We believe our policy is in conformity with Local Plan policy STRAT 5 which allows for lower densities where appropriate in criteria 2 and 3, we have set out the reasons for our view.</p> <p>Planning practice guidance indicates that travel times to key facilities could be used to help establish appropriate densities. We have included these in the plan at para 239 and they show that Cholsey is not a sustainable location and access to key services is worse than for the rest of Oxfordshire and England. The presence of a station and an infrequent bus service that is soon likely to be cut do not provide residents with easy access to key services such as healthcare, secondary schools and shops. We believe that that only around 6% of residents use the train to get to work, very limited other key services are accessed by train.</p> <p>We have also highlighted the proximity of the AONBs and local character as reasons for a lower density.</p> <p>The evidence used to justify the density policy in the Housing Topic Paper is confusing as it does not use the glossary definition of net density. If this is used correctly the housing density examples will be below 45dph.</p>	

Ref	Comment	CPC response	CNP ref
50	<p>19 Policy CNP H2 This policy makes a reference to the Core Strategy. This should be updated to reference the definition provided by policy H16 in Local Plan 2035.</p> <p>Where the policy discusses important open space of value it would help to reference the supporting evidence produced, such as the Open Space Assessment.</p>	<p>We can see no reference to Core Strategy in CNP H2</p> <p>Acknowledged and changed</p>	
51	<p>20 Paragraph 114 Previously in Plan it is stated that Wallingford is not accessible for key services. Then it seeks to take into account extra care assisted living units in Wallingford.</p> <p>We recommend the reference to Wallingford is removed as Wallingford will have its own need for extra care and assisted living units, which the Cholsey NP does not identify. Since the plan is not providing information on the need arising from Wallingford it is not appropriate to take into account the provision there.</p>	<p>The section on the Housing for the Elderly has been rewritten.</p>	
52	<p>21 Paragraph 118 Sets out an approach for the development of housing for the elderly. Though paragraph 118 is not policy, the Local Plan through Policy H13 sets out the district wide approach to delivering housing for the elderly. This policy is a strategic policy as defined by appendix 14, so the Cholsey NP should be in general conformity with this.</p> <p>Policy H13 states:</p>	<p>Acknowledged. Reference should be 117 not 118.</p> <p>We do not believe that we are in conflict with policy H13.</p> <p>Policy H13 does not require neighbourhood plans to allocate sites for elderly persons housing where there is no demonstrable need. We do not believe that Cholsey is an ideal place for elderly persons housing since there are only limited services in the village and public transport services in Cholsey are not good enough for elderly people to reach essential services easily. If there is a need for</p>	

Ref	Comment	CPC response	CNP ref
	<p>“Encouragement will be given to developments which include the delivery of specialist housing for older people in locations with good access to public transport and local facilities Local communities will be encouraged to identify suitable sites for specialist housing for older people through the Neighbourhood Planning process”</p> <p>Currently this paragraph 118 of the the neighbourhood plan is in conflict with Policy H13.</p>	<p>more provision locally it would be better/more viable to increase the provision on the allocated sites in Wallingford</p>	
53	<p>23 Policy CNP H4 The introduction of the new First Homes affordable housing tenure and policy allows NP to apply certain criteria, such as a local connection test.</p> <p>If the aim is to provide housing for those with local connections, you may wish to consider this. The Council has produced a First Homes Guidance Note which provides information on this, we are happy to support with this.</p> <p>In any case, National Planning Practice Guidance sets out that neighbourhood plans should take account of the new First Home requirements from the 28 June 2021.</p> <p>We recommend that a policy on tenure mix which responds to First Homes is inserted into the plan, we recommend the following policy wording:</p> <p>‘Taking into account the requirements for affordable housing set out in the development plan, as well as</p>	<p>Acknowledged. A paragraph on a local connection test is shown in the relevant section and we trust that SODC will have regard to this. In the 2019 plan this connection test was included in the policy but was removed at examination.</p>	

