

# **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.



## Chinnor Neighbourhood Plan 2035

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](http://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



## Chinnor Neighbourhood Plan 2035

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/>

# Chinnor Neighbourhood Plan 2035



## 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](http://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>

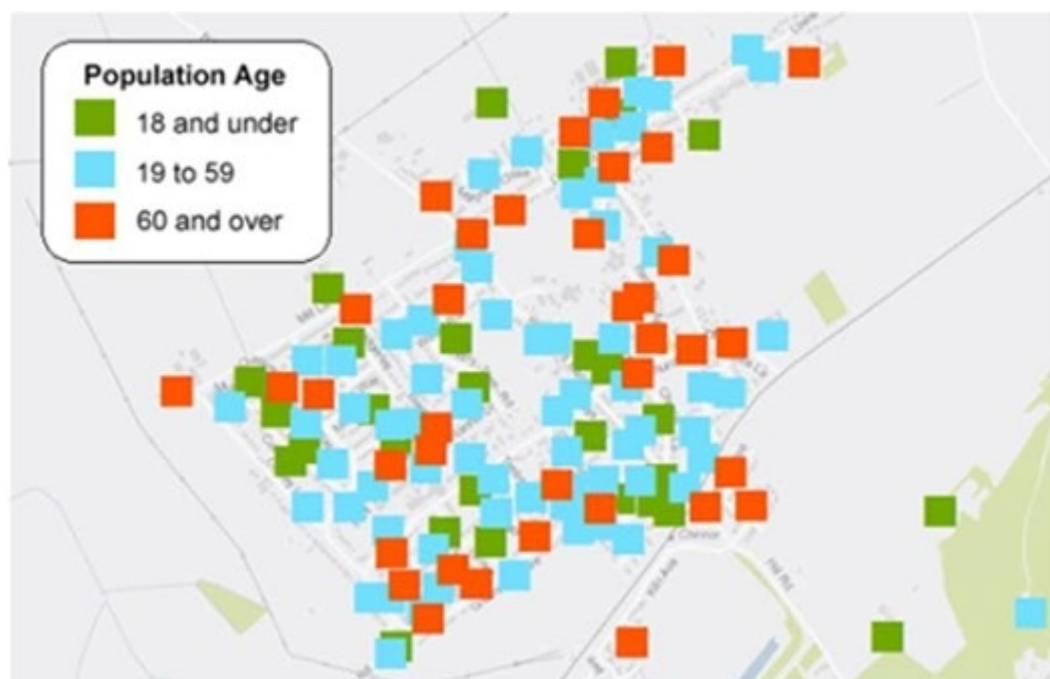
### Parish Landscape Areas

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 LSOAs<sup>1</sup> that best fit within the catchments of Mill Lane Community and St Andrew's CoE Primary Schools

<sup>1</sup> 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
<b>2019</b>	<b>12</b>	<b>34</b>	<b>13</b>	<b>27</b>	<b>86</b>
<b>2020</b>	<b>12</b>	<b>39</b>	<b>11</b>	<b>27</b>	<b>89</b>

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).

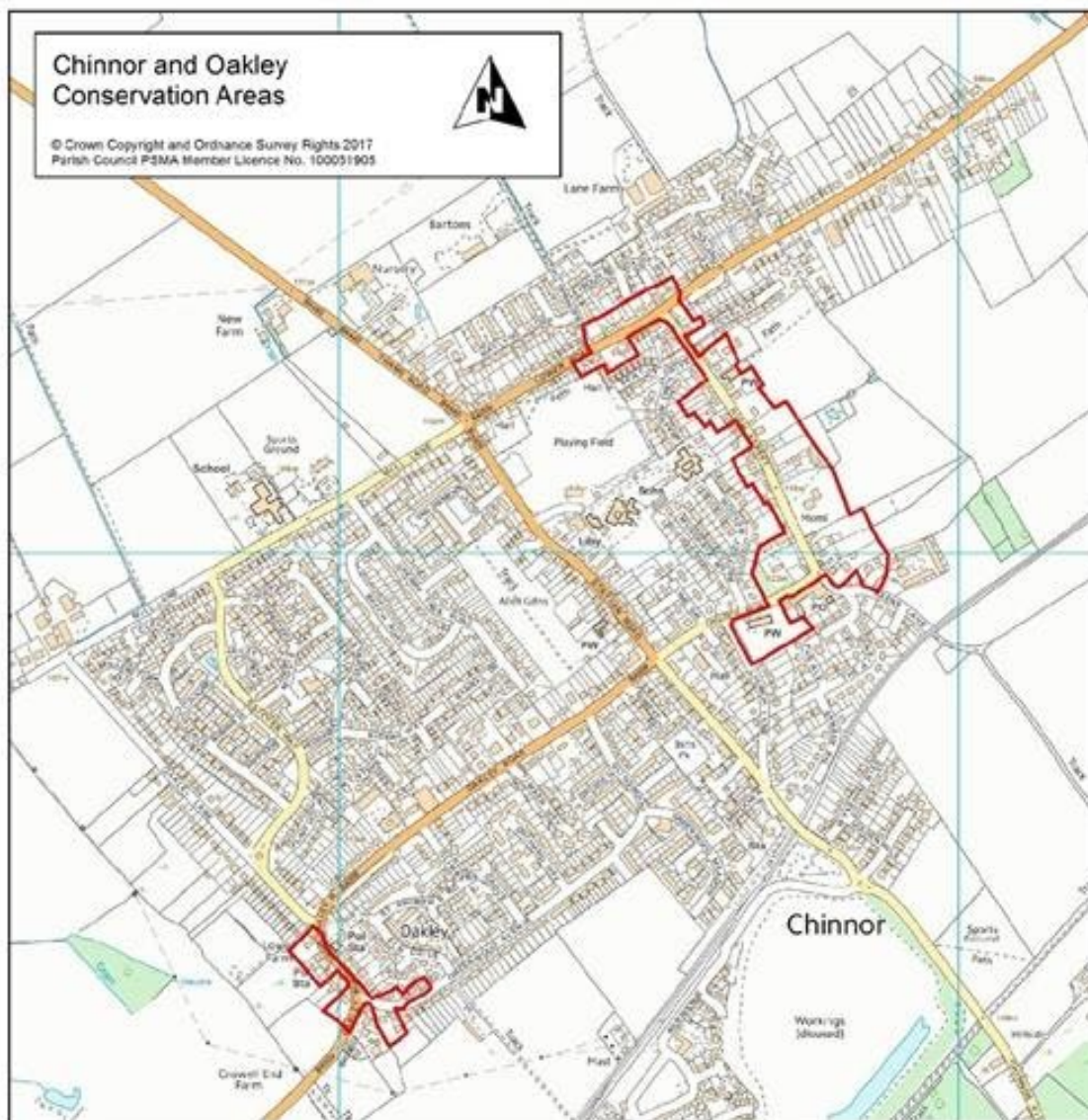
2.14 Historic data used in previous versions of the Neighbourhood Plan noted other trends. Comparison between 2011 and 2021 shows the decline of those now aged 45 to 49 and 60 to 64. All other age groups show marked increases, with the largest relative increases coming for those aged 0-9, 25-34 and 70-84.

### 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.



## Chinnor Neighbourhood Plan 2035



*Ordnance Survey under a PSMA Licence*

### Parish Dwelling Numbers

2.16 Between April 2011 and March 2023, there were 130 minor dwelling permissions and 872 permitted in major schemes: 1002 dwellings were permitted in total.

2.17 The Parish distribution of dwellings as at 2014 was Chinnor village with

2436, Henton 92, Chinnor Hill 58, Wainhill 13 and Emmington 11.

### Parish Housing Stock

2.18 The increase in housing stock since 2011 can be seen from the table below which reflects the 2021 Census Data, but therefore does not yet include completions which occurred during the period from the 2021 Census to 31 March 2023:

TYPE	2011	2021	INCREASE	% INCREASE
Detached	880	1145	265	30.1
Semi-detached	825	1040	215	26.1
Terraced	514	638	124	24.1
Flats	112	202	90	80.4

These figures clearly demonstrate that Chinnor has substantially exceeded the local plan growth requirements of 15%

### Housing Prosperity

2.19 Whilst the substantial number of new houses, including the 'affordable' percentages, has seen a reduction in either owned outright or mortgaged dwellings from 87% in 2011 to 81% in 2021, this remains an indicator of the relative prosperity of Chinnor Parish when compared to the South Oxfordshire figure of 72% in 2021. The number of homes owned outright has reduced from 43% in 2011 to 39% in 2021 and the level of shared ownership has increased to 11% which is similar to the South Oxfordshire figure of 12%.

### Rented Accommodation

2.20 Rented accommodation has risen from 139 during 2011 to 260 by 2021. Latest Census data shows a significant increase with social rented accommodation now being 10.9% of the total and private rented accommodation now at 8.6%. These figures equate to a total now of approx. 605 dwellings out of

the 3100 total in the 2021 Census data.

### Accommodation Occupancy

2.21 The previous trend downwards from 2.6 to 2.5 occupants per household has now stabilised at 2.5 according to the 2021 Census data.

2.22 The rise in one person households continues to rise. Having previously risen from 389 in 2001 to 480 in 2011 the latest Census 2021 data shows a new total of 670 one person households. Similarly, the rate of households comprising of 'retirement' age occupants has also continued to increase. This figure, which for 65+ had previously almost doubled from 354 households in 2001 to 666 households in 2011, has now increased further to 721 households in the latest Census 2021 data.

### Parish House Prices

2.23 The average house sale price rose from £358,000 at January 2012 to £616,724 at Apr 2023, an increase of approximately 72% over the period. (All figures are taken from Zoopla).

### Parish Employment

2.24 The Parish has seen a major reduction in local employment with the closure of the cement works, wood yards, shops, public houses, a garden centre and banks over the years. This was offset by a rise in the number of self-employed persons, many of whom worked from home. Nevertheless, this has meant that a large proportion of Chinnor's working population relies heavily on commuting, in particular by car. Whilst census data is available to determine the employment of the residents of Chinnor it is not possible to determine local employment with a great deal of accuracy. ONS Census data for 2021 shows that post the COVID pandemic those working from home has increased sharply to 38.7% as at 2021 but may well recede as businesses adapt to the post-COVID world. The vast majority of the remaining working population travelled by car or van at 51.1% of total which is 20% higher than the local area norms.

2.25 If the method of travel used to a person's place of work is by foot or bicycle it is a good indicator for local work. ONS Census data for 2021 shows that this is a low 4.3% indicating that the vast majority leave the village for work purposes.

2.26 The increase in both the school-age and retirement age population has substantially reduced the percentage of Chinnor Parish residents that are of working age. In 2001, 3284 persons (75%) of the working age population of 4293 persons (defined as age 16-74) were in employment. By 2011, this had hardly changed being 3263 persons (72%) of a working age population of 4392 persons. Using the 2021 Census data the working age population of 3889 during 2021 was 50.7% of the population of 7644 residents which is a drastic percentage reduction from the 72% of 2011.

2.27 The 2021 Census data shows that 96 out of a working age population of 3889 were economically inactive, a very low percentage which indicates that work availability is generally good. This is a trend previously noted in previous Neighbourhood Plans and therefore indicates a continuing trend. However, it is worth noting that the retired total of 1469 in 2021 is more than double the 2011 figure of 716 which is an increase from 12% to 19% of the total population.

### Parish Earnings

2.28 Figures for average full-time annual earnings for South Oxfordshire show that at £39,130, these remain slightly above the south-east as a whole and are also above national averages. However, house prices remain higher than average in this area and therefore, even with two average earnings it is likely that either a substantial deposit or existing equity will be required by many if wishing to purchase a property. This continues to demonstrate a need for Affordable Housing for future residents in Chinnor and South Oxfordshire as a whole.

### Parish Vehicles

2.29 Previously data showed that the average number of vehicles per household stood at 1.8, compared with South Oxfordshire as a whole at 1.6, the South of England at 1.4 and England as a whole at 1.2. The percentage of

households within Chinnor Parish having no vehicles was approx. 7%. Due to changes in methodology, it is not possible at this time to determine the average number of cars per household other than:

- 209 (6.8%) of households have no cars.
- 993, (32.2%) have 1 car.
- 1370 (44.4%) have 2 cars.
- 513 (16.6%) of households have 3 or more cars.

