

Chalgrove NEIGHBOURHOOD DEVELOPMENT PLAN 2018 to 2033



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Supporting Documents:

Supporting Documents can be found via this link: <http://www.chalgrove.org/community/chalgrove-parish-council-11829/neighbourhood-plan/>

Supporting documents include:

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

1.0 Introduction

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

South Oxfordshire District Council approved Chalgrove's application to carry out a Neighbourhood Plan in October 2012. The Chalgrove Neighbourhood Plan (CNDP) was produced by a Steering Committee including Parish Councillors and community volunteers, with support from Community First Oxfordshire (CFO) (formerly Oxfordshire Rural Community Council) and South Oxfordshire District Council (SODC).

The CNDP set out a plan for a sustainable future for the village, taking into account the views and needs of the residents. The Plan had a 15-year time frame in line with South Oxfordshire District Council Local Plan 2035.

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

The Chalgrove Neighbourhood Development Plan (CNDP) was made as part of the district council's development plan on 20 December 2018. CNDP now forms part of South Oxfordshire District Council's Development Plan. This means that the Neighbourhood Plan will have material weight in deciding where any development should take place and the type and character of the development.

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

2.0 The Chalgrove Neighbourhood Plan

2.1 Structure of this report

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

Supporting documents track the Plan process and evidence in detail:

- the Basic Conditions Statement
- the Consultation Statement
- Sustainability Appraisal Report (including Environmental Report)

A pre submission draft Neighbourhood plan was published in April 2016 to present the Plan to residents, stakeholders and statutory consultees for their comments prior to the final Plan being submitted to South Oxfordshire District Council for independent examination. The six week consultation period ended on June 5th 2016 and following this consultation, comments have been analysed and discussed with the District Council Planning Department and used to refine the document.

Subsequently, a new Design Code has been added to the CNDP, in order to give detailed guidance on existing design within Chalgrove, and to promote future housing that reflects current designs.

2.2 How the Chalgrove Neighbourhood Plan fits into the Planning System

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

The CNDP must be in general conformity with the strategic policies contained in the development plan for the area. South Oxfordshire District Council adopted the current Local Plan 2035 on the 10th December 2020. The development plan in South Oxfordshire includes:

- South Oxfordshire Local Plan 2035
- Adopted neighbourhood plans

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

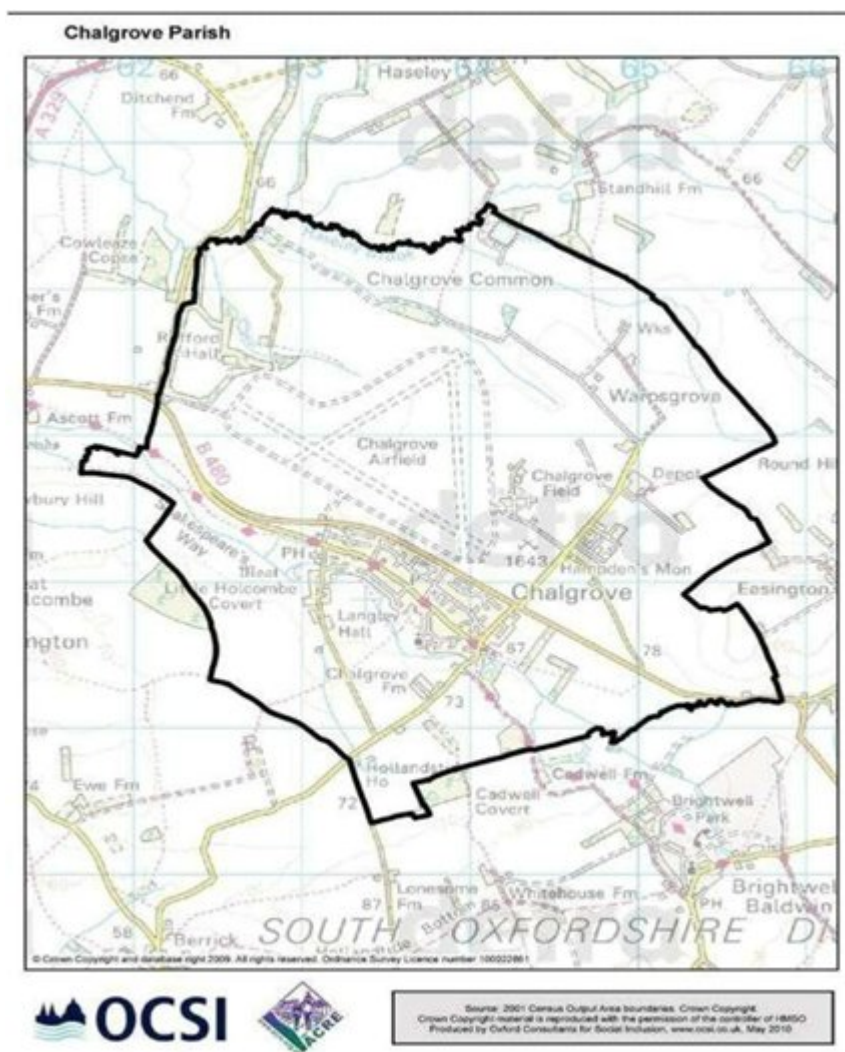
On the advice of the Planning Department at SODC the CNDP Steering Group undertook a Sustainability Appraisal which incorporates the requirements for a Strategic Environmental Assessment. The final Sustainability Appraisal Report, which includes an Environmental Report, has been submitted as part of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

2.3 Chalgrove Neighbourhood Plan Area Designation

In accordance with regulations, SODC publicised the Neighbourhood Plan application from Chalgrove Parish Council and advertised a six-week consultation period ending on 1 October 2012. The Head of Planning at South Oxfordshire District Council designated the area shown in Map 1 below as the Chalgrove Neighbourhood Area on 21 December 2012. The Plan Period is 2018-2033.