Ref	Comment	CPC response	CNP ref										
	<p>the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</p> <p>Tenure split, post 28 June 2021</p> <table border="1" data-bbox="331 448 981 703"> <thead> <tr> <th data-bbox="331 448 763 520">Tenure</th> <th data-bbox="763 448 981 520">South Oxfordshire</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 520 763 560">First Homes</td> <td data-bbox="763 520 981 560">25%</td> </tr> <tr> <td data-bbox="331 560 763 600">Social Rent</td> <td data-bbox="763 560 981 600">35%</td> </tr> <tr> <td data-bbox="331 600 763 639">Affordable Rent</td> <td data-bbox="763 600 981 639">25%</td> </tr> <tr> <td data-bbox="331 639 763 703">Other routes to affordable home ownership</td> <td data-bbox="763 639 981 703">15%</td> </tr> </tbody> </table>	Tenure	South Oxfordshire	First Homes	25%	Social Rent	35%	Affordable Rent	25%	Other routes to affordable home ownership	15%		
Tenure	South Oxfordshire												
First Homes	25%												
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Affordable Rent	25%												
Other routes to affordable home ownership	15%												
54	<p>24 Policy CNP H5</p> <p>The final bullet relates to Electric Vehicle Charging Points. You may have seen this already but the County Council recently adopted an Electric Vehicle Infrastructure Strategy. It may be helpful to review this.</p> <p>The policy mentions meeting the challenge of climate change. As this is stated as one of the reasons for reviewing the Neighbourhood Plan it may worth considering adding more detail on this, possibly having a standalone policy which sets out how this might be addressed. It would also be beneficial to refer to policy DES10 in the South Oxfordshire Local Plan which sets out clear standards for how developments should seek to reduce carbon emissions. Though they are yet to have passed examination, policy SD1 and its sub policies SD1a and SD1b in Joint Henley and Harpsden Neighbourhood</p>	<p>Acknowledged.</p> <p>The CNP makes reference to our emerging Climate Emergency Action Plan (IoE Ref 7) and Transport Plan.</p> <p>The plan has been changed to refer to these documents.</p>											

Ref	Comment	CPC response	CNP ref
	<p>Plan are good examples of this. There are also changes to building regulations being introduced on the 15 June 2022, which aim to reduce carbon emissions.</p>		
55	<p>25 Table 2 Again, it is worth just keeping in mind that Census data will be updated shortly, though car ownership data may not be released in the initial tranche.</p>	<p>Acknowledged.</p>	
56	<p>26 Policy CNP E1 Paragraph 191- It would be beneficial to reference the Green Infrastructure Network document in this policy, so it is easy to identify the mentioned areas.</p> <p>Paragraph 192- As worded this part of the policy is overly onerous, as any proposal for development is likely to affect the landscape of the parish. Local Plan policy ENV1 sets out that</p> <p>“Development proposals that could affect the special qualities of an AONB (including the setting of an AONB) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment”</p> <p>If the Neighbourhood Plan policy sets out requirements beyond this then evidence is need to support this. This could include setting out areas</p>	<p>Acknowledged. Policy CNP E1 is now paragraph 192, 193, and 194. This is the original wording (see 2018 Modifications Table) which has been through examination.</p> <p>The SODC Green Infrastructure Strategy is referenced in the text, paragraph 184.</p> <p>We believe paragraph 193 (not 192) is appropriate because not all proposed development affects the landscape, e’g’ extensions, infill, small scale development.</p> <p>Acknowledged.</p>	<p>Para191</p>

Ref	Comment	CPC response	CNP ref
	<p>sensitive to development, and why they are sensitive, in a supporting document.</p> <p>When discussing the loss of ‘good agricultural land’ this should be amended to ‘best and most versatile agricultural land’ in accordance with the NPPF (Paragraph 174 and Appendix 2)</p>	<p>Acknowledged and changed.</p>	<p>Para 191</p>
57	<p>28 Policy CNP I5</p> <p>It would add clarity to the policy if it referred to what the essential community facilities are. This could be done by referencing the Open Space and Recreation Assessment if this contains the essential community facilities you are referring to, or by producing a list in the Plan.</p>	<p>Acknowledged and changed.</p>	<p>Para 259 heading CNP I5, Para 276</p>
58	<p>29 Policy CNP I9</p> <p>This policy sets out a requirement of 20 allotments per 1000 people. The National Society of Allotment and Leisure Gardeners (NSALG) recommends a quantitative standard of 20 plots per 1000 households (approximately 20 plots per 2200 people).</p> <p>Policy CF5 in the Local Plan 2035 sets out that new residential development is required to deliver open space in accordance with the Open Spaces Study. This study concludes with a proposed standard for allotments at paragraph 8.43 of the report. This standard is for 0.4ha of allotment provision for every 1000 people district wide, which is 16 allotments per 1000 people.</p> <p>It may be that the policy wording in the Neighbourhood plan was simply meant to refer to</p>	<p>Acknowledged and changed.</p>	<p>CNP I9, Para 294</p>