Therefore, at a very minimum of 5,272 cars exist. Based on a total in 2021 of 3100 households the average would seem to be at least 1.7 vehicles per household so has therefore seen little change since the 2011 figures.

### Parish Health

2.30 Chinnor compares well with national averages with 87.4% having good or very good health. which is a slight increase from the 86% in 2011. Those with very bad health have reduced percentage wise from 0.6% to 0.4% which is well below the national average.

2.31 Since the last review, the worldwide pandemic of COVID-19, has, nationally, had a resulting impact in a rise of the number of deaths. Further details can be found in the comprehensive 2023 Oxfordshire Health and Wellbeing Joint Strategic Needs Assessment, which can be found here:

<https://insight.oxfordshire.gov.uk/cms/joint-strategic-needs-assessment>

2.32 In Chinnor, both surgeries are satellites with the main practice and practice managers in Princes Risborough. Hospital appointments can be at High Wycombe, Stoke Mandeville and Oxford. There is no N.H.S. dental surgery in the village. See Health Care in Chinnor in Section 7 Community Facilities.

### Parish Crime

2.33 South Oxfordshire had 46.23 crimes per 1000 population, as published by the ONS for the year ending July 2022 which is a substantial increase from the

32.97 rate in 2014 as detailed in the previous Neighbourhood Plan. For the same period Chinnor Parish had 368 crimes at a rate of 48.14 per 1000 population (7644 used). It is clear that crime within Chinnor is higher than might be expected.

### Living in the Parish

2.34 Chinnor Parish has over 40 clubs and societies catering for every age group. The facilities in the Village include two doctors' surgeries, a solicitor, an optician, three places of worship, a public library, three public houses and an off-licence, three restaurants, a hotel/restaurant, a fish and chip shop, Chinese take-away, a post office, two primary schools, three pre-schools, a Co-op supermarket and Manor Stores convenience food shop, a bakery, butcher, chemist, petrol station, small gymnasium, two hairdressers and barber, two estate agents, a charity shop, and two cafes.

2.35 There is a thriving Village Centre building which is a meeting place for the whole community, a friendly place to eat and drink, a place for entertainment, day care for the elderly and an information point for local people living in the Parish and visitors. There is also a thriving Village Hall, many of the 40 clubs and societies mentioned above hold their sessions there. It provides a venue for children's parties, adult social events, Chinnor U3A and amateur dramatic productions produced by the Chinnor Players. A normal week would see 250 - 350 visitors. This can peak as high as 1000 visitors for highly popular events such as the annual village pantomime. Other buildings providing a community facility are the Reading Room, the Scout Hut and the White's Field Community Hall.

2.36 Traditional institutions such as the Women's Institute, Royal British Legion, Darby and Joan, Scouts and Girlguiding have been in the community for many years.

2.37 Allotments have always been an integral part of rural life and with the Localism Act this allows for the identification of new plots should residents require them. The annual flower and produce show celebrated its 100th anniversary in 2010 and along with the Chinnor Open Gardens scheme gives keen

horticulturists the opportunity to share knowledge or simply allow the less green fingered the opportunity to view gardens in full bloom. Friends of the Earth and Greening Chinnor organisations aim to improve the local environment adding to the rural feel of the community.

2.38 The Parish has access to many sports including football, cricket, badminton, tennis, short mat bowls, rifle and pistol shooting and swimming. Chinnor Football Club was formed in 1884 and has since been an integral part of the community not just for men and boys but also women and girls. A Community Sports Pavilion was opened in 2016. It is heavily used for such activities as children's activity classes, adult and senior keep-fit classes, yoga, private parties for both adults and young people and public meetings, together with provision of refreshments in connection with all sports on the Chinnor Playing Fields.

2.39 Chinnor is well placed to benefit from the rise in cycling, a popular sport, and recreation with cyclists travelling through the village and using its facilities whilst exploring the Chilterns AONB.

2.40 For those of a musical disposition there is a jazz club, an award-winning silver band, bell ringing, musical theatre and community choir. Dance is catered for in the form of tap dancing, dancing for fun or dancing across the centuries. If your interest is amateur dramatics, the Chinnor Players perform several plays and a pantomime during the year.

2.41 The heritage railway of the Chinnor and Princes Risborough Steam Railway Association has been in service since 1994 bringing many welcome visitors at weekends and bank holidays making a significant contribution to the local economy, estimated at £0.5m per annum. The railway track was fully reconnected to the main network in February 2016. Another historic place for visitors is the Chinnor Windmill along Mill Lane.

2.42 Along with wine circles there is a Summer Beer Festival, adding to the many events that take place throughout the year, such as Santa's sleigh when Santa and his reindeer tour the village collecting for charity in the run up to

Christmas.

### Schools and Young People

2.43 Chinnor has three pre-schools that cater and provide facilities for children from the age of 3 to 5: Ladybirds (roll is 40 that could be increased to 50) based at St Andrew's School; Jack and Jill Pre-School (roll is between 40 and 45) also based at Mill Lane School site; and Windmill Community Nursery is a school nursery class and is part of Mill Lane Community Primary School. Buds that Blossom, is an independent nursery, based on Lower Road, taking children from babies through to pre-school age.

2.44 Chinnor has two primary schools, St Andrew's and Mill Lane, with 416 and 211 pupils respectively (October 2022 figures). Both have School Councils representing Class FS1 (Reception) to Year 6; ages 4 to 11yrs.

2.45 As has been noted in previous sections of this review, the pressure on all of these establishments, notably on the primary schools, has increased in resultant years due to the increased amount of housing growth.

"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" (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 - 23/01/23).

2.46 Secondary education is provided outside the Parish. The bulk of secondary school pupils go to Lord Williams's School in Thame (where the total roll is approximately 2,228 as of October 2022) with bus transport provided (paid for) until 6th form. In 2022 Lord William's increased the number of places it offered from 320 to 350 places per year group:



‘Lord Williams’s School in Thame is in the process of expanding from a capacity of 2,197 places, offering 320 places per year group, to one of 2,290 places, offering 350 places per year group. As of the 2022/23 school year there are 2,228 pupils on roll (October 2022 pupil census), already in excess of its pre-expansion capacity. Pupil numbers are forecast to continue to grow, and the school is regularly over-subscribed.’ (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 - 23/01/23).

Icknield Community College in Watlington has approximately 40 Chinnor students (out of a total of just over 693) but no Sixth Form, with Henley College taking about five students (bus transport costs not paid for to either college).

2.47 A Youth Club is located in the sports pavilion next to the MUGA (Multi-use Games Area) on White’s Field and provides a once-weekly meeting for about 25 young people, most of whom are Chinnor residents. Section 9 deals with Education and Young People.

### 3 VISION AND OBJECTIVES

3.1 The preparation of the original Neighbourhood Plan sought to address a wide range of overlapping issues which have been addressed in Section 2 of this plan. An initial vision and a series of objectives were developed in late 2014 and achieved a degree of community support. However, as further work and research was undertaken in 2015, this aspect of the Plan was refreshed. The 2023 version of the plan has further refined the Vision and Objectives shown below, as well as adding a new Objective to help better clarify and reflect the recent growth and impact on local services and environmental conditions.

#### 3.2 Vision

The Chinnor Neighbourhood Development Plan seeks to promote the continuing enhancement and sustainable improvement of our thriving and vibrant community within the Parish development boundary, whilst protecting its distinctive character and rich heritage.

It will seek to develop facilities and infrastructure necessary to meet the economic, social and environmental concerns, including the threats of Climate Change, through mitigation and adaptation. The Plan also seeks to address the issues of local residents and businesses and to recognise that any further development must integrate well with current housing stock both in design, affordability and location.

It recognises the inability of the present infrastructure to successfully cope with sewage, traffic, roads, medical and educational facilities, which must be a major consideration of any further substantial development if the Parish of Chinnor is to continue to be an attractive place to live and work.

**Objective 1**

To ensure that new residential developments will directly address the future needs of all residents in the Plan area in general, and to provide for the needs of young and elderly people in particular.

**Objective 2**

To promote sustainable residential developments by ensuring that the location and design of any new development is resilient to the effects of climate change, and to mitigate and adapt by securing sustainable building practices which conserve energy, water resources and materials.

**Objective 3**

To safeguard the intrinsic character and heritage of Chinnor, its surrounding countryside and its setting adjacent to the Chiltern Hills Area of Outstanding Natural Beauty.

**Objective 4**

To protect and improve existing community facilities and negotiate additional facilities in consequence of new development.

**Objective 5**

To promote sustainable transport solutions for development and to address the physical and environmental issues arising from through and local traffic on the local highway network.

**Objective 6**

To provide a supportive environment for existing and new enterprises/businesses which can flourish and add vitality, prosperity and employment opportunities, whilst also addressing the identified infrastructural needs of the village.

**Objective 7**

To promote the development of appropriate community facilities and infrastructure to sustain the longer-term viability and vitality of the Plan

area.

### Objective 8

Protect, foster and enhance Chinnor’s natural environment and biodiversity, and build boundaries for the benefit of the people, flora, fauna and wildlife of the area.

3.3 The vision and the objectives have directly influenced the issues that are addressed in the policies of this plan. In summary the objectives and policies are linked in the following way:

<b>Policy</b>	<b>Objectives</b>
CH H1 – Infill Residential Development	1, 2, 3, 8
CH H2 – Affordable Housing	1, 2, 3, 8
CH H3 – Tenancy Mix	1, 2, 3, 8
CH H4 – Allocation of Affordable Housing for Local People	1
CH H5 – Retirement Housing	1, 2, 3, 8
CH H6 – Site Allocation	1, 2, 3, 8
CH H7 – Development Boundary	2, 3, 8
CH H8 – Sustainable Homes	2, 8
CH C1 – Design	2, 3, 8
CH C2 – Conservation Areas	3, 8
CH C3 – Heritage Assets	3, 8
CH GP1 – Local Green Spaces	3, 4, 7, 8
CH GP2 – Protection of Habitats of Significance	3, 4, 8
CH GP3 – Public Rights of Way (PROW)	3, 4, 7
CH CF1 – The Protection of Community Facilities	6, 7
CH CF2 – Healthcare Facilities	4, 6, 7
CH R1 – Protection of Existing Retail Facilities	6, 7
CH B1 – Protection of Existing Employment Premises	6, 7
CH B2 – Enhancement of	6, 7

Employment Facilities	
CH T1 – Enhancement of Tourism Facilities	3, 6, 7
CH E1 – Education Facilities	4, 7

3.4 The structure of the Plan and its contents have also been underpinned by a survey of local residents carried out by Community First Oxfordshire on behalf of the Parish Council (January 2016). Its key findings were as follows:

#### Summary

- 889 surveys were returned
- 460 comments were made
- 953 broad themes were noted in comments

Breakdown of comments by theme

THEME	No of comments
<p>Infrastructure – general comment Concern regarding the impact of new development on local infrastructure.</p>	134
<p><b>Infrastructure – specific comment</b></p> <p><b>Health</b> Concern about existing infrastructure (surgeries, dentist, chemist) and the potential impact of further housing development.</p> <p><b>Traffic and roads</b> Concern about existing issues and the potential impact of further housing development. Need for specific improvements: one way system, pedestrian crossings, road bypass, improved connectivity between different parts of the village.</p> <p><b>Education (schools)</b> Concern about existing infrastructure and the potential impact of further housing development.</p> <p><b>Parking</b> Concern about existing issues and the potential impact of further housing development.</p> <p><b>Public transport</b> Concern about existing bus service provision and the potential needs of additional residents. Need for a rail link to London</p> <p><b>Retail and services</b> Concern about existing infrastructure and the potential impact of further housing development. Need for additional shops, supermarkets, cafés, restaurants, etc to meet current and potential future needs.</p>	<p>105</p> <p>103</p> <p>29</p> <p>84</p> <p>54</p> <p>45</p> <p>3</p> <p>45</p> <p>29</p> <p>3</p>

Need for additional childcare services to meet current and future needs.	1
Need for additional elderly care services to meet current and future needs.	17
<b>Sewage and drainage</b>	
Concern about existing issues and the potential impact of further housing development.	15
<b>Employment</b>	
Concern about lack of existing local opportunities and the potential impact of further housing development.	10
<b>Development – general comment</b>	
Concern about plans for further housing development.	124
Support for housing development provided infrastructure (in general) is first improved.	68
Outright opposition to any new development.	36
<b>Development – specific comment</b>	
Local needs and mix	
Concern that new housing meets local needs and offers the right mix.	44
Location of development	
Build on brownfield sites first.	4

## Community Support

### How they have influenced the Plan and its Policies

3.5 In preparing the policies, proposals and actions in the Chinnor Neighbourhood Plan, account has been taken of views expressed by stakeholders including residents, community groups, local businesses and other bodies.