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

Map 1 – Chalgrove Neighbourhood Plan Area



2.4 Community engagement

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

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

The community consultation process is documented in the Consultation Statement.

2.5 Plan creation

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

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

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

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

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

A Sustainability Appraisal Report, setting out the outcomes of the sustainability appraisal process was submitted alongside this CNDP, and shows how the CNDP objectives and policies are sustainable.

2.7 Submission and examination

This document was the final Chalgrove Neighbourhood Plan submitted to the District Council together with a Sustainability Appraisal Report, which includes an Environmental Report. The District Council consulted on the plan for six weeks and then submitted it to an independent examiner together with other Plan documents – Basic Conditions Statement, Character Assessment and Consultation Statement. The examiner assessed the Plan and the supporting evidence and confirmed that it met the ‘Basic Conditions’ and all other statutory requirements for a Neighbourhood Plan and that it should go forward to a referendum.

The examiner's recommendations were published in the examiner's report. The District Council considered each of the examiners recommendations and determined what action to take in response to them.

The recommended modifications were made to the CNDP in order for it to proceed to referendum.

At the local referendum, voters in the parish of Chalgrove were asked whether they want South Oxfordshire District Council to use the Neighbourhood Plan to help it decide planning applications in the Plan area. The Plan was supported by a majority vote in the referendum, and the Plan was made by the District Council on 20th December 2018

Together with the Local Plan, the Neighbourhood Plan will be used for deciding planning applications in Chalgrove within the Plan period from when it was made to 2035. This Plan will apply to any and all development in the Neighbourhood Plan Area.

3.0 The Parish of Chalgrove

3.1 Setting the scene

3.1.1 The Community

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

Chalgrove is a rural village community within the South Oxfordshire District. It is situated approximately 12 miles south east of Oxford City and comprises 1,100¹ homes in about 2,750 acres. The current population is approximately 2,900², many of whom have lived in the village for most of their lives. The main part of the village is residential and has a post office, a church, several shops, community halls, three public houses, a primary school, a modern doctors' surgery and many other amenities.

The village architecture reflects its history. Although there are many modern buildings, there are also 34 listed buildings³ within the village.

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

3.1.2 The Parish Setting

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

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

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

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

¹ 2021 Census

² 2021 Census

³ English Heritage

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

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

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

These green areas form an important part of the village character. These are identified in the Character Assessment and also in Appendix 2 of this document.

3.2 Chalgrove Today

3.2.1 Community life

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

The Chalgrove Village Plan was produced by a group of volunteers in 2010, part of the intensive consultation was a questionnaire delivered to every home. Each member of the household was given the opportunity to respond, 730 questionnaires were completed by over 1400 residents and returned for analysis. The level of response itself shows the importance people place on where they live. In 2014, 55% of the Chalgrove population responded to the Chalgrove NP community survey.

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

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

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

3.2.2 Sustainability - local themes and issues

The Sustainability Appraisal Report, Chalgrove Environmental Report, (available as a separate document

<http://chalgrove.org/shared/attachments.asp?f=6d06394f%2Df1ae%2D4cf4%2D8087%2D1788faba1eb6%2Epdf&o=03%2E%2DEnvironment>

[al%2DReport%2Epdf](http://chalgrove.org/shared/attachments.asp?f=6d06394f%2Df1ae%2D4cf4%2D8087%2D1788faba1eb6%2Epdf&o=03%2E%2DEnvironment)), outlines the relevant planning policies that apply to the CNDP and presents baseline data relating to the criteria required by the EU SEA Directive, transposed into UK Regulations.⁴ These criteria are: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and the inter-relationship between the issues

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

3.2.3 Village Character Assessment

The Steering Group also undertook a comprehensive village character assessment in order to give added granular detail to specific policies, particularly those associated with housing and design. The character assessment is available at

(<http://chalgrove.org/shared/attachments.asp?f=cfdcf825%2D542d%2D4554%2Daf21%2D7e94f04941c5%2Epdf&o=04%2E%2DCharacter%2DAssessment%2Epdf>)

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

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

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

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

4.0 The Neighbourhood Plan – Vision, Objectives and Summary Policies

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

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

- Discussions of issues facing Chalgrove took place at 14 community events from June 2013 to March 2017
- A comprehensive community questionnaire - 55% of the Chalgrove population responded
- Responses to the Sustainability Appraisal Scoping Report consultation
- Responses to the Pre submission draft NDP

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

4.1 Vision

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

4.2 Objectives

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

5.0 Policies

5.1 Introductions – objectives and policies

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

Policies and objectives have been grouped under four general themes:

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

Each objective is listed together with the policy that relates to it. Where objectives do not have a commensurate policy a supporting statement is referenced. These supporting statements have been produced to highlight concerns raised by the community of Chalgrove and can be found in appendix 1 of this document. They cover:

- **Flooding** - The CNDP recognises that as flooding in Chalgrove is the responsibility of the Environment Agency, Oxfordshire County Council and Thames Water the Neighbourhood Plan has not included a policy for this objective. However, because flooding is an important local issue and community consultation established flood mitigation as a key objective (as stated above), the Parish Council is keen to see it explicitly stated in the Chalgrove Neighbourhood Plan.
- **Biodiversity** - The Chalgrove Brook is an important part of the character of Chalgrove and is valued highly by the community. Any development must ensure that the quality of the Brook is not adversely affected and where possible improved.
- **Heritage Assets** - Chalgrove has clearly been identified as an important tourist venue; St Mary's Church with its internationally important scheme of Mediaeval Paintings on the upper walls of the Chancel; Chalgrove Manor, a Grade I late medieval timber framed court house; the Hampden Memorial, commemorating the Civil War³ battle fought on the Registered Battlefield³ nearby, in 1643; the battlefield and the memorial to American servicemen based at Chalgrove Airfield in WW II bring visitors from around the world.
- **Archaeological Sites** - Finds like the Chalgrove Hoard¹, the largest find of Roman Britain coins, now in the Ashmolean Museum Oxford, demonstrate Roman connections. The village also features in the Domesday Book. Frogmore, also known as Hardings Field, is the site of one of the most fully excavated mediaeval, moated manors in England².
- **Business Development** - The CNDP is not allocating sites for employment, however the Parish Council wishes to encourage business uses at an appropriate scale and improve the mix and range of opportunities in the Neighbourhood Plan area, however, this should not be at the expense of retail and essential service use in the village centre.

¹ British Archaeology- Ashmolean Museum

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

³ The Battlefields Trust

Table 1 - List of Policies and Supporting Statements

The Supporting Statements can be found in Appendix 1 of the CNDP.

Village Character	
Objective 1 – to enhance Chalgrove’s strong sense of place, community and local identity	C1 - Development within the built-up area C2 - Design and Character
Objective 2 – to ensure that new housing development is in character with the village	C2 - Design and Character
Housing	
Objective 3 – to identify development sites to meet the housing numbers allocated in the Local Plan	H1 - Housing Site Allocations
Objective 4 – to provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes	H1 - Housing Site Allocations H2 - Dwelling Mix H3 - Home-working
Objective 5 – to ensure that new development does not cause or exacerbate existing traffic, parking and road safety issues around the village	H4 - Residential Parking
Objective 6 – To maximise integration of the development allocation with the existing community	H5 - Walking and Cycling
Objective 7 – To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	Flooding - Supporting Statement - appendix 1
Community Assets, Services and facilities	
Objective 8 – To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth.	CF1 - Community Infrastructure levy CF2 - Community Assets CF3 - Improvements to Community Assets
Objective 9 – To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	Biodiversity - Supporting Statement - appendix 1
Objective 10 – To ensure that heritage assets are protected and enhanced	Heritage Assets - Supporting Statement - appendix 1 Archaeological Sites - Supporting Statement - appendix 1
Economy	
Objective 11 – To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Business development - Supporting Statement - appendix 1

5.2 Village Character

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

Introduction

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

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

POLICIES

Policy C1 - Development within the Built-up Area

Within the built-up area of Chalgrove and on sites allocated in a development plan document, proposals will be supported where they conform with other relevant development plan policies.

The built-area is defined by the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village's main, singular form.

Infill development on the edge of the built-up area and development proposals outside the built area will only be supported where they conform with national and local planning policies

JUSTIFICATION

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

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

Appropriate development outside of the built area would be: agriculture, forestry, recreation grounds, sports pitches, flood alleviation structures, wildlife conservation areas, wildflower meadows and allotments.

Appropriate development outside of the built area will also be supported for reuse of existing buildings in the countryside; diversification of agricultural and other land-based rural businesses and operational development necessary for existing businesses so long as the development does not encroach on open countryside.

Proposals for residential development outside the built-up area of Chalgrove will only be supported if it is necessary or suitable for a countryside location and is consistent with development plan policies.

Policy C2 - Design and Character

Development proposals should reflect and enhance the character of Chalgrove, reinforce local distinctiveness, and create a sense of place.

As appropriate to their scale, nature and location development proposals should be designed to meet the following criteria:

- a) The form and scale of the buildings should reflect the neighbouring properties. Buildings should be a maximum of 2 storeys in height (based on a residential storey of 3 metres). The size of the roof should be proportional to the rest of the building and should not be designed disproportionately large in order to accommodate large amounts of additional living space.
- b) The buildings should be set back from the street, with a varied building line providing visual interest.
- c) The materials used should complement the traditional materials used in the village (light coloured brick, stone, and tile).
- d) Visual interest and richness should be created by varying the position of buildings, the building line, their features and detailing.
- e) Boundary treatments to the front of properties should be soft (hedges, trees, planting) and/or low stone/brick walls.
- f) Residents parking should be located on-plot, in the first instance, as set out in Policy H4 (Residential Parking) of this plan.
- g) On-street parking for visitors (and residents where it has been shown that on-plot parking is not practical) should be designed as a formal part of the street and should allow for the passing of two vehicles. In parts of the development where on-street parking is not required the design of the development should seek to discourage anti-social parking from taking place.
- h) Adequate storage space should be provided for bins and cycles; the design of the storage should not detract from the street scene.
- i) Where the site includes a brook or waterway, this should be protected from the impact of any development.
- j) Development proposals should take account of the District Council's Joint Design Guide and the Chalgrove Design Guidance and Codes to ensure coherence with, and enhancement of, the character of the area. All proposals should protect and enhance views into and out of the village, set out on Map 2 (overleaf), and have sensitivity to preserving the views to and from the Chilterns National Landscape
- k) All proposals should ensure that Accessibility and Inclusion are considered and government guidelines on accessible design are followed

Map 2 - Chalgrove Village Views

Note – this list is not exhaustive; please refer to the Design Code document for the complete list of protected views.



