

Chinnor Neighbourhood Plan

2011-2035

Plan Made November 2023

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1. INTRODUCTION

1.1 The Chinnor Neighbourhood Plan was first made in October 2017, with a revised second edition adopted in May 2021. This plan review replaces both the 2017 and 2021 versions.

1.2 Chinnor Parish is located within South Oxfordshire and consists of the communities of Emmington, Henton, Wainhill, Chinnor Hill and the village of Chinnor itself. Oxford is some 20 miles north-west of the centre of Chinnor village with High Wycombe 13 miles to the south-east. The town of Henley-on-Thames is the seat of the Parish's parliamentary constituency and lies 16 miles approximately to the South. The market town of Thame is located approximately 5 miles to the North, north-west and to the north-east is the town of Princes Risborough, Buckinghamshire at a distance of approximately 5 miles.



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1.3 The development plan for the Parish has included SODC's Local Plan 2035 since December 2020, which replaced the Core Strategy of 2012 and Saved Policies of the previous SODC Local Plan 2011.

1.4 Regarding housing, there is a 0 'outstanding requirement' for the NDP (South Oxfordshire Local Plan 2035, page 96) – which confirms Chinnor has already exceeded the housing requirement set.

1.5 The original Neighbourhood Plan considered a number of potential sites for allocation. No selected sites were included in the 2017 Chinnor Neighbourhood Plan because the two preferred sites (CHI 7 and CHI 8) plus one reserved site (CHI 20) had already been granted planning permission.

1.6 As of March 2023, from SODC data, since 2011 there have been 1002 dwellings approved with planning permission within the Parish of Chinnor, of which 866 have been completed. Of these, 483 are from Neighbourhood Plan allocated sites, of which 440 have been completed. Further information can be found in Section 4.25.

1.7 Consistent reviews of the Neighbourhood Plan will aim to keep up to date with the changes in the planning system.

1.8 The 2021 Review of the Neighbourhood Plan adopted a newly defined development boundary for Chinnor Village (shown in Figure 2 in Policy CH H7), and this was formally adopted by the SODC Local Plan 2035. The 2021 Neighbourhood Plan also included two new policies relating to the allocation of sites for housing which continue to be reflected in this document.

1.9 This Neighbourhood Plan and its policies are focused to ensure that housing needs and allocations are addressed in a plan-led manner; it has been prepared to align with and benefit from the provisions of paragraph 14 of the NPPF, which states that in relation to the 'provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply'. It then states that a neighbourhood plan must have

become 'part of the development plan two years or less before the date on which the decision is made'; that it 'contains policies and allocations to meet its identified housing requirement'; that the local planning authority 'has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74)'; and 'the local planning authority's housing delivery was at least 45% of that required over the previous three years'.

What is a Neighbourhood Plan?

1.10 As part of the Government's Localism agenda, local communities are being encouraged to develop Neighbourhood Plans as part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. The development of a Neighbourhood Plan is not imposed from above, but is an opportunity for communities to set out the way they see the future of their Neighbourhood Area.

1.11 A Neighbourhood Plan is a formal and positive plan for development which allows communities to shape the local area in a way which suits their local needs. It can cover a single issue or a range of issues depending on what is important to the community. Neighbourhood planning will allow communities to work through their local Parish Council to identify, for example, where they think any possible new homes should go, how transport and highways can be improved, which areas need improving and what should be protected. The Neighbourhood Plan however must broadly conform with South Oxfordshire District Council's Local Plan and the Government's National Planning Policy Framework.

1.12 The Chinnor Neighbourhood Plan will set out a vision for the future of the village and its hinterland, providing a strategy and land-use planning framework to guide development within the neighbourhood plan area for the next 15 years, or to 2035.

1.13 The original Neighbourhood Plan was developed through extensive

consultation with the people of Chinnor Neighbourhood Area and others with local interest. A planning consultant was employed to prepare the site allocation in agreement with officers at South Oxfordshire District Council. Details of the consultation have been recorded in a consultation report which is available to download from the Plan's website at www.chinnorneighbourplan.com.