3.6 A Public Consultation held in July 2015 identified the main issues to include in the Plan. The results provided relevant information regarding the expected influx of new residents and the infrastructure to support not only the present but future larger community. The findings of the Public Consultation are identified in Appendix 6.

3.7 On 6th February 2016 a consultation event on the Pre-Submission Version Chinnor Neighbourhood Plan was held at Chinnor Village Centre. 185 residents attended. Feedback from that event can be found in Appendix 6. On 8th February 2016 the Pre-Submission Version was approved by Chinnor Parish Council and released for consultation. The Plan was made available to the community online at [www.chinnorneighbourplan.com](http://www.chinnorneighbourplan.com) and the Parish Council website and hard copies were distributed to Chinnor Parish Council office, the Village Centre, the Library, the Village Hall and the Co-op, to be available during the consultation period 11th February to 24th March 2016. Comments were invited to be sent by email to [chinnorneighbourplan@outlook.com](mailto:chinnorneighbourplan@outlook.com), via the website [www.chinnorneighbourplan.com](http://www.chinnorneighbourplan.com) and by letter to the Chinnor Parish Council office or one of the drop-boxes located at the Village Centre, the Library, the Village Hall and the Co-op.

#### Chinnor Schools - School Places and Facilities

3.8 The Head Teachers and Governors of St Andrew's and Mill Lane Primary Schools have met on three occasions with members of the Chinnor Neighbourhood Plan.

3.9 Chinnor Neighbourhood Plan / Chinnor Parish Council met with staff and one of the trustees of Jack & Jill Pre-School on 17 May 2016 to get input based on their letter to Chinnor Parish Council dated 10 March 2016. A further letter was sent to Chinnor Neighbourhood Plan on 5 October 2016.

3.10 It is the case for all pre-school providers and both primary schools that the planned increase in houses within the Parish of Chinnor will have the effect of a considerable increase in demand for places requiring an expansion and modernisation of facilities. It should also be noted that under the Government's new initiative, pre-schools are being pressed to offer 30 hours nursery provision from age 2 upwards. Refer to Section 9 - Education and Young People.

3.11 The primary schools have engaged their pupils in awareness of the



proposed increase in housing in Chinnor during the preparation of the Plan as follows:

### **St Andrew's School**

Chinnor Neighbourhood Plan was addressed in April 2016 in Geography - "Improving the Environment". Two year groups undertook projects using the Housing Needs Survey with presentations to the whole school. The school agreed to publicise Chinnor Neighbourhood Plan events via Parent mail system. On 23rd May 2016 Chinnor Neighbourhood Plan Steering Group / Chinnor Parish Council met the Head Teacher and took input from her submission to Chinnor Parish Council of 24th March 2016. Chinnor Neighbourhood Plan Steering Group / Chinnor Parish Council attended presentations by Year 5 pupils based on Chinnor Neighbourhood Plan's Housing Needs Survey.

### **Mill Lane School**

Chinnor Neighbourhood Plan Steering group made a presentation to School Council (16 children representing Reception class to Year 6; ages 4 to 11) on 23rd February 2016. The school agreed to publicise Chinnor Neighbourhood Plan events. On 17th May 2016 Chinnor Neighbourhood Plan Steering Group / Chinnor Parish Council met with the Head Teacher, Secretary and a Governor to gather input to the Plan.

### **Lord Williams's School**

Year 8 pupils cover Community in Tutor Time and Chinnor Neighbourhood Plan / Chinnor Parish Council participated in the Community Action morning on 19 February 2016. Chinnor Neighbourhood Plan also presented to a subset of Year 8 Chinnor students. They agreed to publicise the Chinnor Neighbourhood Plan events via their Take Me Home newsletter.

### **Icknield College**

Neighbourhood Planning was incorporated through PHSCE, Geography and assemblies. The College publicised the Chinnor Neighbourhood Plan Consultation Event for the Pre-Submission Version of the Plan on 6th February 2016 in their newsletter.

### **Chinnor Youth Club**

The Youth Club ran a Consultation process in March 2016 with about 20 people (street addresses and school year logged by participants). Summarised feedback was submitted to the Chinnor Neighbourhood Plan Steering Group.

### **Pre-Schools**

Feedback was given from pre-school and nursery; Windmill Community Nursery and Jack & Jill (both based at Mill Lane).

On 17th May 2016 Chinnor Neighbourhood Plan Steering Group / Chinnor Parish Council met with staff and one of the trustees to obtain input based on their letter to Chinnor Parish Council dated 10th March 2016.

Feedback about Windmill Nursery was provided on 2 occasions, firstly at a meeting on 17 May 2016 then written feedback in September 2016.

## 4 HOUSING POLICIES

4.1 Earlier sections of this Plan have highlighted the significant housing growth that has taken place in the plan area in general, and Chinnor in particular in the last fifty years. As the plan area has seen considerable changes in the number of dwellings it has also witnessed associated changes in the traffic on local roads and the impact of the population growth on its services and infrastructure. These matters have featured heavily in the community consultation that has both underpinned and informed this Plan.

### Key Principles

4.2 In addressing the future scale of the Plan area and the location and type of housing that would be appropriate the following principles have been applied:

- Seeking to ensure that new housing development sits appropriately in relation to the built-up settlement of Chinnor
- Seeking to ensure that new housing development sits appropriately within its wider landscape setting and in relation to its proximity to and visibility from the Chilterns AONB
- Seeking to ensure that new residential developments appropriately contribute to meeting the needs of local residents
- Seeking to ensure that new residential developments make appropriate and proportionate contributions towards the provision of new or improved local infrastructure
- Seeking to ensure that all new developments are located and designed to operate effectively within the local highway network and do not detrimentally affect the free and safe flow of traffic on the network.
- Seeking to ensure that the Plan area makes an appropriate and meaningful contribution to meeting the objectively-assessed housing needs of South Oxfordshire

4.3 During the preparation of the original Neighbourhood Plan the District Council was preparing a new Local Plan. The South Oxfordshire Local Plan 2035 was adopted in December 2020, replacing the Core Strategy 2012 and Local Plan 2011. The Plan recognises its wider context within the South Oxfordshire Local Plan context.

4.4 The District Council has received a number of applications for residential development in Chinnor in recent years. Some of these proposals have been approved, some of which have been allowed at appeals and some await determination through either the planning or appeal processes.

4.5 From SODC data, since 2011, 1002 houses were permitted in Chinnor Parish, of these 872 houses were permitted as part of major schemes. Chinnor Parish is required under the adopted Local Plan 2035 to provide for 15% housing growth in the plan to 2035. The actual growth at the end of 2018 was 39%, and permissions since then will have taken this above 40%, demonstrating that Chinnor Parish has substantially exceeded growth expectations.

4.6 In bringing forward proposals and policies for growth, this Plan recognises its responsibility to boost the supply of housing land. Nevertheless, it acknowledges that significant levels of new residential development have been permitted since 2011. These developments, when occupied, will put further strains on the infrastructure and services in the Village. Thames Water has expressed either significant concerns or that a study is required for wastewater and / or water supply on three of the above sites already granted planning permission.

### Local Housing Survey

4.7 The community is anxious to ensure that all new housing developments fully respect the housing needs of the wider community and accommodate them within the existing allocations and infill and windfall sites. Whilst Chinnor has grown significantly in the last fifty years, it has retained a strong sense of community spirit and cohesion. In this context many residents who moved to the village in the 1970s to 1990s are now both older and in need of smaller or more

specialist housing. Their children are also finding it difficult to find appropriately sized or priced housing in the village.

4.8 In order to understand the scale and significance of these issues Community First Oxfordshire was commissioned to undertake an analysis of residents' needs. Its report was published in January 2016. Its key findings on the type, range and size of housing required were as follows:

22% of respondents (190/865) were interested in downsizing in the next 2-10 years.

The top two types of accommodation required were identified as:

- Affordable housing 45% (381/850)
- Semi-detached dwellings 35% (295/850).

The top three types of supported housing required were identified as:

- Independent accommodation with care support 58% (268/463)
- Private sheltered housing 54% (252/463)
- Housing Association Sheltered Accommodation 50% (231/463).

### Traffic Issues

4.9 There is a direct relationship between the number of dwellings in the village and traffic both on the highway network generally and at key places in the village centre. The Church Road shops are an obvious example of the latter issue.

4.10 Traffic from Princes Risborough has the ability to impact significantly on traffic movements and junction capacity in the Plan area. The B4009 runs through the centre of Chinnor and provides a direct link from Princes Risborough to the M40 to the immediate west of the plan area. Joint work is being carried out by Oxfordshire and Buckinghamshire County Councils to assess the impact of wider growth in both counties on highway capacity.

## Infill Housing

4.11 The neighbourhood plan provides an opportunity to address the likelihood for infill and windfall developments to come forward on sites within the existing built-up form of Chinnor. This is likely to make an effective and appropriate use of brownfield land. It also provides an opportunity for sensitive small-scale residential units to contribute towards addressing the specialist housing needs in the Plan area as set out in paragraph 4.8 above.

### **POLICY CH H1 - INFILL RESIDENTIAL DEVELOPMENT**

Infill development within the Chinnor Development Boundary as defined in Policy CH7, will be supported subject to the following, where the proposed development:

- Does not cause an unacceptable impact on the residential amenities of adjacent residential properties.
- Provides appropriate access, appropriate car parking provision and turning arrangements.
- Does not severely impact on the free and safe flow of traffic on the local highway network.
- Does not cause the loss of important open space of public environmental or ecological value, nor spoil an important public view.
- Is designed so that it's appearance, height, scale and materials are in keeping with the proposed surroundings and the character of the area is not adversely affected. Design guidance is set out in CH C1 and Appendix 3.
- Does not create problems of privacy and access and would not extend the built limits of the settlement.

## Housing Allocation and Type

4.12 When residents attending the Launch Event in July 2015 were asked what was important to them when thinking about development in Chinnor, there were more than 50 responses which indicated that housing allocation and type figured

highly.

4.13 This confirmed the need for the Housing Needs Survey that was commissioned from Community First Oxfordshire published in January 2016.

#### Housing Number, Mix and Tenancy Mix

4.14 Affordable housing comprises housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers). There is a need for additional social housing which is currently at a low level in the village. This would enable low paid local families to stay in the village, maintain family networks, and promote community cohesion. The need remains (both parish and district-wide) for affordable housing for rent and shared ownership.

#### **POLICY CH H2 - AFFORDABLE HOUSING**

Developments that result in a net gain of 10 or more dwellings, or where a site has an area of 0.5 hectares or more, should provide a minimum of 40% of affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.

In cases where the 40% calculation provides a part dwelling, a financial contribution will be sought equivalent to that part residential unit.

4.15 The Plan supports the development of Affordable Housing in Chinnor for rent, shared ownership and for sale to local people. Residents have consistently expressed a desire that Affordable Housing should meet the needs of local people with strong local connection to Chinnor. The sustainability and balance of the community is threatened because young people brought up in Chinnor are forced to move away because the Village is unable to meet their housing needs in the open market. Starter homes and family homes with adequate gardens or shared green space are priorities for a community that needs to retain its young

families.

### **POLICY CH H3 - TENANCY MIX**

Proposals for residential development should, where appropriate, have regard to local housing need.