Ref	Comment	CPC response	CNP ref
	1000 households, however if the Neighbourhood Plan is seeking to go above both national guidance and local policy, sufficient evidence would need to be provided.		
59	30 Appendix 6 – Glossary The glossary refers to Starter Homes. Whilst we understand the NPPF still refers to Starter Homes this tenure of affordable homes has now been withdrawn and essentially replaced with First Homes. We recommend adding a glossary definition for First Homes.	Acknowledged and changed.	
<u>South Oxfordshire District Council -Final 05/05/22</u>			
60	1 General / Policy section We suggest reorganising this section to move policies higher up before the commentary.	See Ref 34	
61	2 General / Policies There are broad terms used in the plan, which have not been defined. Examples of this can be found in Policy CNP H5, which talks about concepts relating to Cholsey's local character and distinctiveness. In the case of this example, it would be beneficial to include further information on the supporting text or produce a design guide or code to complement and provide further clarity. A similar approach could be used clarify undefined terms in other policies in the plan. Where appropriate, we have identified these in our response to specific policies and supporting text.	See Ref 35	
62	3 Figure 1 After pre-submission consultation and before CNP 2022 meets the relevant requirements, it would be helpful to add a stage to explain that the Parish	See Ref 37	

Ref	Comment	CPC response	CNP ref
	Council will submit the Plan to the Local Authority. Alternatively, this could be added to the CNP 2022 box.		
63	4 Page 18- Map 3- Cholsey in Context This map requires updating to reflect the adoption of the South Oxfordshire Local Plan 2035. Notably the map omits several strategic allocations	See Ref 41	
64	5 Paragraph 52 We recommend adding sourcing and dating the reference that there are now 1740 dwellings in Cholsey	Acknowledged and amended. Cholsey 1,869 dwellings 2022-23, SODC Parish Council Tax Bases- 2022-23	
65	6 Paragraph 64 (CNP STRAT1) and CNP H5 (CNP STRAT1) and CNP H5 During the preparation of the now made Cholsey NDP the intention was for the text in paragraph 64 to form part of an overarching policy for the neighbourhood area. While the approach was not successful at the time, we note that the Wallingford NDP introduced a policy similar to the one you were trying to achieve. We believe there is an opportunity for you to explore reviewing paragraph 64 and bringing it forward as a policy. Our Corporate Energy Officer highlighted that while the Plan review aims to 'ensure that development reduces greenhouse gas emissions by all appropriate measures and identifies suitable areas for renewable and low carbon energy sources', the Plan seems to miss the opportunity to propose specific policies to achieve this.	CNP Strat 1 has been made into a Policy	

Ref	Comment	CPC response	CNP ref
	<p>Policy CNP H5 requires proposals for new housing to 'meet the challenge of climate change and flooding'.</p> <p>This element lacks clarity, and it may be possible for developers to claim that they have met this criterion without delivering the developments that the community are seeking.</p> <p>Further support on preparing specific policies on addressing the challenges of climate change is available from the Centre for Sustainable Energy. Examples of potential planning policies are also set out in their helpful publication Neighbourhood Planning in a Climate Emergency https://neighbourhoodplanning.org/toolkits-andguidance/how-to-write-a-neighbourhood-plan-in-aclimate-emergency/</p>		
66	<p>7 Page 30- Map 4 – Cholsey Built Up Area Boundary You should consider updating the built-up area boundary map to show areas that have built out since the previous version of the NP. This comment relates in particular to Land North of Celsea Place.</p>	<p>Map 4 amended to include Celsea Place</p>	
67	<p>8 Paragraph 80 The Local Plan and Neighbourhood Plans form part of the Development Plan and the relationship between these documents is set out in statute. We recommend paragraph 80 is omitted.</p>	<p>The intent of Paragraph 80 is to assure our resident readers that we take into consideration Policies in the Local Plan and that, where no specific policy is made on a subject in the CNP, that CPC agree with, endorse, and support the Local Plan Policy. We believe Paragraph 80 is important and do not agree with its removal.</p>	
68	<p>9 Paragraph 86, 90 and Table 3 Table 3 provides what may be very useful data. The methodology for calculating this data or the</p>	<p>Acknowledged and source added.</p>	