JUSTIFICATION

The Character Assessment

<http://www.chalgrove.org/shared/attachments.asp?f=cfdcf825%2D542d%2D4554%2Daf21%2D7e94f04941c5%2Epdf&o=04%2E%2DCharacter%2DAssessment%2Epdf>) identifies what is important

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

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

A policy on design is considered essential to manage both the allocated sites and any small-scale proposal including redevelopment of a single house on a large plot into multiple housing. This policy is not intended to create a copybook approach to design or limit innovation in the type or range of development.

The policy recognises the value of the Joint Design Guide 2022 and supports its approach to quality at every scale but is also acutely aware that this is more easily applied to larger sites and that development that impacts on the street scene is very important locally. The aim is not to constrain development or innovative design but to reflect the best in design not the lowest common denominator.

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

With regard to outline applications, all too often attractive illustrations are presented that are not delivered. Ideally, a master plan or design brief should be attached to or conditioned as part of a large scale outline application. Whilst this requirement is defined within the South Oxfordshire Local Plan 2035 to help identify how the proposal will meet the Neighbourhood Plan Policy C2 requirements, an early dialogue with the Parish Council is expected. At the very least the Outline application should demonstrate how it will reflect the character assessment and how this will be addressed in a reserved matter application. The Parish Council suggests that a master-plan or design brief would be the preferred solution and should include an assessment of impacts on biodiversity, archaeological assets, countryside setting, views towards the Chilterns National Landscape, and the conservation area together with proposed mitigation of any adverse impacts.

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

The Design Code introduces additional protected views that have been identified as having significance due to the setting of important buildings; that recognize the Chilterns National Landscape, as well as areas of open countryside that reflect the broad character of Chalgrove.

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

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

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

Community endorsement

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

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

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

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

5.3 Housing

OBJECTIVE	POLICY
Objective 3- To identify development sites to meet the housing numbers allocated in the Local Plan for large villages	
Objective 4- To provide existing and future residents with the opportunity to live in a decent home, while maximising those opportunities for those with local connections and providing a mix of housing to better meet local needs for smaller homes	H2 - Dwelling Mix H3 - Homeworking
Objective 5- To ensure that new development does not cause new or exacerbate existing traffic, parking and road safety issues around the village	H4- Residential Parking
Objective 6- To maximise integration of the development allocation with the existing community	H5- Walking and Cycling H6 - Historic Environment
Objective 7 - To ensure new development does not cause new or exacerbate existing risk of flooding and to seek to reduce the existing risk	Flooding - Supporting Statement - appendix 1

INTRODUCTION

The initial version of the Plan included two housing allocations (Policies H1A and H1B). Site H1a is now substantively completed and Site H1b is completed. In these circumstances they have now been removed from the Plan. For strategic housing delivery purposes, they are now commitments and completions.

Policy H2 – Dwelling Mix

On schemes of eleven or more dwellings, proposals for residential development will be required to demonstrate that the mix of dwelling types and sizes is appropriate and relate to the needs of current and future households in Chalgrove. This should recognise the need for smaller dwellings and affordable housing both of which should be made up of approximately two thirds terraced or semi-detached properties, and one third detached properties, unless viability or other material considerations justify a different mix.

JUSTIFICATION

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

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

The Parish Council supports the objective of the Policies STRAT5 (Housing Density) and DES7 (Efficient Use of Resources) of the Local Plan 2035.

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

In demonstrating how applications for planning permission will satisfy the current or emerging Local Plan policy the Parish Council would encourage engagement with applicants on the mix and type of housing proposed.

Lack of affordable housing in the village has led to loss of tradespeople in the area; enabling local people to stay will provide the skills needed for a sustainable community. It is therefore considered appropriate to prioritise the allocation of affordable housing to local people or those moving to the village for employment.

The Parish Council encourages applicants and developers to demonstrate clearly as part of planning application how they intend to deliver affordable housing that meets the policies in the development plan.

Community endorsement

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

The 2014 Chalgrove Neighbourhood Plan Community Questionnaire sought to identify the need for housing within the village. It is clear that there are a number of people that live here currently who

want to move as well as people outside who would like to move here. 108 respondents expressed a need for a new home in Chalgrove, 86% of who currently live in the village. 61 respondents wished to move but cannot. The main reasons for not being able to move were 'unable to afford to buy a new home' (35% of responses) and 'lack of suitable housing' (24% of responses) followed by lack of affordable private rented, lack of social housing and unable to afford moving costs all at (9%). On the question of downsizing, 85 respondents said that if smaller properties became available they would be interested in moving and 52 households that lived elsewhere and wanted to return to Chalgrove were identified.

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

Policy H3 – Home Working

Proposals that provide space for a home office or facilitate home working by providing infrastructure and vehicle/cycle parking in line with Oxfordshire County Council standards will be supported.