### **Affordable Housing for Local People**

### **POLICY CH H4 - ALLOCATION OF AFFORDABLE HOUSING FOR LOCAL PEOPLE**

20% of all new Affordable Housing provided in the Plan area will, on first letting, be subject to a local connection to the Parish of Chinnor

4.16 In this context a strong local connection means an applicant(s) who:

- Has lived in the Parish for five of the last eight years and is currently resident there, or
- Has lived in the Parish for at least five years and whose parents or children are currently living in the Parish and have at least ten years' continuous residency.



## New Home Size and Type



*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 property size in each one. Ordnance Survey under a PSMA Licence*

### Retirement Housing Provision

4.17 Demographic changes indicate that there is an increasing need for housing provision for the elderly in Chinnor. The 2021 Census showed that 20.5% of Chinnor's residents are now aged 65 and over. Whilst many residents are content to continue into retirement in their current homes, others seek alternative housing in the Village with needs falling into three general categories:

- Homes for those who wish to downsize and for surviving partners. The stock of smaller houses has been reduced as many have been extended. There is a need for two-bedroom, high specification dwellings, mainly single storey and with modest gardens.
- Sheltered or managed housing for those capable of independent living with limited support. In Chinnor this housing is available both as social housing through SOHA (Leverkus House, St Andrew's Road / Elm Road) or managed open market housing (Hill Farm Court) but is over-

subscribed.

- Care home provision for those no longer capable of independent living. Chinnor does have a care home (Hempton Fields).

### **POLICY CH H5 - RETIREMENT HOUSING**

Proposals for retirement housing or care provision will be supported. Retirement housing should be flexibly constructed so that it can be adapted to changing needs.

#### **Site Allocation**

4.18 The previous Core strategy CSS1 and the South Oxfordshire Local Plan 2035's Settlement Hierarchy (Appendix 7) identified Chinnor as a larger village, that will be supported and enhanced as a service centre. The Local Plan 2035's strategy supports growth in locations that help reduce the need to travel with aims to actively create a sustainable pattern of development throughout the district. It identified strategic allocations at seven locations throughout the district. Chinnor, as a larger village, was identified in Policy TC2: Town Centre Hierarchy, (as well as in para. 7.17 and policy CSS1 of the previous Core Strategy) as one of the villages offering the most services and with the ability to act as local centre as part of the network of settlements. Chinnor, in the settlement hierarchy, is classed as a 'Larger Village'.

4.19 Policy STRAT1 ('The Overall Strategy') supports and enhances the role of the larger villages, such as Chinnor, as local service centres. The Local Plan 2035 also notes that neighbourhood plans have a role in identifying housing land<sup>1</sup>. The South Oxfordshire Local Plan 2035 was adopted in December 2020.

4.20 The Local Plan 2035 sets out an expectation in Policy H4 and the supporting text, that larger villages such as Chinnor should make site allocations

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<sup>1</sup> South Oxfordshire Local Plan 2035 December 2020, para. 4.3 to 4.4.

to meet their identified estimated need for an additional 15% of new houses in the plan period. The 15% growth expectation is a collective figure subject to capacity and constraints. It considers that the most appropriate mechanism for allowing housing in villages is through Neighbourhood Plan allocations. A degree of development in the villages will help to support local services and facilities and result in a more sustainable and balanced distribution of development<sup>2</sup>.

4.21 The evidence base and the Local Plan 2035 acknowledge that due to the number of planning permissions granted since April 2011, Chinnor has already met the identified housing requirement. The Local Plan notes that several planning appeals have been allowed in Chinnor, therefore exceeding the minimum 15% growth level required under policy H4<sup>3</sup>. The South Oxfordshire Local Plan 2035 was adopted in December 2020 and paragraph 4.26 sets out how Chinnor has already achieved the minimum 15% growth level due to a number of appeals that have been allowed.

4.22 The 2011 baseline is 2389 houses, and a 15% increase is 358 houses. As of 31 March 2023, there were 866 completions and 136 remaining commitments<sup>4</sup>. Chinnor has therefore demonstrated that it has met its housing requirement.

4.23 Para. 4.26 of the Local Plan suggests that the Chinnor community may wish to consider safeguarding sites that have been given permission to benefit from the full weight of their Neighbourhood Plan and to provide them with a robust baseline for monitoring.

4.24 To this end, all available known proposed development sites were assessed in the Site Allocation exercise in Appendix 5 using methodology agreed with the Local Planning Authority. The following sites were deemed to be acceptable in principle to be allocated in the Chinnor NDP: Chi 1, CHi7, CHi13, CHi20, and CHi21 shown in Figure 1. Though some of the sites were

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<sup>2</sup> South Oxfordshire Local Plan 2035, para 4.19

<sup>3</sup> South Oxfordshire Local Plan 2011-2035 Adopted December 2020. Para 4.26 & 4.27.

<sup>4</sup> South Oxfordshire Housing Land Supply figures 2023

subject to policy constraints such as those relating to archaeology and flooding, overall, the sites were suitable for development. In addition, as stated above, they have already been consented as housing development sites and were therefore considered deliverable.

4.25 A number of these sites have now been completed since 2017. Land at the following locations, shown in Figure 1, were allocated for housing development in the 2021 Chinnor Neighbourhood Plan and have now been completed.

<b>CH H6 REFERENCE</b>	<b>SHELAA REFERENCE</b>	<b>SITE ADDRESS</b>	<b>NUMBER DWELLINGS</b>
CHI7	808	LAND WEST OF MILL LANE COMMUNITY PRIMARY SCHOOL	78
CHI1	905	LAND EAST OF CROWELL ROAD	120
CHI20	996	LAND SOUTH OF GREENWOOD AVENUE	80
CHI13	1097	LAND NORTH OF LOWER ICKNIELD WAY	89

Land at the following location, shown in Figure 1, is allocated for housing development as follows:

**POLICY CH H6 - SITE ALLOCATION**

Land at the following location, shown in Figure 1, is allocated for housing development as follows:

<b>CH H6 reference</b>	<b>SHELAA reference</b>	<b>Site address</b>	<b>Number Dwellings</b>
Chi21	896	Land South of Greenwood Avenue	116

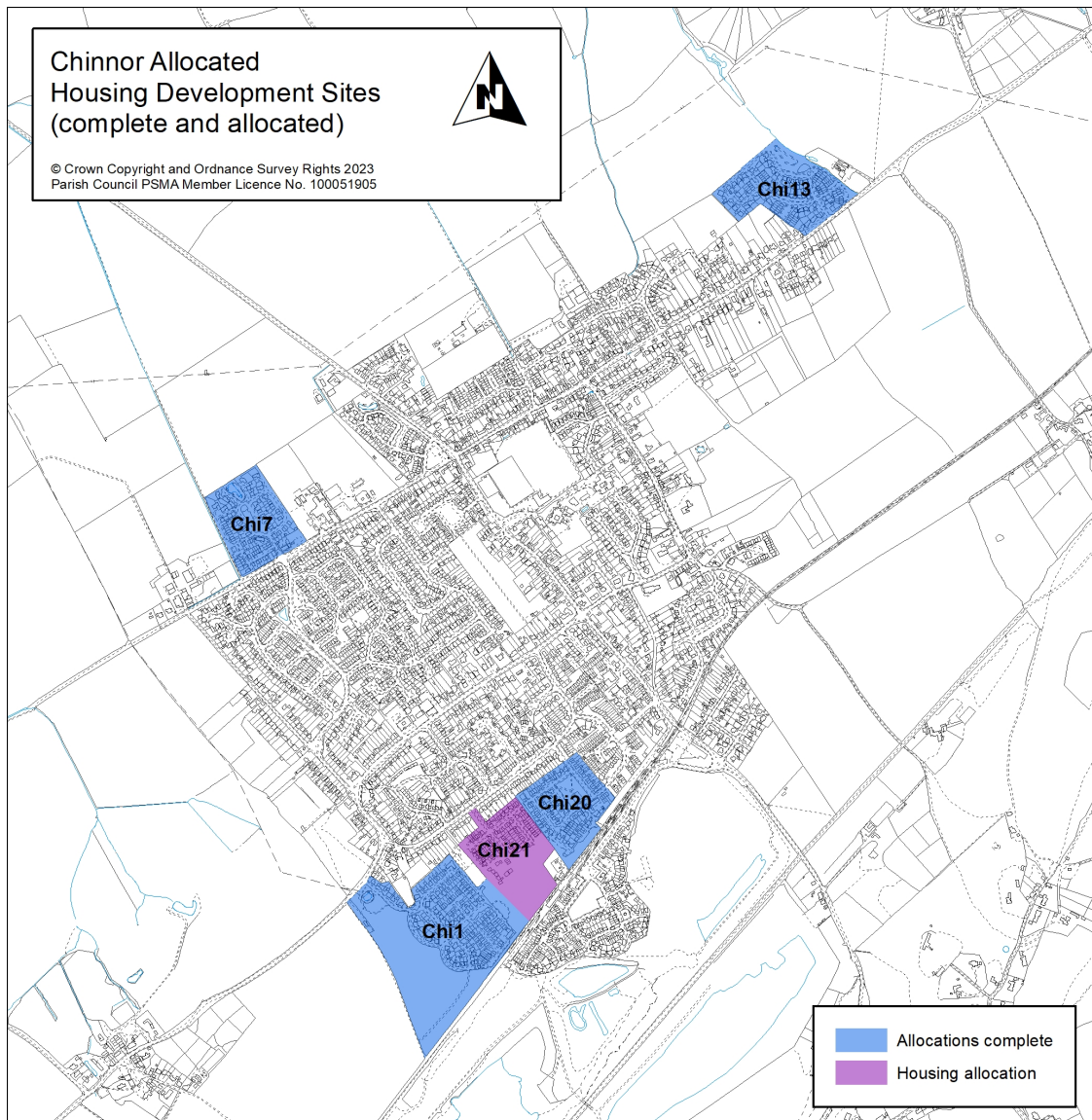


Figure 1: Allocated housing development sites (complete and allocated)

Following publication of the previous Chinnor Neighbourhood Plan and prior to this updated version, a site to the West of Crowell Road was approved, on appeal, for the development of 54 'retirement' homes. The nature of this application enabled permission to be granted, on appeal, even though this site had not previously been identified as a potential development site and was outside of the identified Development Boundary. This site, therefore, has no CH or subsequent SHELAA reference allocated to it.

## Development Boundary

4.26 Chinnor Parish has provided excess housing against the expectations of the previous Core Strategy and the Local Plan 2035. Outside the built-up area of Chinnor, Henton and Emmington, the remainder of the parish is open countryside including the small rural settlements of Hempton, Wainhill and Chinnor Hill, which are not considered part of the settlement hierarchy. Henton and Emmington were identified in the previous Core Strategy Policy CSR1 and in South Oxfordshire Local Plan 2035's Settlement Hierarchy as "other villages", where Policy STRAT 1 ('The Overall Strategy') and Policy H16 ('Backland and Infill Development and Redevelopment) explain a limited amount of development will be supported, such as infill and the redevelopment of previously developed land. Where development is proposed in the other villages, principles for infill development should be the same as within the development boundary.

4.27 Housing in rural areas should be located where it will enhance or maintain the vitality of rural communities.<sup>5</sup> In the parish of Chinnor, new development should be focused in Chinnor, as was done in CH H6. Elsewhere in the parish, planning policies should avoid development of multiple or isolated homes in the countryside unless certain circumstances apply<sup>6</sup> or where local business and community needs may have to be found adjacent to or beyond Chinnor village<sup>7</sup>. This approach is consistent with Local Plan policy STRAT1. The South Oxfordshire Local Plan 2035 was adopted in December 2020.

4.28 To clarify the approach to countryside, Policy CH H7 establishes a development boundary around Chinnor village. Within the development boundary, infill development will be appropriate where this is proven to be sustainable development according to Policy CH H1. Outside the boundary, and outside the built-up areas of Henton and Emmington, development proposals will only be supported if they are appropriate for a countryside

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<sup>5</sup> [National Planning Policy Framework](#), 79

<sup>6</sup> [National Planning Policy Framework](#), 80 sets out which circumstances are relevant.

<sup>7</sup> [National Planning Policy Framework](#), 85.

location.