How a Neighbourhood Plan fits into the Planning System

1.14 The Localism Act contains a number of basic conditions with which all neighbourhood plans must be in line. A Neighbourhood Plan must therefore:

- Have appropriate regard to national policy (National Planning Policy Framework)
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies in the development plan for the local area (South Oxfordshire Local Plan 2035)
- Be compatible with human rights requirements
- Not have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) either alone or in combination with other plans or projects

1.15 The Neighbourhood Plan, once 'made', forms part of the District's Local Development Plan.

The Neighbourhood Plan Area

1.16 The policies within this Neighbourhood Plan are related to the designated Neighbourhood Area. The Chinnor Neighbourhood Area was designated on 17 June 2015 and is shown on the map that appears later in this section.

1.17 The Neighbourhood Plan will cover the period to 2035.

How the Plan is organised

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1.18 The Plan is divided into the following sections:

Section 1: Introduction

Section 2: The Chinnor Context

Section 3: Vision and Objectives

Section 4: Housing Policies

Section 5: Conservation, Heritage and Design Policies

Section 6: Environment, Open Space and Recreation

Section 7: Community Facilities

Section 8: Employment Promotion and Development

Section 9: Education and Young People

Section 10: Actions for Chinnor Parish Council

Appendices 1 - 6

1.19 The Appendices 1 - 6 hold background information which has informed the production of the Plan.

Appendix 1: Local Green Space

Appendix 2: Traffic and Transport

Appendix 3: Design Guidance

Appendix 4: Environmental Data

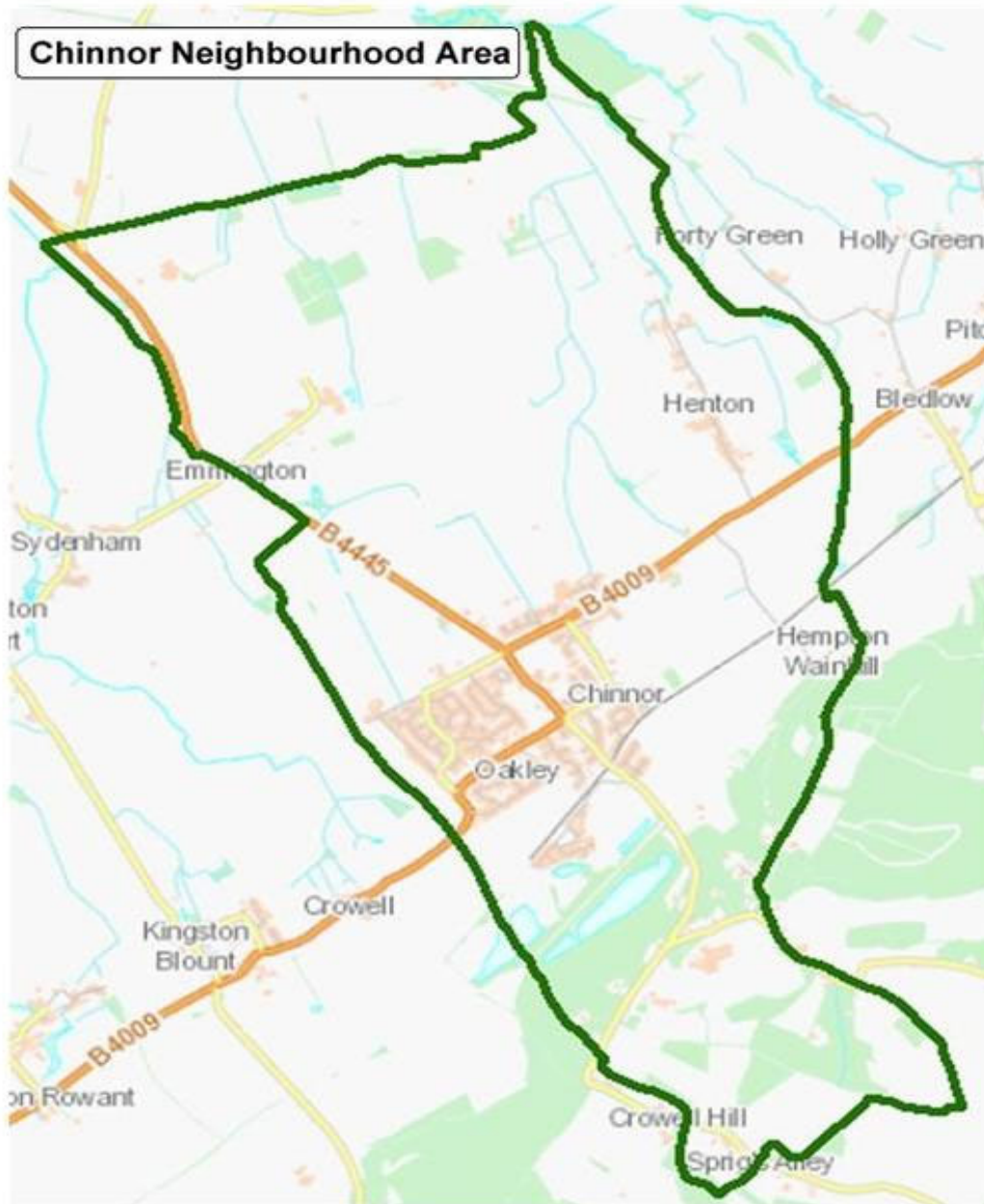
Appendix 5: Site Allocation

Appendix 6: Historic Public Consultations

Further evidence relating to Chinnor Neighbourhood Area can be found on the Chinnor Neighbourhood Plan website at

<https://www.chinnor-neighbourhood-plan-2023.com/>

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2. THE CHINNOR CONTEXT

The Parish

2.1 The Parish of Chinnor and the wishes of those who live and work in the Parish provide the essential context to the Chinnor Neighbourhood Plan. This section of the Plan provides:

- An overview of the Parish, its location, surroundings, size, housing and heritage