Ref	Comment	CPC response	CNP ref
	<p>appropriate references to sources should be included in the document.</p> <p>It would be helpful, if possible, to include data on access to shops and employment which are also key aspects of daily life and contribute to achieving sustainability principles.</p>		
69	<p>10 Paragraph 88</p> <p>This paragraph discusses that is “not possible to accurately define the remaining capacity without knowing the level of growth likely to take place around Wallingford”. The commentary here is outdated and requires updating.</p> <p>Notably, Cholsey has already identified sufficient capacity to meet the requirement set out in the Local Plan and allocated housing sites to address this.</p>	Acknowledged. This text no longer exists	
70	<p>11 Paragraph 93</p> <p>This paragraph discusses the SA, which supported the preparation of the made plan. The council has recently undertaken a Strategic Environmental Assessment (SEA) screening to assess the likely significant environmental effects of the plan modification proposals. We recommend updating this section to reflect this process. You should also refer to the outcome of the SEA screening once this is known.</p>	Acknowledged. At time of writing the SEA is still not available.	
71	<p>12 Policy CNP H1b</p> <p>We recognise that this policy sets out a minimum density requirement for major sites of 25 dwellings per hectare. However, since this policy was adopted the South Oxfordshire Local Plan 2035 has come into force.</p>	See Ref 49	

Ref	Comment	CPC response	CNP ref
	<p>Policy STRAT5 of the plan sets out the districts approach to residential densities. It sets out that proposals should optimise the use of land, as this will help in creating more sustainable places. It also states that sites well related to existing towns and villages and served by public transport may be expected to achieve higher densities of 45 dwellings per hectare. Cholsey has a regular bus service to Wallingford and has a train station with connections to Didcot, Oxford and London.</p> <p>Cholsey is well related to existing towns and served by public transport, therefore the higher density of 45dph should be the starting point unless there are clearly justified planning reasons why a site cannot achieve this density.</p>		
72	<p>13 Paragraph 113 We recommend the reference to Wallingford is removed as Wallingford will have its own need for extra care and assisted living units, which the Cholsey NP does not identify.</p>	See Ref 51	
73	<p>14 Paragraph 117 This paragraph appears to be establishing an approach for dealing with planning applications for housing for the elderly. Although this is presented in the supporting text as opposed to policy, the approach in the neighbourhood plan is in conflict with Policy H13 of the South Oxfordshire Local Plan which sets out the district wide approach for delivering housing for the elderly. This policy is a strategic policy as defined by</p>	See Ref 52	

Ref	Comment	CPC response	CNP ref
	<p>appendix 14 of the local plan, therefore it is important that the Cholsey NP consider it carefully.</p> <p>Policy H13 states: 1. “Encouragement will be given to developments which include the delivery of specialist housing for older people in locations with good access to public transport and local facilities 2. Local communities will be encouraged to identify suitable sites for specialist housing for older people through the Neighbourhood Planning process”</p> <p>We recommend removing the second half of paragraph 117. Alternatively, you may wish to provide additional information to justify a distinctive approach in the neighbourhood area.</p>		
74	<p>15 Policy CNP H4</p> <p>The introduction of the new First Homes affordable housing tenure and policy allows neighbourhood plans to apply certain criteria, such as a local connection test.</p> <p>The Council has produced a First Homes Guidance Note which provides information on this. We are happy to support you explore your options surrounding this topic.</p> <p>In any case, National Planning Practice Guidance sets out that neighbourhood plans should take account of the new First Home requirements from the 28 June 2021.</p>	See Ref 53	

Ref	Comment	CPC response	CNP ref
	<p>We recommend that a policy on tenure mix which responds to First Homes is inserted into the plan, with the following policy wording:</p> <p>‘Taking into account the requirements for affordable housing set out in the development plan, as well as the requirement that at least 25% of all affordable housing units delivered should be First Homes, the affordable housing tenure sought should be in accordance with the table below:</p> <p>Tenure split, post 28 June 2021</p> <p>Tenure</p> <p>First Homes 25%</p> <p>Social Rent 35%</p> <p>Affordable Rent 25%</p> <p>Other routes to affordable home ownership 15%</p>		
75	<p>16 Policy CNP H5</p> <p>The policy mentions meeting the challenge of climate change. As this is stated as one of the reasons for reviewing the neighbourhood plan we encourage you to add more detail on this. You could introduce policies which help guide how this might be addressed. It would also be beneficial to refer to policy DES10 in the South Oxfordshire Local Plan which sets out clear standards for how developments should seek to reduce carbon emissions.</p> <p>The requirement for 10% biodiversity net gain is consistent with Part 6 of the Environment Act 2021; however, this has not yet to come into force. In recent cases, examiners have replaced this requirement with</p>	<p>We will consider if this is appropriate.</p> <p>It was intended to progress this review relatively quickly. Climate change adaptation is an area which is changing relatively quickly and there will be many options depending on circumstances. Our Climate Emergency Action Group is preparing work with more detail on climate change measures which could be followed. This will be published when ready and will support the neighbourhood plan. The neighbourhood plan includes overarching policies and points readers in the direction of the Cholsey Climate Emergency Action Plan.</p>	