4.29 The development boundary provides the basis for development management decisions by defining areas where planning permission will normally be granted for new development, subject to other planning policies, ensuring that new development is both sustainable and makes best use of available land for existing and future services. It also clearly demarcates where development is less sustainable and where it affects the character of the countryside.

4.30 The development boundary as defined in Figure 2 includes the curtilage of all current developed sites or those with planning permission for residential development. It excludes adjacent farmland and buildings which fall into the countryside.

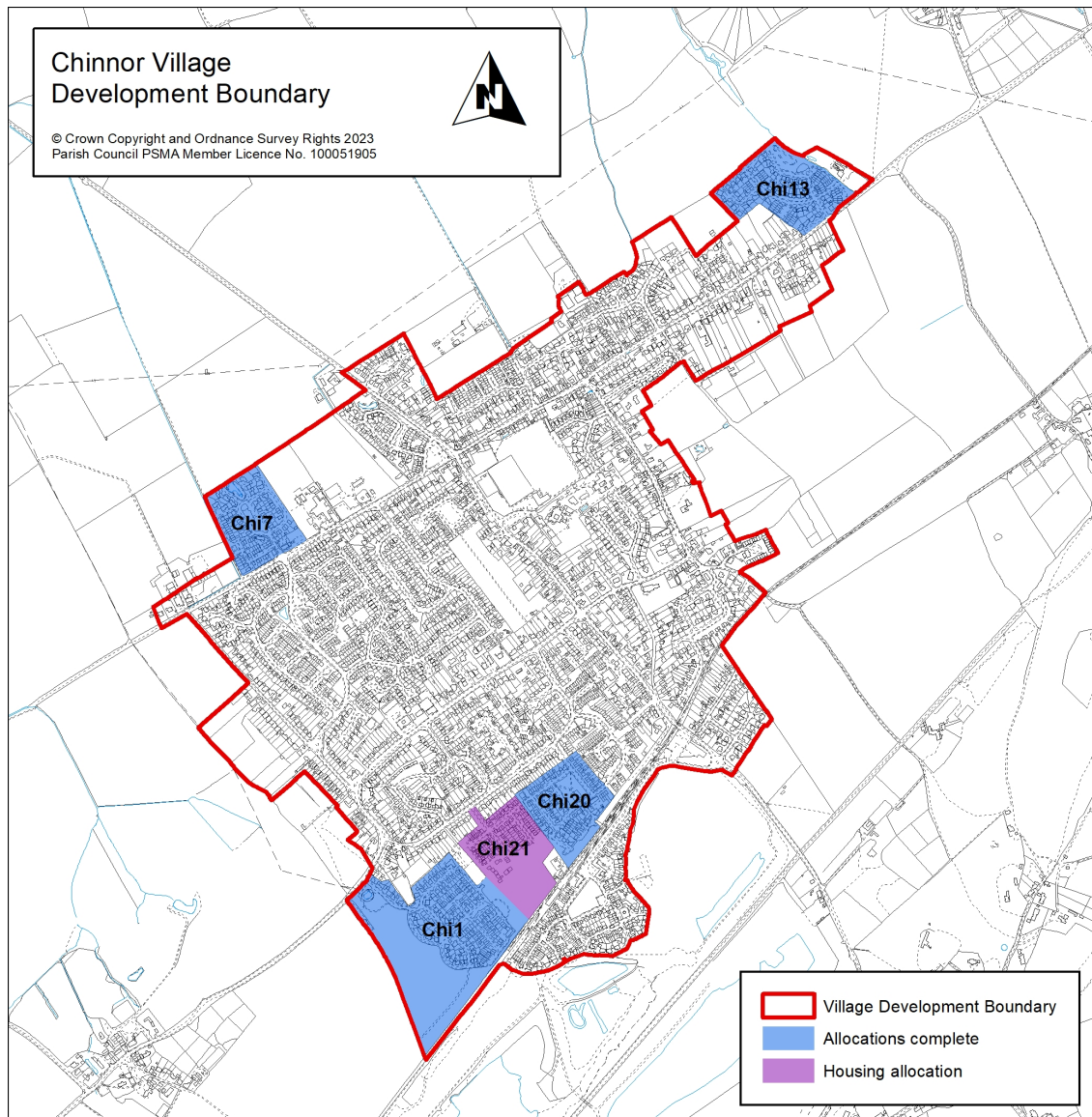
#### **POLICY CH H7 - DEVELOPMENT BOUNDARY**

The Chinnor Development Boundary is defined by the red line on Figure 2.

Proposals for development inside the development boundary will be supported where they constitute sustainable development and are consistent with development plan policies.

Proposals for development outside the development boundary will only be supported where they are necessary or suitable for a countryside location, or are infill development as defined in CH H1, and they are consistent with development plan policies.





Ordnance Survey under a PSMA Licence

Figure 2: Chinnor Village Development Boundary

### Sustainable Homes

4.31 The community recognises that new residential development will change the scale and appearance of the village. Nevertheless, this is seen as an opportunity to ensure that this growth is based around high quality, sustainable homes. The following features are considered to be particularly important:

- Alignment of dwellings - south facing where possible to give passive solar heating and to maximise solar roof panels.
- Maintenance - ensure minimum maintenance in all design features.
- High level of energy generation on site with solar panels, ground source and air source heat pumps.
- High level of insulation
- Sustainable water systems including drainage (driveways) and storage.

4.32 In addition all new developments will be expected to conform with the principles and objectives as laid out in the Joint Design Guide. This document has a high degree of community support.

#### **POLICY CH H8 - SUSTAINABLE HOMES**

The provision of the following sustainability features, where appropriate, will be supported:

- Alignment of dwellings - south facing where possible to give passive solar heating and to maximise solar roof panels.
- Maintenance - ensure minimum maintenance in all design features
- High level of energy generation on site with solar panels, ground source and air source heat pumps
- High level of insulation
- Sustainable water systems including drainage (driveways) and storage

## 5 Conservation, Heritage and Design Policies

5.1 Chinnor Parish is located within South Oxfordshire and comprises the village of Chinnor and the hamlets of Emmington, Henton, Wainhill and Chinnor Hill.

5.2 Chinnor village is a spring-line settlement located below the Chilterns escarpment in rural surroundings which adjoins the Chilterns Area of Outstanding Natural Beauty (AONB). The part of Chinnor Parish lying to the south of the Ridgeway National Trail lies within the AONB.

5.3 Chinnor's heritage starts with its location on the Icknield Way, a pre-Roman road. The site of an Iron Age settlement from around the 4th century BC has been excavated on the Chiltern ridge in the southern part of the parish. Traces of Romano-British occupation have been found both on the same high ground and below on Icknield Way. A twin barrow on Icknield Way has been found to contain the weapons of a Saxon warrior that have been dated to the 6th century.

5.4 Chinnor Parish includes two Conservation Areas (Chinnor Conservation Area and Oakley Conservation Area) and more than 30 listed buildings (see 2.17). Consequently, the styles of housing vary considerably within the Parish. They range from thatched cottages, farmhouses and manorial homes to family houses, with many newer properties, all making up the mix of dwellings in the area. This pattern and diversity lies within an area that includes both a large village and rural hamlets bordering on the Chilterns AONB. The two conservation areas are very different in character. The larger of the two areas is based on High Street Chinnor and extends to the turn to Church Road. This is the historic heart of the village and contains a range of ecclesiastical and traditional Oxfordshire vernacular buildings. The second conservation area is based on Oakley Road (B4009) and includes a smaller range of similar vernacular buildings.

5.5 Chinnor Parish contains a mix of architectural patterns. They range from traditional buildings dating from the 16th century using traditional materials

indigenous to South Oxfordshire and 19th century brick and tile houses built from local materials to 20th and 21st century estate developments. These more modern developments have progressed from the utilitarian designs of the 1970's to the current day styles which recognise local design features, and which employ sympathetic local materials, and standards used by large developers to meet current building legislation.

5.6 The production of this neighbourhood plan provides an opportunity for the crafting of policies to ensure local design and which uses local or vernacular materials where these are appropriate to the location or style of development. It also provides an opportunity to safeguard the character and appearance of its historic buildings by designing policies to ensure that development coming forward in the two conservation areas does so in a sensitive and well-designed way.

5.7 The range of policies in this section reflects this ambition. Policy CH C1 sets out to ensure that design throughout the Plan area reflects its local circumstances. Design Guides are referenced in Appendix 3. Together with the Chinnor Design Statement, also in Appendix 3, these provide useful information to assist developers. Policy CH C2 sets out to ensure that appropriate design principles are followed by new development within the two conservation areas. Policy CH C3 establishes key principles that will be applied to development proposals that affect the setting of listed buildings or other character buildings identified on future local lists.

#### **POLICY CH C1 - DESIGN**

Development in the Neighbourhood Area should be of a high quality and respect residential amenity and local character and should have regard to the South Oxfordshire and Vale of White Horse Joint Design Guide (adopted 2022) and Appendix 3.

### **POLICY CH C2 - CONSERVATION AREAS**

Development proposals within the two Conservation Areas, or their setting, should conserve or enhance local character.

### **POLICY CH C3 - HERITAGE ASSETS**

Any proposals that will result in harm to a listed building or a non-designated heritage asset will not be supported unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that would demonstrably outweigh any unavoidable loss of the heritage asset's significance, will not be supported.

Proposals for the change of use of a building or structure on the National Heritage List will be required to demonstrate how the development would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.

## 6 Environment, Open Space and Recreation

This section covers:

Open Space and Recreation

Nature and Wildlife

Green Living

Sustainable Homes

### Open Space and Recreation

6.1 Chinnor enjoys a wide range of open spaces. These spaces contribute significantly to its open and semi-rural aspect. They provide both visual and recreational benefits to the wider community.

6.2 The most significant open spaces are detailed in Appendix 1 and are shown on the Local Green Spaces map in Appendix 1. They have been assessed against the criteria set out in paragraphs 101-102 of the NPPF and have been identified as Local Green Spaces in Policy CH GP1. Any future review of the Plan will make an assessment of the extent to which any green space in a newly completed development would meet the criteria to be a Local Green Space at that time. Local Green Spaces enjoy protection equal to that of Green Belt.

6.3 The existing and local green spaces vary significantly in their size and function. This contributes to the character of the village and provides very different opportunities for their uses and enjoyment. There are six very significant areas. The first is the allotment gardens off Station Road. This area is both well-used and well-maintained. The second comprises the Playing Fields to the east of Station Road. These are extensively used as formal playing fields. Its importance has been consolidated by the recent construction of the Chinnor Community Pavilion which houses the Parish Council offices. The third area is the Hill Road recreation area. This is also registered as a

Village Green. It is extensively used both as a formal recreation area and as an informal play area. The fourth area is the Old Kiln Lakes open space, part of which has been developed with new housing. The area provides facilities for walking, wildlife observation and general recreation. The area also incorporates a car park, football field, children's play area and adult fitness equipment, with the potential for further facilities. The fifth area is White's Field off Mill Lane. This is the home of the Chinnor Youth Football Club and sits adjacent to one of the primary schools in the village. The small village of Henton, which is within the parish of Chinnor, includes a registered village green (the sixth area) which is an integral part of the village character providing an informal open space at the north end of the village.

6.4 The other open spaces are smaller and sit within residential areas. In their own ways they contribute to the openness and attractiveness of the village. In some cases, (for example Estover Way) they also provide for wetland habitats and wildlife environments. There are ten further Local Green Spaces identified as follows:

St Andrew's Road play area, two open spaces within Van Diemens Close (covered by one designation), Hayley Croft open green, Estover Way open green, Estover Way balancing pond and wildlife area, land behind Greenwood Avenue, Greenwood Meadow Open Greens, Old Orchard at the junction of Donkey Lane and the railway line, Memorial Garden (at Keens Lane where it meets The Avenue) and Mill Lane Community Garden. These are detailed in the table below Policy CH GP1 and in Appendix 1.

Mill Lane Community Garden has been added since the last revision of the plan and is situated off Mill Lane. The area is leased by the Parish Council and is well managed by the Mill Lane Community Garden Group. It provides space for growing fruit and vegetables, wildlife areas and recreation.