- A summary of what residents think about life in the village
- An overview of the challenges facing the Parish

2.2 All the evidence shows that housing, and the related knock-on impact on infrastructure and traffic are the major challenges for the village. Because of that, although this section contains information that has a direct influence on the location and type of housing, the Policies governing other challenges can be found in their appropriate section.

2.3 Unless otherwise referenced, the statistics used in this section are census statistics for 2011 and 2021 provided by the Office for National Statistics (ONS). At the time of this review, the ONS census statistics from 2021 were only partially available. Where possible the latest data has been used, but this has not been possible in all cases. See www.neighbourhood.statistics.gov.uk/dissemination

Connections - Public Transport

2.4 Out of 3,186 people working and living in Chinnor in 2011, 61 used buses to travel to work. Local taxi services are also available to assist with travel. Red Rose operates an hourly bus service between Thame and High Wycombe via Chinnor with onward connections to Aylesbury and Oxford via Thame. Redline operates a bus service to and from Princes Risborough railway station (Monday to Friday) for commuters where rail services are operated by Chiltern Railways to the cities of London, Birmingham and National networks. Red Rose operates a service between High Wycombe and Oxford with three return journeys per weekday via Bledlow Ridge and Chinnor. With the last hourly return of this service from Oxford being 17.40 weekdays and the High Wycombe service mid-morning and mid-afternoon, it is clear that having your own transport becomes a must for those working outside normal 9 to 5 hours or those wishing to visit cinemas, restaurants and theatres in Oxford in the evening or at weekends.

Connections - Road

2.5 There are no 'A' roads within the Parish of Chinnor. The B4009 runs through the village connecting it to the M40 and Princes Risborough and is one of the busiest B roads in England. The M40 was completed in 1991 connecting London to Birmingham and the Midlands and provides a route to the north-west via the M42 and M6 and north-east via the M42 and the M1. The B4445 connects Chinnor with Thame. Both B roads are liable to flooding.