JUSTIFICATION

By enabling working from home in Chalgrove, this policy will give the opportunity to reduce the need for car travel and meet the objective in National Planning Policy Framework 2024 Section 9, 'Promoting sustainable transport', where 'Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places.'

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

The number of employees who say they usually work from home has increased significantly. Home Office figures show that 33% of employed people did at least some remote work in 2023.

Based on the number of employed people, in the UK (34.14 million in May 2025 (UK Labour Market Statistics, House of Commons Library), this represents over 11 million people who work from home at least part of the time.

Community endorsement

Due to its rural and isolated location, Chalgrove currently has an average of 1.8 cars per household (source: Census2011, tableKS404EW), and has a higher percentage of homes with 2 or 3 cars per household than the National and County average. A higher percentage of Chalgrove residents travel 40km or more to work compared to both National and County (sources: Census 2011, table QS701EW), Census 2001, distance travelled to work, table UV35) and DfT, 2011, travel to employment centres).

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

Policy H4 - Residential Parking

Proposals for new residential development should provide adequate parking provision for both cars and cycles in line with the Oxfordshire County Council Parking Standards. In order to achieve this:

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

JUSTIFICATION

Ensuring that new development adequately caters for the needs of new residents is important. In particular, it is important to ensure that proper parking provision is made for both residents and visitors within a development including well designed on-street parking for visitors. The number of cars currently parked on street in Chalgrove causes problems across the village but in particular in areas of the High Street and in the Closes. This demonstrates the importance of new developments in these areas, or having an impact on these areas, making adequate provision for off street parking including well designed on-street parking for visitors.

To satisfy Policy H4 the Parish Council would like to engage with developers on the delivery of off street car/cycle parking provision in problem areas of the village. The expectation is that car/cycle parking space provision should be linked to the number of bedrooms being provided. In Chalgrove, this is justified because of the high levels of car ownership (see Table 3 below) and the inadequate provision of public transport. This results in a need for a car/cycle for employment, leisure, social and domestic use. An adequate amount of well-designed visitor parking is also required to discourage inappropriate parking

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

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

Source: Census 2011 (table KS404EW)

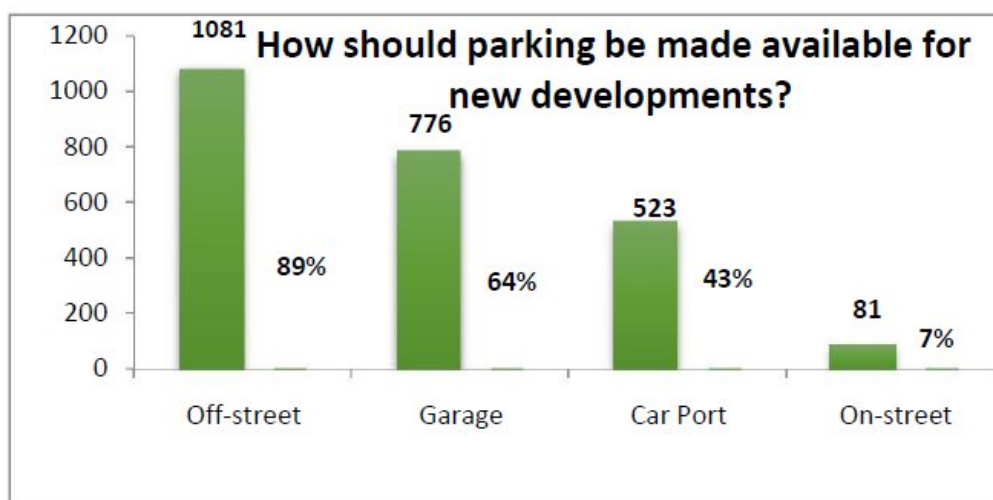
Where garages are provided these should be large enough to accommodate a large family car. Whilst there is a shift from requiring maximum standards to minimum standards of provision in new schemes, the standards are not applied robustly or consistently. The policy and Design Code are therefore intended to make the standards for Chalgrove simple.

The need for appropriate off road parking provision is an important issue for residents. It helps to improve road safety as well as improve the appearance of the street scene. More successful developments have at least two off road spaces plus a garage. Existing developments in the village demonstrate the need for off street spaces. Ensuring that new development adequately caters for the needs of new residents is vital. In particular, it is important to ensure that off-street parking and well-designed on-street parking is provided in every development.