6.5 It is our desire and intention to preserve, provide and protect open spaces for sport and recreation while preserving natural wildlife habitats, improving higher biodiversity.

6.6 It is our desire to protect ancient woodland and open countryside, green spaces close to communities diverting recreational use away from sensitive areas by careful planning and make improvements to cycle routes and paths for the safety of all those who use them.

6.7 Where there is overlap to the Green Spaces outlined below and Highway land, it is noted that OCC, as the relevant Highway Authority, have legal precedence over the rights of the sub soil owner and no works can take place without their approval.



### **POLICY CH GP1 - LOCAL GREEN SPACES**

The sites listed in the Table and Plans below are designated as Local Green Spaces.

- 1 Chinnor allotments, off Station Road
- 2 Playing fields to the East of Station Road
- 3 Hill Road Recreation area, registered as the Village Green
- 4 Old Kiln Lakes Open Space and play area
- 5 White's Field, off Mill Lane
- 6 St. Andrew's Road play area
- 7 Two open spaces within Van Diemens Close
- 8 Hayley Croft
- 9 Estover Way open green
- 10 Estover Way balancing pond and wildlife area
- 11 Land behind Greenwood Avenue
- 12 Henton Village Green (within the Parish of Chinnor)
- 13 Old Orchard at the junction of Donkey Lane and the railway line
- 14 Greenwood Meadow open greens
- 15 Memorial Garden (Keens Lane where it meets The Avenue)
- 16 Mill Lane Community Garden

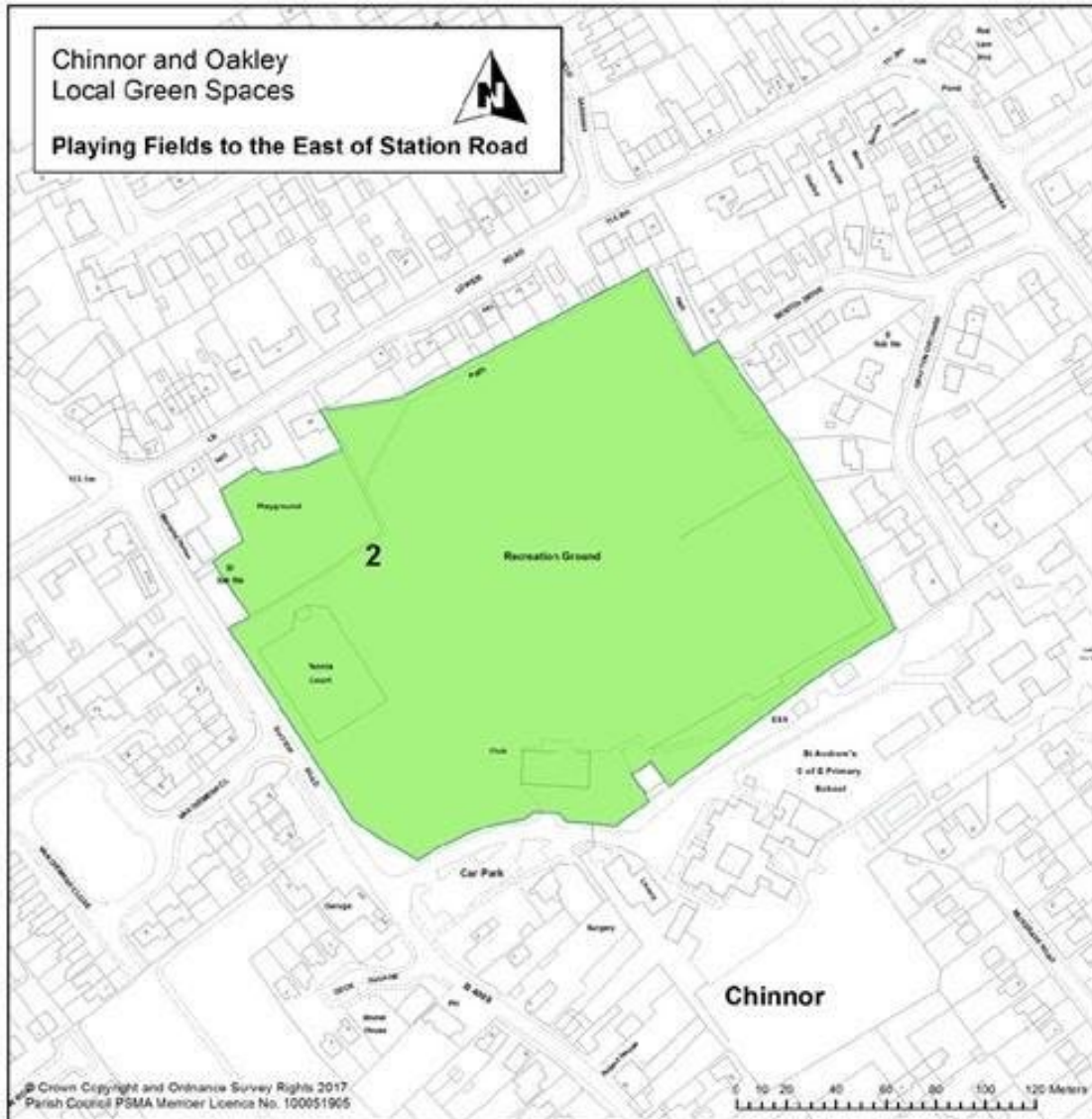
# Chinnor Neighbourhood Plan 2035

## Local Green Space 1.

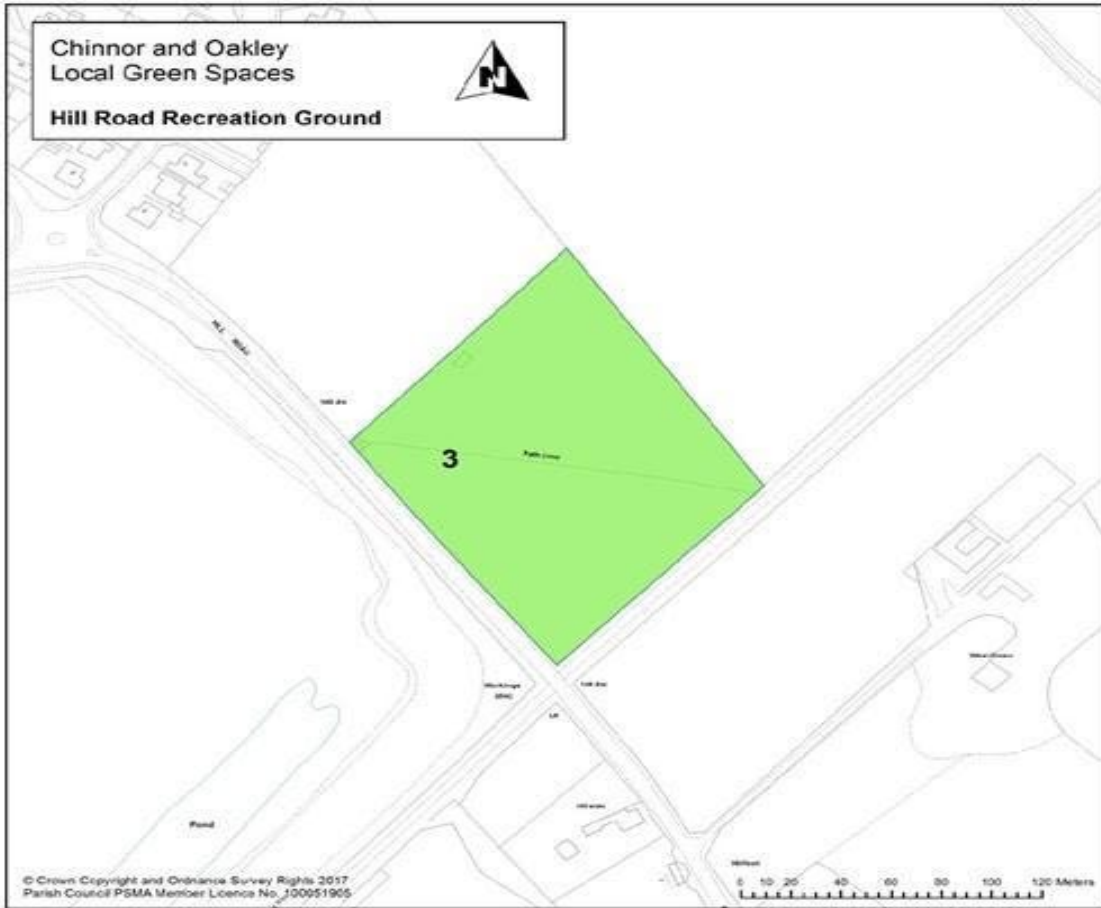


# Chinnor Neighbourhood Plan 2035

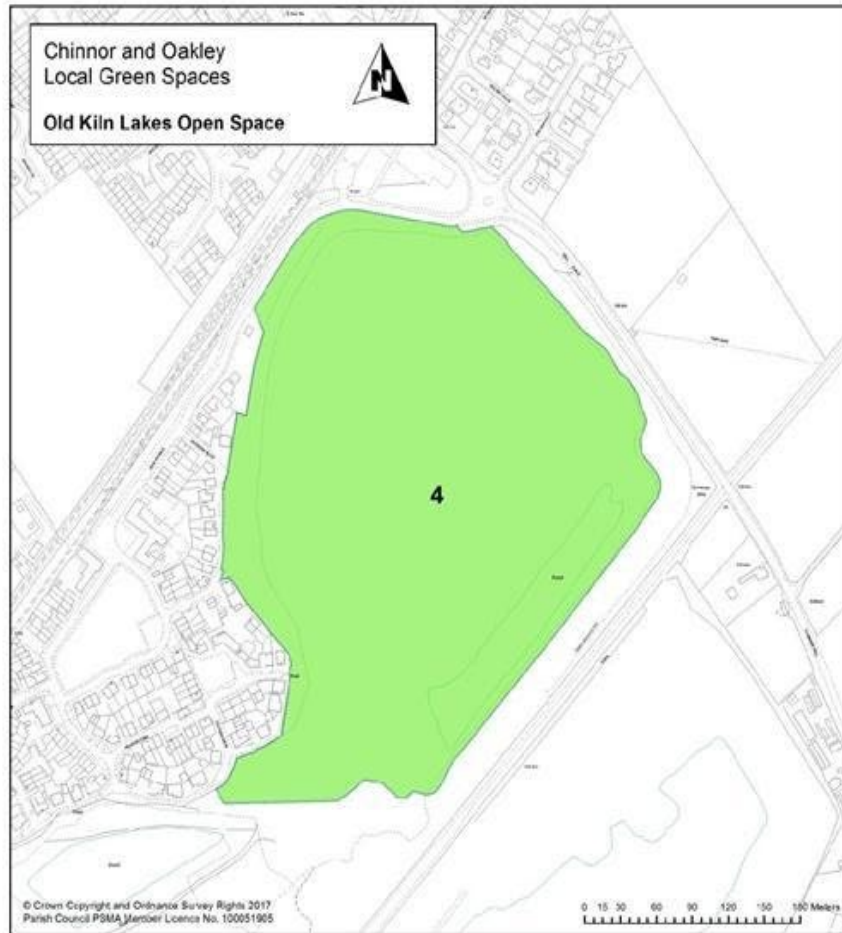
## Local Green Space 2.