Connections - Footpaths and Bridleways

2.6 Chinnor is surrounded by an extensive network of footpaths and bridleways. This amenity is important both to the local community and nationally being close to the Ridgeway National Trail, the ancient Icknield Way and other walking, cycling and equestrian routes. Chinnor has a community Parish Path Warden together with a supporting team. This team works with Oxfordshire County Council and the Chiltern Society to ensure that the paths and tracks

remain clean and free of litter for easy access. As of March 2023, a new bridleway connection linking Chinnor to the Phoenix Trail is actively being developed. A Public Rights of Way map can be found here: <https://publicrightsofway.oxfordshire.gov.uk/standardmap.aspx>

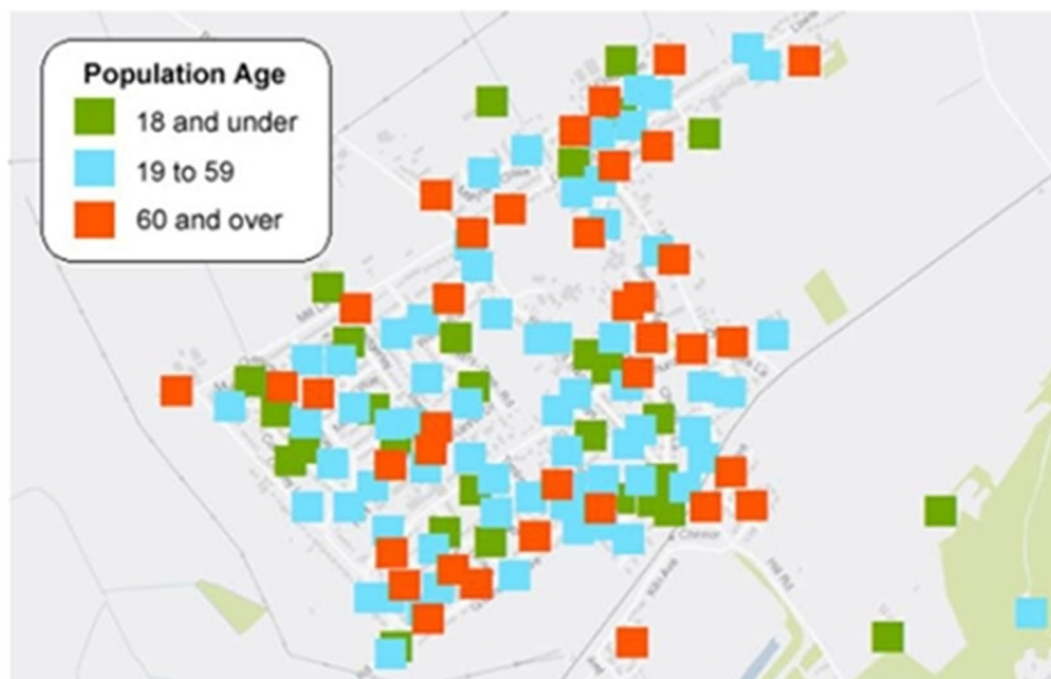
Parish Landscape Areas

2.7 The Parish is in a primarily rural agricultural setting. It runs from North to South over rolling claylands and estate farmlands at approximately 150 metres above sea level until it reaches the Icknield Way which runs along the base of the 91 metre steep slopes of the Chiltern Hills. The wooded slopes ascend to a height of around 244 metres where a pair of twin barrows can be found enclosed in a ditch some 61 metres in circumference just over the parish boundary into the neighbouring parish of Bledlow-cum-Saunderton. The slopes which contain two sites of special scientific interest (SSSI) Chinnor Hill reserve and Oakley Hill reserve, lie within the Chilterns Area of Outstanding Natural Beauty (AONB). Both reserves are managed by the Berks, Bucks & Oxon Wildlife Trust (BBOWT) not just for the aesthetics of the area but also the various rare species which can be found amongst the chalk grassland and scrub, including juniper, wildflowers such as candytuft and

Chiltern gentian, butterflies and a number of insects. Views of Chinnor Village and the surrounding countryside can be enjoyed from the nature reserves, providing the opportunity to view the red kites as they majestically soar the open skies above the Parish.