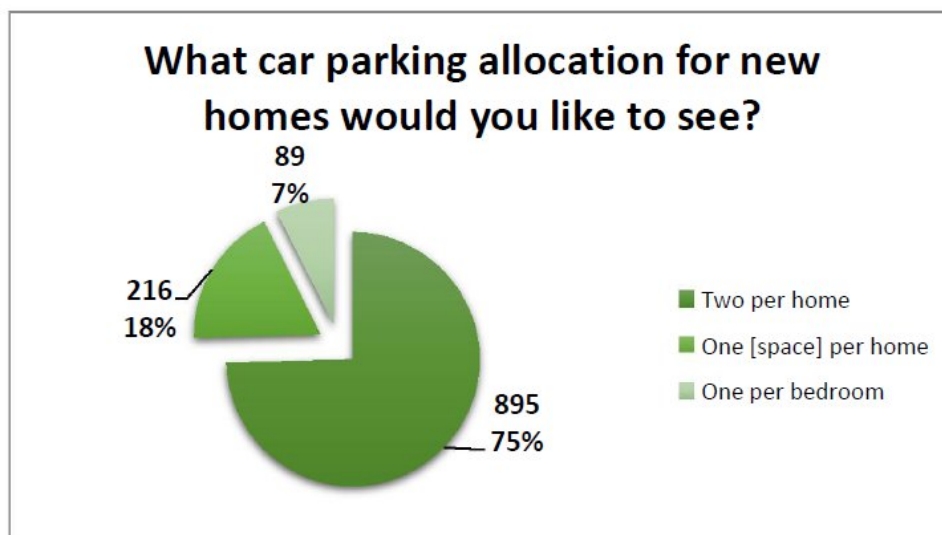
Community endorsement

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

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



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



79 additional comments were given for these questions referring to the need for sufficient parking and current parking problems. These can be found in the CNP questionnaire report¹ appendix pages 3, 4 and 5. A further 14 comments relating to parking were made for question 4 which asked that they select from a list of what was needed to be put in place to ensure the new development supports the needs of the community even though parking was not an option in that question.

1

<http://www.chalgrove.org/shared/attachments.asp?f=58a1ea9f%2Dcab5%2D4676%2D8650%2D1b29952e32b8%2Epdf&o=16%2E%2DCommunity%2DQuestionnaire%2DAppendix%2Epdf>

Policy H5 – Walking and Cycling

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

JUSTIFICATION

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

The Neighbourhood Plan supports the use of Oxfordshire County Council's Local Transport and Connectivity Plan transport user hierarchy (Policy 1) and guidance for new development (Policy 12). It also supports the County Council's commitment to Vision Zero and adopted Vision Zero Strategy and Action Plan, along with Oxfordshire Walking and Cycle Design Standard.

Community endorsement

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

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

Chalgrove has a network of public footpaths which provide access to the surrounding countryside as well as to areas within the village (see 'Definitive Map of Public Rights of Way', in Character Assessment,

(<http://www.chalgrove.org/shared/attachments.asp?f=cfdcf825%2D542d%2D4554%2Daf21%2D7e94f04941c5%2Epdf&o=04%2E%2D>

[Character%2DAssessment%2Epdf](http://www.chalgrove.org/shared/attachments.asp?f=cfdcf825%2D542d%2D4554%2Daf21%2D7e94f04941c5%2Epdf&o=04%2E%2D)). These footpaths are used

constantly by residents for country walks as well as moving from one part of the village to another. In particular, dog walkers and families can be seen along them at all times of the day.

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

5.4 COMMUNITY, SERVICES AND FACILITIES

OBJECTIVE	POLICY
Objective 8- To ensure that local services, recreational facilities and infrastructure are maintained and improved in proportion to population growth	CF1- Community Infrastructure Levy CF2- Community Assets CF3- Improvements to Community Assets
Objective 9- To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development	Biodiversity - Supporting Statement appendix 1
Objective 10- To ensure that heritage assets are protected and enhanced	CF4 - Historic Environment Heritage Assets - Supporting Statement appendix 1 Archaeological Sites - Supporting Statement appendix 1

INTRODUCTION

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

Essential infrastructure required on a development site or immediately adjacent to it will be secured through S106 agreements. It is important when planning new developments that the cumulative environmental impacts are considered, in particular their effect on the overall capacity of local services and infrastructure to ensure that sufficient water/sewerage/ transport/health facilities will be available in a timely manner.

The exact site specific obligations provided by a development will likely reflect the scale of the development proposed and will be determined by the CIL regulation tests. The provisions sought could include community buildings, on-site maintenance of public open space, drainage, landscaping, highway improvements or other specialist provision.

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

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

Policy CF1 - Community Infrastructure Levy

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

Table 4 - Project List for Community Infrastructure Levy

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

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

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

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

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

Village Hall

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

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

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

The Chalgrove Youth Centre

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

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

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

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

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

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

Chalgrove Recreation Grounds

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

John Hampden Hall

Weekly use all year: Scrabble Group, Take a break and Computer Club. Weekly use during school term time: dance classes for children, pre-school music group, mother and toddler group, brownies, scouts, art classes for children.

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

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

Policy CF2 – Community Assets

Development proposals that will result in either the loss of or significant harm to a designated Asset of Community Value will not be supported, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Policy CF3 – Improvements to Community Assets

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

JUSTIFICATION

These policies serve two purposes.

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

A list of Community Assets can be found here:

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

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

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

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

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

Policy CF4 – 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, including archaeological remains, 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 2024) including heritage statements, informed by archaeological desk-based assessments and fieldwork where appropriate, setting out how heritage assets will be enhanced and protected.

JUSTIFICATION

Chalgrove has a mix of designated and non-designated historic heritage assets, including a registered battlefield, monuments, listed buildings and archaeological sites. For example, the area to the West of Chalgrove, where sites 1, 10 and 11 have been constructed, is an area of considerable archaeological interest and a programme of archaeological work ahead of the development recorded archaeological evidence dating from the Bronze Age, Late Iron Age or Early Roman and a possible area of shrunken medieval settlement.

This development did not include the area of the proposed country parkland and the woodland planting and other ground disturbances may impact on further surviving archaeological deposits related to these sites.

Any site that is proposed will therefore be required to undertake further archaeological investigations to identify such deposits and require appropriate protection and enhancement of any surviving heritage assets in line with Objective 10.