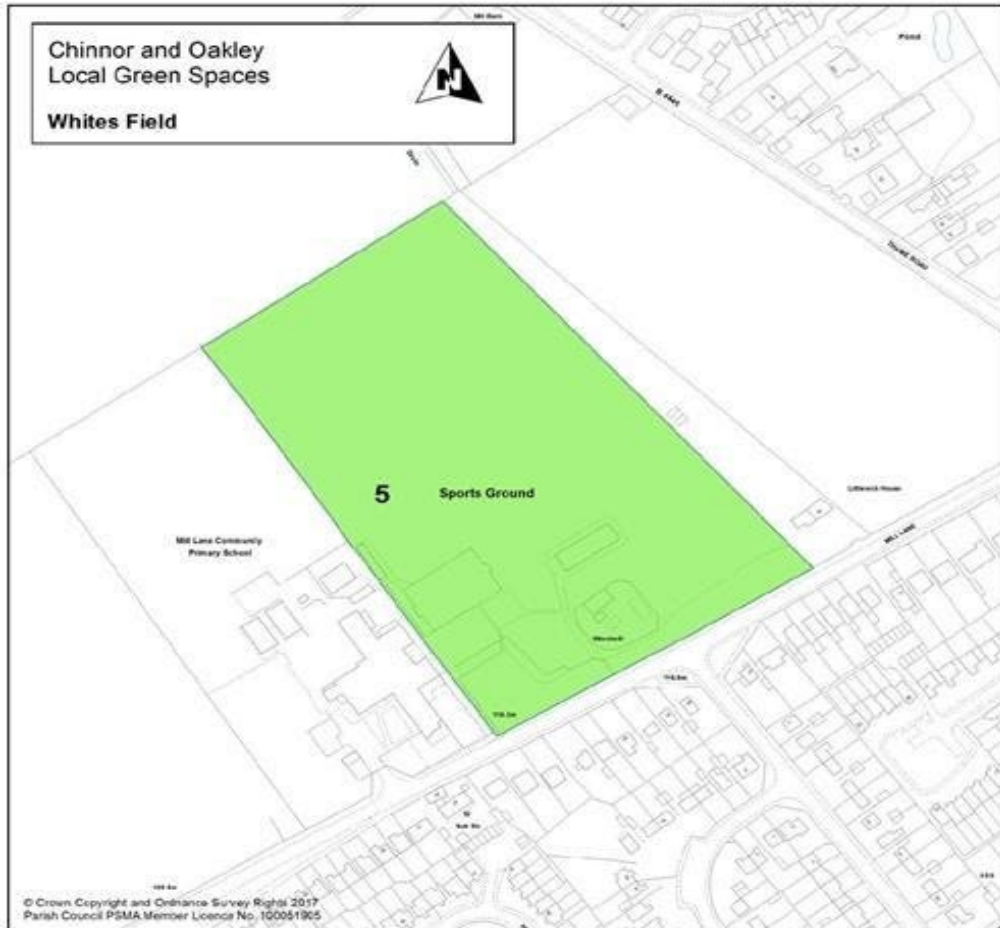
Local Green Space 3



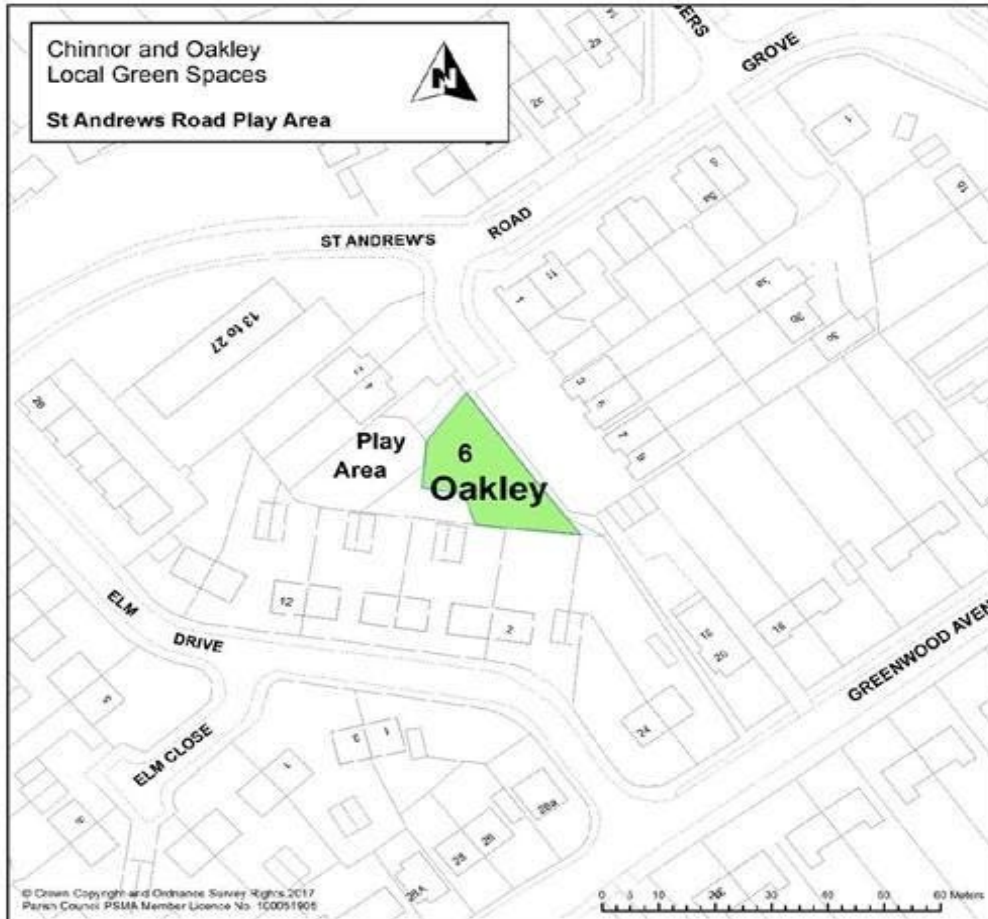
Local Green Space 4.



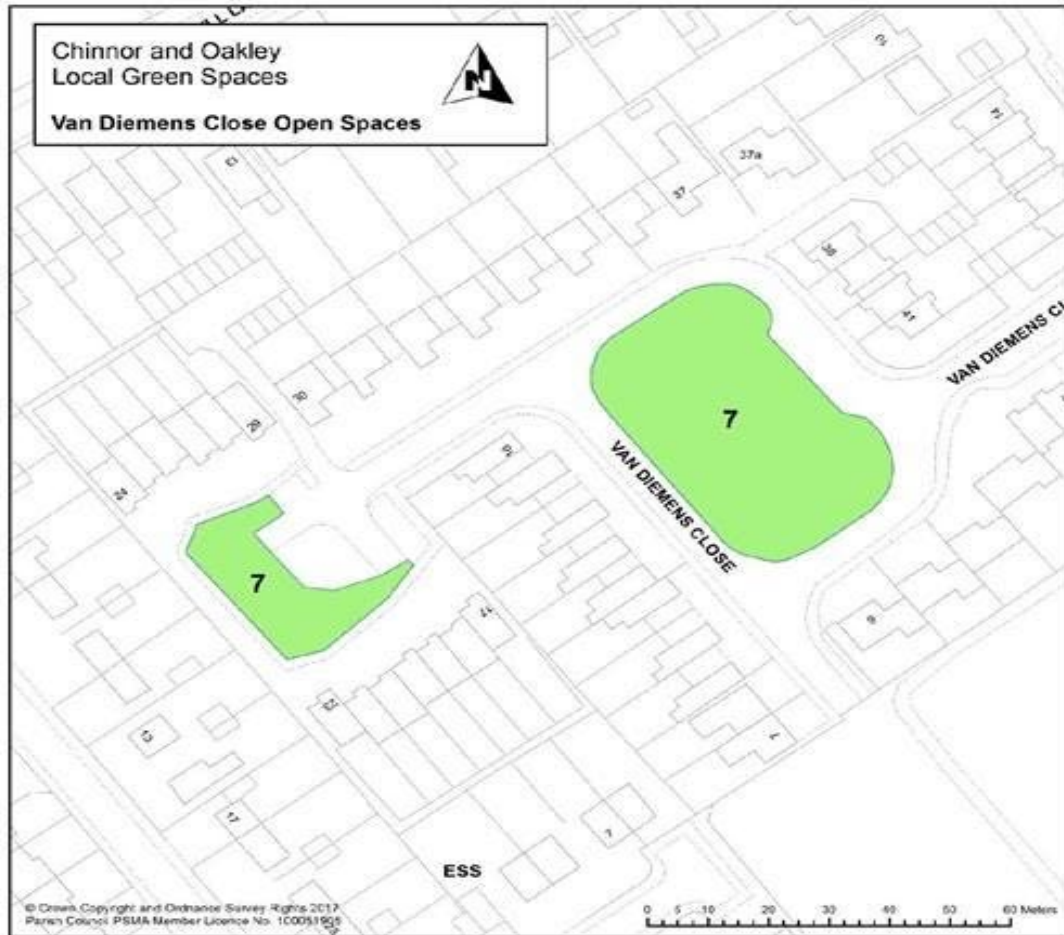
Local Green Space 5.



Local Green Space 6.



Local Green Space 7.





Local Green Space 8.