2.8 Chinnor chalk pits can be found at the base of the slopes. Important geological exposures have been found here making it an SSSI for fossils in the understanding of geological history.

Parish Population



Each square is a postcode (containing an average of 17 households). Based on data from the 2011 Census, the postcodes are colour coded according to the predominant age of the population in each one. Ordnance Survey under a PSMA Licence.

2.9 The population of Chinnor Parish has grown from being the fourth-largest Parish in the former Bullingdon District in 1961 to become the largest parish in South Oxfordshire district in 2011.

2.10 The population of Chinnor was 5,924 in 2011. ONS Census data for 2021 shows an increase to 7600 which itself is a number that will have increased further due to occupation of new build housing since the date of the 2021 Census.

2.11 Previous 2011 Census Data showed that the distribution of age groups changed to lower numbers of those aged below 48 and higher numbers of those aged above 48. The 2021 Neighbourhood Plan review, based on the 2011 census data, illustrated that the population of Chinnor was ageing which was likely to become an issue in years to come because of the increasing needs of the elderly. Whilst this remains true, data from recent housing applications shows

that Chinnor has bucked the trend in relation to births since 2018 within the LSOA's that best fit the catchments of Chinnor's two primary schools, and that the housing growth (with an emphasis on family homes) has had an immediate impact on children moving into the village needing school places. The 2021 census data shows increases above the 28% average in both the lower and higher age groups. Therefore, the issues and needs for this increasing young population needs to also be considered.

The pressure on these schools is due to the concentration of housing growth the village has seen in recent years, which is having an immediate impact as children moving into the village need school places, but is also having a longer term impact as Chinnor (unlike many places) has seen a sharp increase in births since 2018, which will put further pressure on school places in the coming years. Table I overleaf shows births in the LSOAs¹ that best fit within the catchments of Mill Lane Community and St Andrew's CoE Primary Schools

¹ LSOAs - Lower Super Output Areas are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They have been generated to be as consistent in population size as possible, with average population of 1500 people (or 650 households)

Date	LSOA Code: E01028613	LSOA Code: E01028614	LSOA Code: E01028615	LSOA Code: E01028616	Total
2013	11	21	16	17	65
2014	16	24	7	13	60
2015	8	26	15	15	64
2016	8	29	10	8	55
2017	17	28	10	19	74

2018	9	30	7	7	53
2019	12	34	13	27	86
2020	12	39	11	27	89

Table I

Table 1 and copy taken from OCC Single County Response Application no: P22/S4643/O Location: Land west of Thame Road Chinnor. Officer's Title: Access to Learning Information Analyst.

Parish Population Stability

2.12 The comparison between the 2001 and 2011 censuses led to the conclusion that whilst population stability shows degrees of the movement of residents, the overall issues remain, with an ageing population where some downsize out of the area whilst significant numbers move in. The 2021 census data re-affirms these trends.

2.13 Historic data used in previous versions of the Neighbourhood Plan show that were the population to remain stable we would expect to see those aged 0 to 64 to become those aged 10 to 74 from the 2011 to the 2021 census. This was not the case when comparing 2001 to 2011 and is still not the case when comparing 2011 to 2021. This is reflected in the results of the Housing Needs Survey (see paragraph on Accommodation Occupancy later in this section and Section 4 - Housing Provision and Policies).

2.14 Historic data used in previous versions of the Neighbourhood Plan noted other trends. Comparison between 2011 and 2021 shows the decline of those now aged 45 to 49 and 60 to 64. All other age groups show marked increases, with the largest relative increases coming for those aged 0-9, 25-34 and 70-84.

Parish Conservation Areas

2.15 Chinnor Parish has two Conservation Areas, one around the High Street with twelve Listed Buildings and the other at the entrance to what was originally the hamlet of Oakley with two Listed Buildings. There are a further seven Listed Buildings located within the village. At Henton there are six Listed Buildings and a further two at Emmington. The church at Emmington is a Grade II Listed Building and St Andrew's Church, Chinnor a Grade I Listed Building dating back to the 13th Century. It is famous for its brass 14th Century plaques which are held in the Bodleian Library in Oxford.