Ref	Comment	CPC response	CNP ref
	<p>'development proposals should seek to deliver biodiversity net gain'. We expect the situation will change once the requirement in the Environment Act comes into force.</p> <p>We recommend making reference to incorporating faunal enhancements (bat boxes and bird boxes) into a percentage of new dwellings (e.g. 50% for schemes over 10 units).</p> <p>Our Equalities Officer recommended making reference to electric vehicle charging points (EVC) being accessible to all.</p>		
76	<p>17 Paragraph 191 As worded this paragraph currently lacks specificity, as any proposal for development is likely to affect the landscape of the parish. Local Plan policy ENV1 sets out that: "Development proposals that could affect the special qualities of an AONB (including the setting of an AONB) either individually or in combination with other developments, should be accompanied by a proportionate Landscape and Visual Impact Assessment"</p> <p>Setting out requirements beyond this through the neighbourhood plan should be supported by robust evidence. This could include evidence identifying areas sensitive to development and why.</p> <p>When discussing the loss of 'good agricultural land' this should be amended to 'best and most versatile</p>	See ref 56	

Ref	Comment	CPC response	CNP ref
	agricultural land' in accordance with the NPPF (Paragraph 174 and Appendix 2), to provide clarity to those reading the plan as to what 'good' agricultural land is.		
77	18 Policy CNP E2 A policy box is required around Policy CNP E2 to ensure consistency with the rest of the Plan.	Done	
78	19 Policy CNP I5 It would be beneficial to strengthen the link between this policy and the facilities identified in paragraphs 259 to 274.	See Ref 57	
79	20 Policy CNP I9 This policy sets out a requirement of 20 allotments per 1000 people. The National Society of Allotment and Leisure Gardeners (NSALG) recommends a quantitative standard of 20 plots per 1000 households (approximately 20 plots per 2200 people). Policy CF5 in the Local Plan 2035 sets out that new residential development is required to deliver open space in accordance with the Open Spaces Study. This study concludes with a proposed standard for allotments at paragraph 8.43 of the report. This standard is for 0.4ha of allotment provision for every 1000 people district wide, which is 16 plots per 1000 people. It may be that the policy wording in the Neighbourhood plan was simply meant to refer to 1000 households as opposed to 1000 residents. If the Neighbourhood Plan is seeking to go above national guidance and local policy, please ensure this is	See Ref 58	

Ref	Comment	CPC response	CNP ref
	supported by evidence justifying a locally specific approach		
The following comments were received after the consultation period and are included for completeness.			
80	The unavoidable weakness of all such plans is that Developers can and will attack them as unsound as they go out of date as soon as they are written.	While this is true in a strict sense, a Made plan is binding for two years and retains integrity for five. Is this comment a condemnation of the neighbourhood planning process? If found sound by the examiner the plan will have full weight/force for making planning decisions for at least 2 years. Even if one policy is found unsound that will not undermine the rest of the plan.	n/a
81	However, the plan does not currently fully reflect the huge changes since 2016 that Covid has caused to say home working, transport usage (CI 283?), internet shopping etc.	This comment is insufficiently specific to be useful.	n/a
82	The plan also does not fully reflect the huge changes that forced adoption of electrical vehicles will mean. UK only has 10% of the chargers it needs. On average 40% of homes will not have access to chargers. Homes with one 12 hour charger can only charge one car overnight which is no good for multi-car families (50% in Cholsey). The manufacturing industry advise that car pools/sharing will be the norm in a few years' time. We need planned space allocated for that. So Draft does not fully "guide the long-term future of Cholsey and its surrounding countryside for the period 1 April 2022 to 31 March 2035" (p8).	The plan calls for all new development to be required to provide changing points. It is not within the scope or remit of the NP to comment on existing properties. The CPC's current Made plan, passed by the inspectorate, passed in a referendum by an overwhelming majority of residents, states (in CNP STRAT1) that its overall strategy is to 'minimise the adverse effects of car travel, particularly congestion at peak times, discourteous parking and speeding, which makes our roads less attractive for other users by: - making walking, cycling and public transport more attractive options for local journeys and ensuring new developments mitigate their impact by contributing to the network of routes available both by adding new routes where practical and by making existing routes more attractive and practical to use, this may include new junction arrangements and pedestrian crossing facilities' Planning central spaces for electric charge points goes	n/a