5.5 ECONOMY

OBJECTIVE	Policy
Objective 11 - To enhance the prospects for local employment by supporting development of existing business parks for small businesses	Business development - Supporting Statement - appendix 1

INTRODUCTION

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

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

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

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

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

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

6 Implementation and Monitoring

6.1 Implementation

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

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

6.2 Monitoring

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

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

Five Year Review

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

End of Plan Period Review

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

Chalgrove Neighbourhood Development Plan

Appendix 1 - Supporting statements

Where the Chalgrove Neighbourhood Plan objectives do not have a commensurate policy as they are covered by National and Local Policies a supporting statement has been produced.

These supporting statements have been produced to highlight concerns raised by the community of Chalgrove and as such the CNDP are keen to see them explicitly stated and have therefore produced this document as an appendix 1 to this document.

Flooding – Supporting Statement

The Parish Council support new residential development where it can be demonstrated that the site is not subject to flooding or likely to add to flooding problems in the village

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

A Strategic flood risk assessment ⁵ was undertaken as part of the initial site analysis, in 2014. Subsequently in October 2015 the CNDP were advised that the Environment Agency had approved, and were going to publish, a revised flood map for Chalgrove based on remodelling part of the village (map 3) This remodelling did not cover all of the land put forward for development.

⁵ The Strategic Flood Risk Assessment commissioned by CNDP and completed in October 2014 can be found at

<http://www.chalgrove.org/shared/attachments.asp?f=943b038c%2Daf18%2D4fd4%2Db665%2D5315b771c1f3%2Epdf&o=13%2E%2DChalgrove%2DStrategic%2DFlood%2DRisk%2DAssessment%2D2014%2Epdf>

As this revised flood map was not taken into account in the first SFRA, or site analysis, the CNDP commissioned a further flood report using the same methodology as that for the revised EA map. Due to the need to raise funds through grants, and the need to change the area being remodelled to include the increased allocation of dwellings from 82 to 200, the report was not received until November 2016. This report includes updated flood maps taking into account the extended area modelled ⁶

⁶ The Edenvale Young Flood Risk Modelling and Mapping Report 17th November 2016 can be found at

<http://www.chalgrove.org/shared/attachments.asp?f=ab471a01%2Da81d%2D4660%2Dbbd8%2D3851d090f0dc%2Epdf&o=12%2E%2DEdenvale%2DYoung%2DChalgrove%2DFlood%2DReport%2DNovember%2D2016%2Epdf>

Both of these documents are now out of date in relation to showing the areas at risk of flooding from all sources. The Environment Agency have since updated their mapping for fluvial and surface water flooding, and published these in March 2025. Similarly, South Oxfordshire District Council updated their Strategic Flood Risk Assessment in September 2024.

Future development will need to take into account the Environment Agency Flood Map for Planning, available on the Government's website here: <https://flood-map-for-planning.service.gov.uk/>

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

Because of the extensive areas of flood risk, and the potential impact of surface water run-off, the Parish Council encourages details of drainage and water retention to be submitted with all applications from the outset.

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

Consideration should be given to location of homes in proximity to waterways and flood zones to minimise the risk of high insurance premiums for home owners/ occupiers. We would encourage details of flood mitigation measures undertaken to be made available to residents of the new development

Biodiversity – Supporting Statement

The Parish Council supports the District Council's Local Plan policies that requires that applications for development must maintain and enhance the current biodiversity in the District.

JUSTIFICATION

Section 40 of the Natural Environment and Rural Communities Act 2006, places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by Government in its Biodiversity 2020 strategy and Schedule 14 of the Environment Act 2021

The National Planning Policy Framework (Para 187 d) is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.

Ecology

The Chalgrove Brook is an important part of the character of Chalgrove and is valued highly by the community. Any development must ensure that the quality of the Brook is not adversely affected and where possible improved. Recent evidence of Otter in the Chalgrove Brook is being studied by Chalgrove Wildlife and Conservation Society in conjunction with the River Thame Conservation Trust.

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

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

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

The following is taken from the River Thame Conservation Trust, Sewage and Our Rivers, January 2023:

General poor water quality is a feature of the River Thame, with none of its tributaries attaining “good ecological status”. Poor water quality is not solely caused by STWs, but also agricultural and urban runoff, monitoring and modelling led by UKCEH with RTCT shows a strong “signature” of sewage treatment effluent (treated) versus other sources. These results are supported by our growing body of evidence gathered by our new Water Quality Monitoring Network, an initiative where volunteers trained by RTCT are monitoring 40 strategically selected sites across the catchment every month. From anecdotes from concerned locals to citizen science data to rigorous scientific analysis, the evidence points to a chronic issue of unnaturally high nutrient levels in the catchment.

Heritage Assets – Supporting Statement

The Parish Council supports the District Council's Local Plan policies, which requires development to conserve and enhance the heritage assets of the Parish and their setting, including maintaining settlement separation.

In particular the Parish Council wishes to highlight the nationally Listed Buildings and sites of architectural significance, local distinctiveness & character and historic importance (see list in Appendix 3 of the CNDP)

JUSTIFICATION

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

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

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

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

With thanks to the generosity of the owners and an ongoing project by the Chalgrove Local History Group, guided by Oxfordshire Buildings Record, more significant information has been gained about

some of the many other historic buildings in the village. It is hoped that, in due course, a publication will be produced.