Ref	Comment	CPC response	CNP ref
		<p>directly against this strategy. Note that in V5-5 STRAT1 is now Policy.</p> <p>Is it the view that residents will park their electric car at a central charge point and walk home? How many such points would be required? The NP seeks to manage the development of Cholsey Parish to the benefit of Cholsey residents. It cannot and does not seek to solve the word's problems. That is outside its remit.</p> <p>Whilst the end date is 2035 to accord with the south Oxfordshire local plan 2035 in reality the plan will need to be updated prior to that to reflect changes in both national and local policy. The plan does not need to have policies and proposals where these may duplicate others in other plans. OCC has produced policy/guidance on electric charging points. If car pools/sharing become the norm a proposal can come forward at the appropriate time, [It is unclear that] it will happen in smaller communities.</p>	
83	<p>The plan uses some past CNP data which was collected pre-Covid 6 years ago in 2016 as evidence. It ignores the latest evidence in possession of CPC for our 2022 Transport Plan and Survey results; our 20 mph Zone submission, and pollution reports.</p>	<p>As the CNP was being developed in parallel with the Transport Plan and Survey it was not possible to include evidence from one in the other. As the Transport Plan is not yet adopted by CPC it is premature to include its findings into a legally binding NP. Pledge T6 of the NDP addresses the 20mph question.</p> <p>CPC are aware we are producing this plan, if other more recent evidence is available [this could have been] forwarded to the CNP steering group team to use? The 2016 survey was carried out independently, most residents who responded to the survey will still be living in the village. SODC have not queried the validity of the survey information.</p>	n/a
84	<p>Any developer will readily attack the CPN for the above issues as being an unsound and an out of date plan.</p>	<p>We do not understand how an issue can be unsound. If by this, you mean that the policies are unsound then we disagree. The question of currency of the plan has been addressed above.</p> <p>As set out above the plan has a formal status.</p>	n/a

Ref	Comment	CPC response	CNP ref
85	To keep plans more current it can be best (as mostly used in the document) to avoid boxing ourselves in with specific details rather than sticking just to policy. For example, consider not writing “one new crossing on the A329”. Which can be stated in policy terms as “provide safe crossings where appropriate”. For example, consider not writing “78% favoured item X2”. Write “item X was strongly supported”. Policy is far harder to nit-pick by lawyers, than detail.	It is not clear where the quote of ‘one new crossing on the A329’ originated, it is not in the V5-5. It is a requirement of the planning process to provide evidence when making assertions. Saying ‘strongly supported’ is not acceptable. Neighbourhood plans are supposed to provide detailed information, we think having specific percentages is helpful. The statement about providing a crossing over the A 329 is not a policy , it in fact says ‘a’ crossing not one. If the CPC manages to achieve one formal crossing it should be considered as a positive step. [It is unlikely that] OCC will agree to more than one both because of cost and convenience on an A road. However, if there is agreement for two formal crossing points that is not precluded by the wording.	n/a
86	I would suggest that all references to 2016 survey percentage numbers are considered for removal. We can still reference that data in the Appendices but should also reference there the 2022 Cholsey Transport Plan, 2022 Cholsey Transport Survey Results and 2022 20 mph zone application and 2022 Thames Water reports (Cl 245, cl 245 provide future capacity, Cl 248 capacity).	This will all be included in the next plan review, once the Transport Plan has been adopted as policy. This is impractical at this late stage, [At time of writing it was unclear] how the Transport Plan survey was carried out. Was it independently done, how many households were contacted, what proportion responded? The Transport Plan’s status is unresolved at time of writing. It has not been prepared in accordance with the regulations for a statutory document. It would appear that the consultation documents need a lot of work to be a final plan. The current view is that ‘CPC is preparing a Transport Plan for the village which should be referred to when available’.	n/a
87	P22 – land for expansion of community facilities?	Is this comment in favour of additional land for community facilities? The purpose of this comment is unclear	n/a
88	P22, Cl 149, Cl 153 – public or domestic charging points? Building regulations now say “make provision for “ not “provide”	There is no remit within a NP to mandate for the development of public facilities. This is covered by the CIL schedule and subject to public consultation. It is not clear where the quotation of building regulation comes from within the plan but the use of the word ‘provide’ is both clear and positive.	n/a
89	P176. Cl 198 Bathing water etc in Thames?	It is unclear what is inferred here.	n/a

Ref	Comment	CPC response	CNP ref
90	CI22 1- develop and modernise – CI 253 space?	It is unclear what is inferred here.	n/a
91	CI 246 – pipes were originally designed for storm water and sewage but are now inadequate in size to take more storm water.	Agreed. Text changed	Para 246
92	CI 262 - closed?	Possibly	n/a
93	CI 284 – the distances the many professionals in Cholsey currently travel to work could be unnecessary with internet linked small satellite offices within Cholsey. Need to be flexible as potential work pattern changes are huge.	Agreed Such premises are already available in Wallingford, if proposals come forward they would be acceptable within the employment policies which are permissive.	n/a
94	CI 293, CI 295 – what is actually meant by small scale? Cholsey has no control on numbers of visitors. Evidence?	This is likely to be decided by CPC on a case by case basis. It is unclear what evidence is required. Small scale is relative to the size of the village and gives flexibility depending on what is proposed, B&Bs or other accommodation, explanatory boards in appropriate places. A marina for example would not be small scale.	n/a
95	CI 300 “including”	i.e. ‘Not limited to’.	n/a
96	CI 304 “within Cholsey Village are not likely to be straightforward”	It is unclear what is meant by this comment	n/a
97	CI 305 - Without compulsory house and land purchases there is no room to widen the footpath for a cycleway on Wallingford Road. We would also have to remove lengths of farm hedging. Cannot see this ever being viable. We may be able to do a better but still sub-standard cycleway along the Reading Road.	Agreed though no ‘sub-standard’ path could ever be endorsed by the CPC. Opportunities may be available along the route of the railway line, negotiation with Grundon may also enable a better route	n/a
98	CI 306 – missing drop kerbs at junctions, missing tactile paving, pavements regularly flood. OCC should be notified of faults before they cause accidents. Whole of eastern side of Station Road is bad.	Agreed. These are all very important matters but are not appropriate to go in the neighbourhood plan, they could however be in the Infrastructure Development Plan – or whatever name it is given, which sets out projects for CIL spending.	n/a
99	CI 309 – 20 mph zone report requires far more than 1 crossing	This is a matter for the CPC Transport Group	n/a

Ref	Comment	CPC response	CNP ref
100	CI 310 - reads like CPC will not support regular bus service.	It is unclear how this interpretation is made	n/a
101	CI 312, CI 321 – there are now 22 cycle parking units – we may need more. CI 316 The building of a disabled lift is confirmed by GWR.	No comment necessary	n/a
102	CI 313, CI 317 - services now restricted post Covid. Government stopped Covid funds to buses, so cuts are imminent according to OCC.	No comment necessary	n/a
103	CI 323 - land for park and ride?	When written, it was anticipated that the CPC Transport Group would address this issue and that CPC would adopt a strategy in support of their recommendations.	n/a
104	CI 331 – land? Residents do not want land to be used but do want better parking?	When written, it was anticipated that the CPC Transport Group would address this issue and that CPC would adopt a strategy in support of their recommendations.	n/a
105	CI 336 – OCC do not permit speed humps in 20 mph zones	Which reinforces Pledge T6	n/a
106	P90 – What are the current “affordable” housing costs for present incomes in Cholsey? Without that figure affordable does not mean anything. We also do not know what developers are going to charge for each house type.	Agreed but ‘Affordable’ is a recognised term as defined in Appendix 6. Affordability is subjective and personal.	n/a
107	P22, P49 box does not extend to last line	Acknowledged and changed	Page 22
108	P27 “Community Survey” sometimes “community survey” in places	Acknowledged and changed	Various
109	P176 “River”	Acknowledged and changed	Various
110	P177 “Parish”	Correct in this context	n/a

Appendix 1:

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Our Ref: MV/15B901605

06 May 2022

Cholsey Parish Council
cnp2022.cpc@outlook.com
via email only

Dear Sir / Madam
**Cholsey Neighbourhood Plan Regulation 14 Consultation
March – May 2022
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:

Electricity Transmission

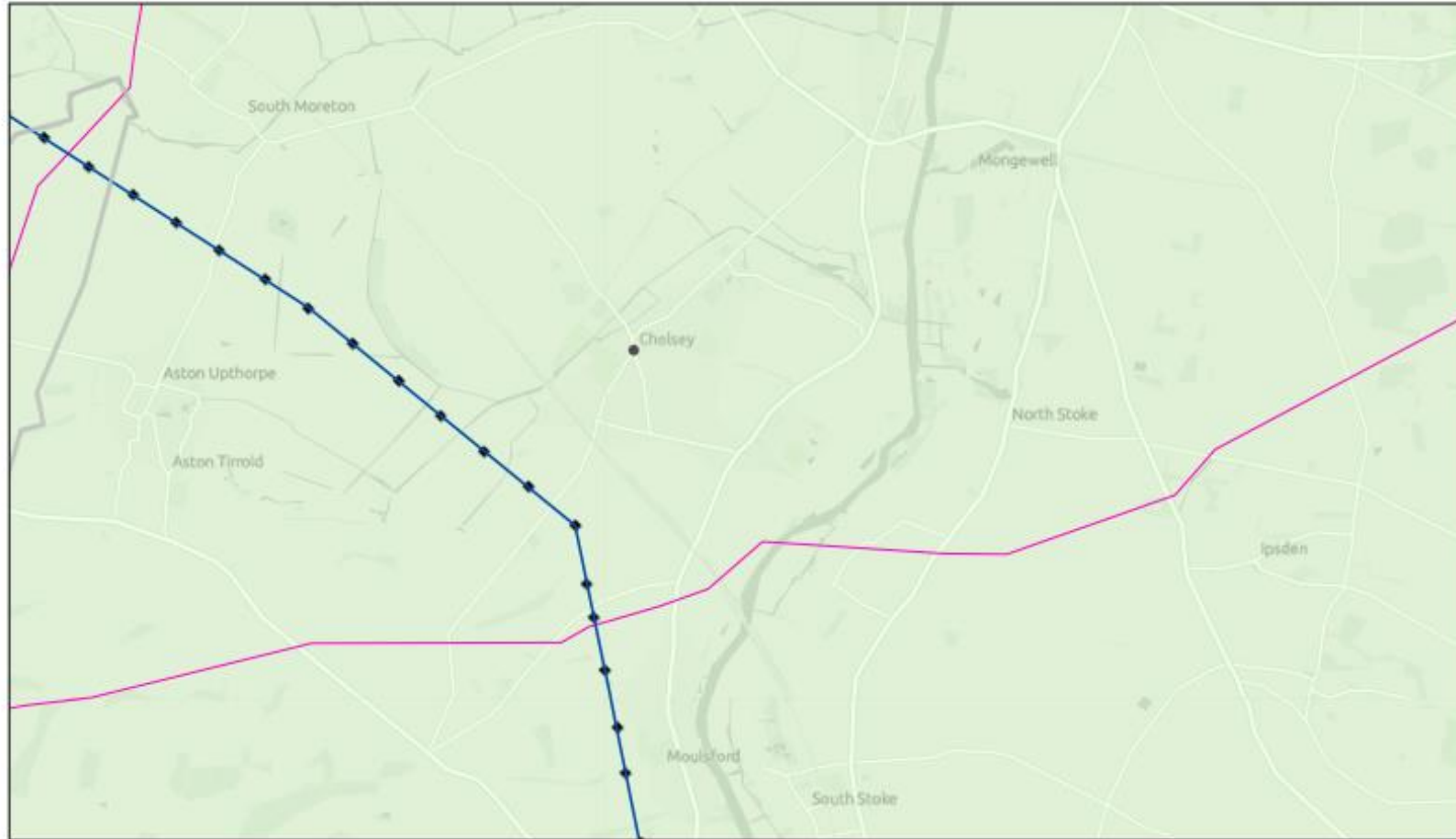
Asset Description
4YG ROUTE TWR (001 - 039): 400kV Overhead Transmission Line route: BRAMLEY - DIDCOT 1

Gas Transmission

Asset Description
Gas Transmission Pipeline, route: CHALGROVE TO BARTON STACEY

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Cholsey Neighbourhood Plan Reg. 14 Consultation



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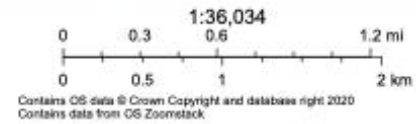
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• Electric_Assets_1587

Gas_Assets_6495

Development_Plan_Monitoring_v2_977_5701

Development_Plan_Monitoring_v2_977



Web AppBuilder for ArcGIS
Ordnance Survey | yes |