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

Archaeological Sites – Supporting Statement

The Parish Council supports the District Council's Local Plan policies that require, where sites or deposits of archaeological interests are known, or suspected, to exist, for the investigation and preservation of archaeological remains and protection of recognised sites of archaeological importance.

JUSTIFICATION

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

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

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

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

¹ British Archaeology- Ashmolean Museum

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

³ The Battlefields Trust

Business Development – Supporting Statement

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

JUSTIFICATION

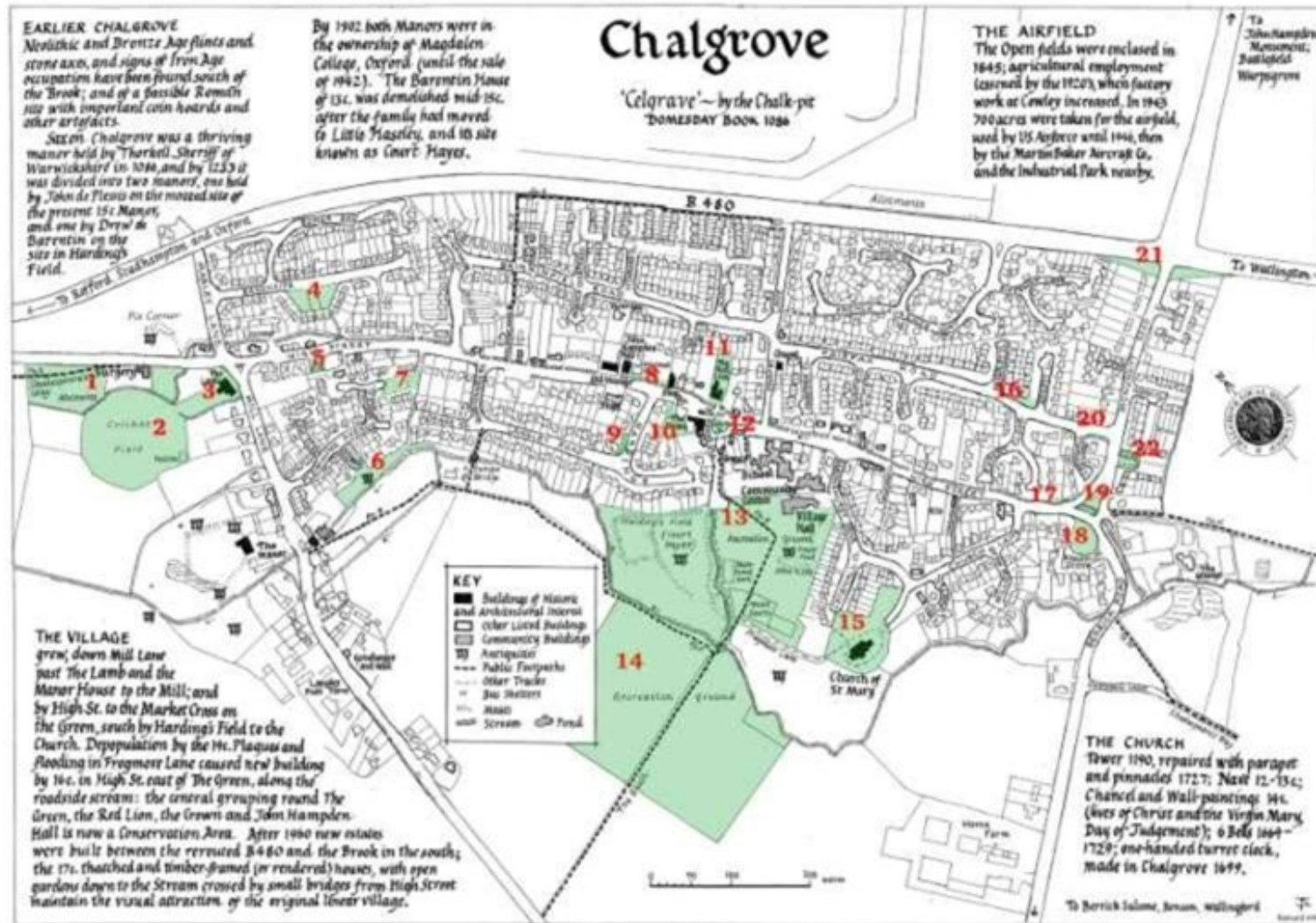
The CNDP supports local businesses and would support proposals to enhance the shops and associated apron area in the High Street; improved landscaping will be encouraged. Feedback from the 2010 Village Plan and 2014 CNDP questionnaire shows that residents would like to see the area smartened up.

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

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

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

Appendix 2 – Important Green Spaces map - listed on following page numbered to reflect the position on the map



1	High Street allotments
2	Cricket Ground
3	Gardens of the Lamb Public House
4	Brookside open space
5	Memorial Gardens
6	Footpath along the Brook
7	Grays Close open space
8	Verge - Swinstead Court
9	Verge - Hardings
1	Gardens of Crown Public House
1	Gardens of Red Lion Public House
1	Village Green
1	Recreation ground
1	Janes Meadow, part of the recreation ground
1	St Mary's Church
1	Verge - Fairfax Road
1	Verge - Corner High Street
1	Franklin Close
1	Triangle - High Street and Monument Road junction
2	Verge - Corner of Fairfax Road
2	Verges - B480, Monument Road
2	Open spaces in Farm Close

Appendix 3 Listed buildings & Heritage Assets

Listed Buildings

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

Heritage Assets

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