# Chinnor Neighbourhood Plan 2035

## Local Green Space 9.



# Chinnor Neighbourhood Plan 2035

## Local Green Space 10.



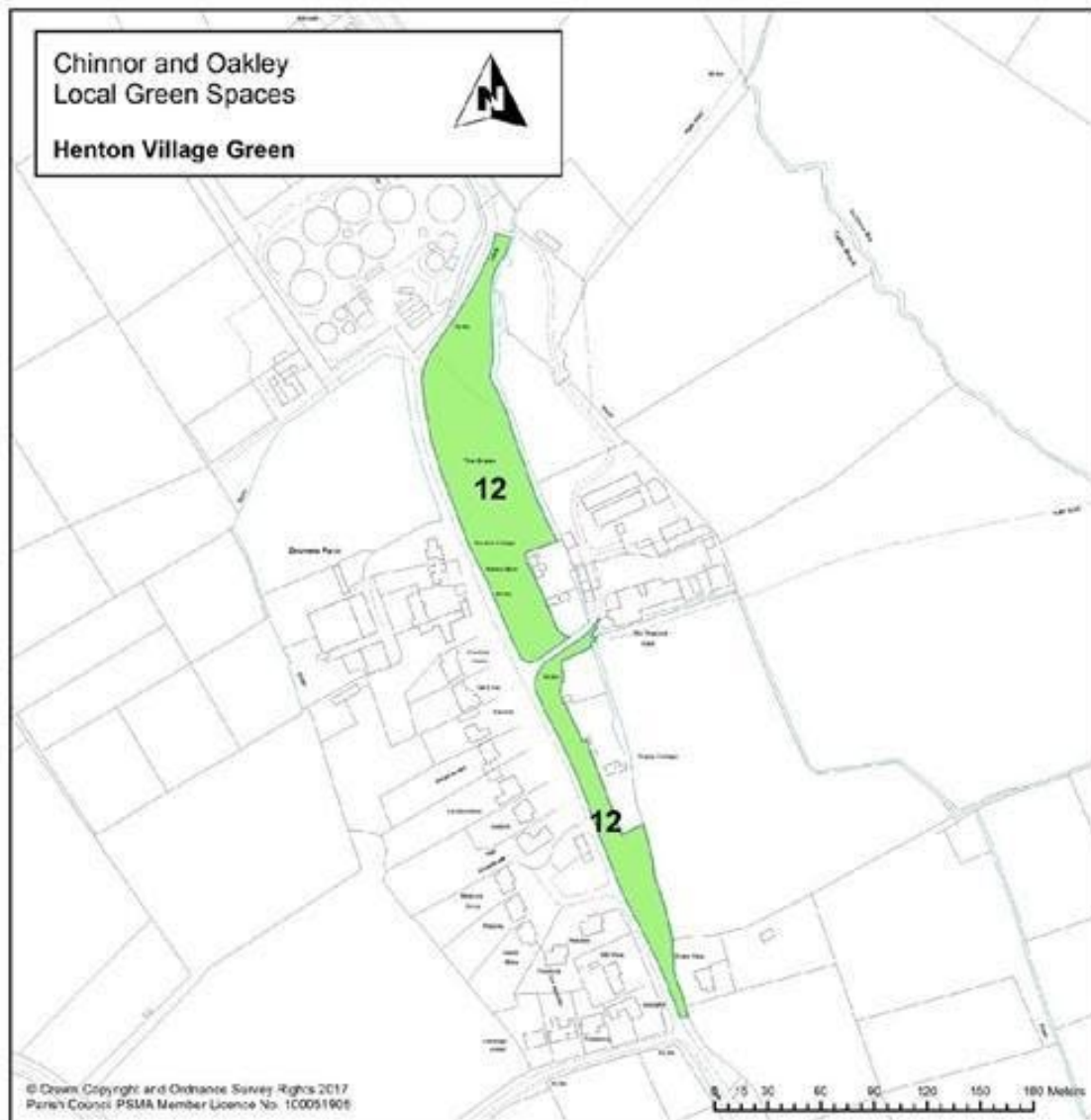
# Chinnor Neighbourhood Plan 2035

## Local Green Space 11.



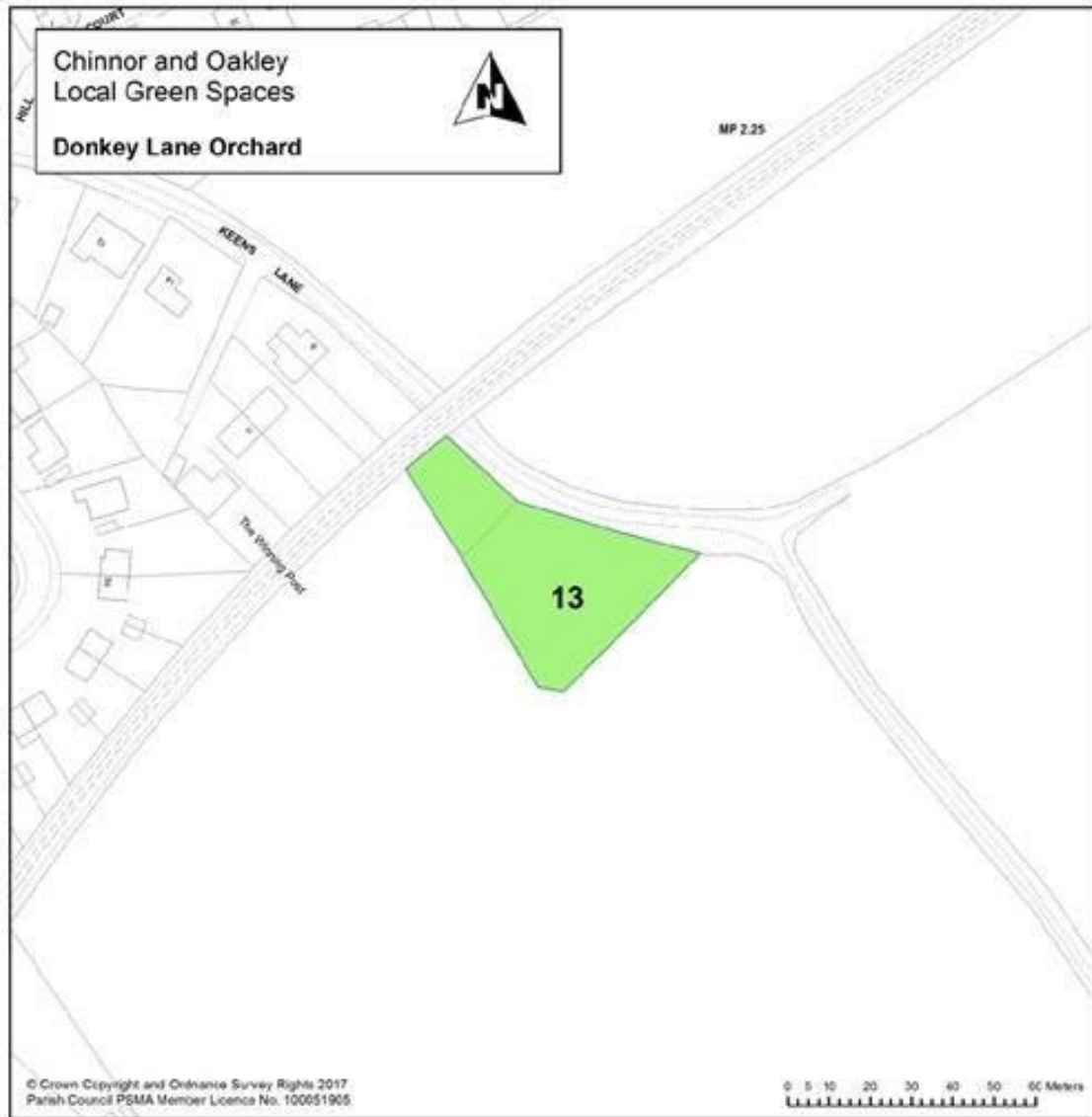
# Chinnor Neighbourhood Plan 2035

## Local Green Space 12.

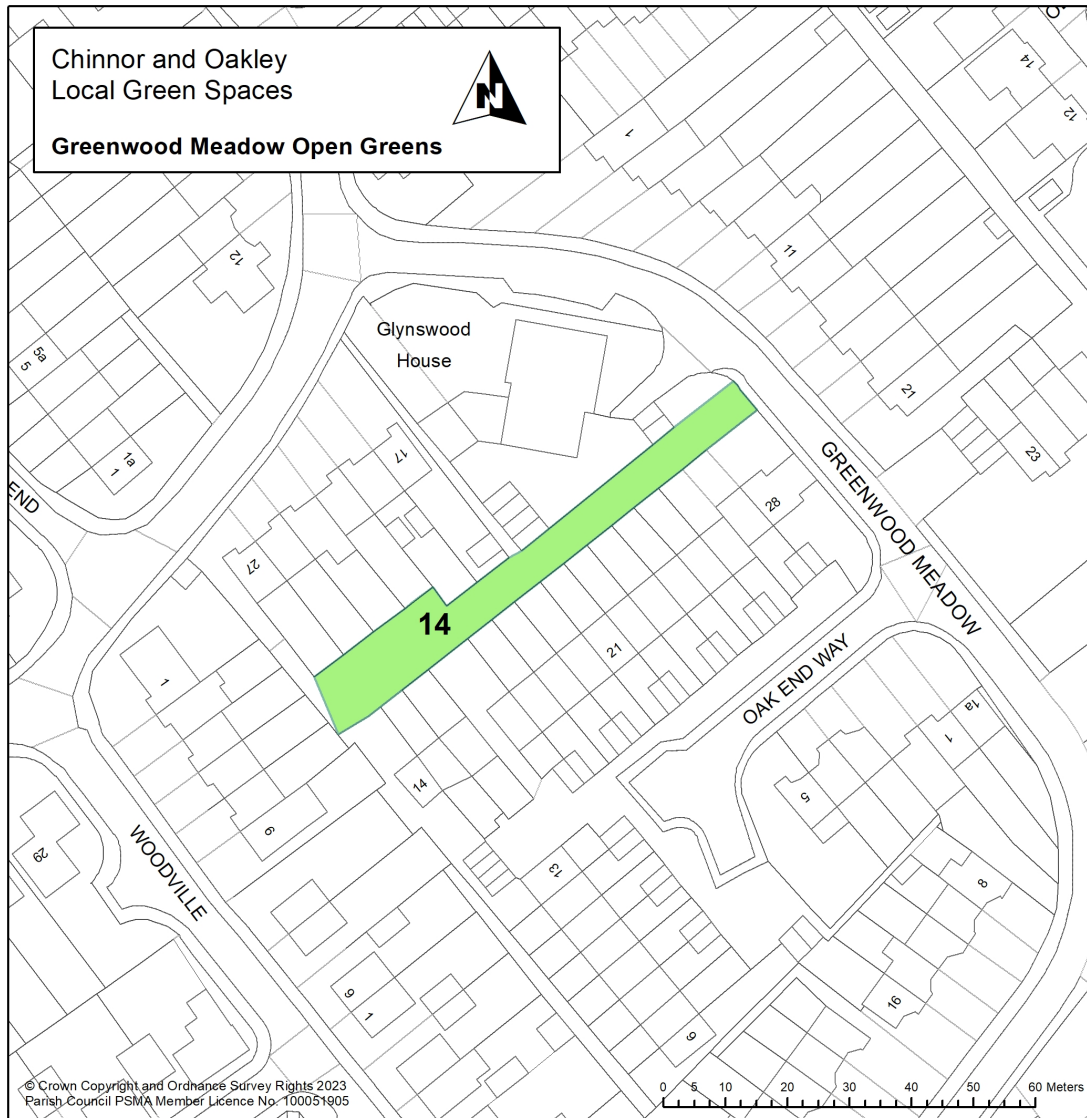


# Chinnor Neighbourhood Plan 2035

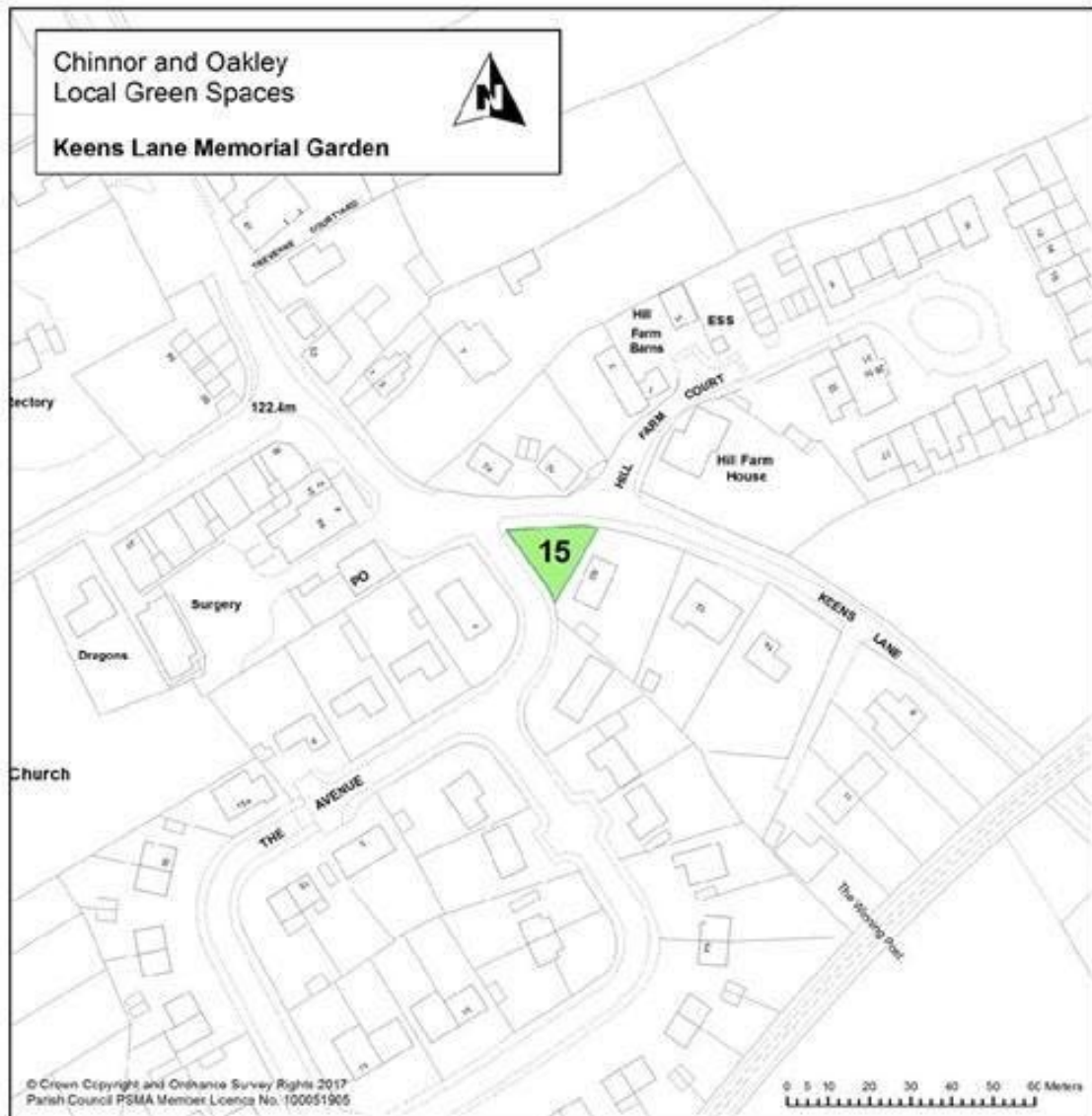
## Local Green Space 13.



Local Green Space 14.

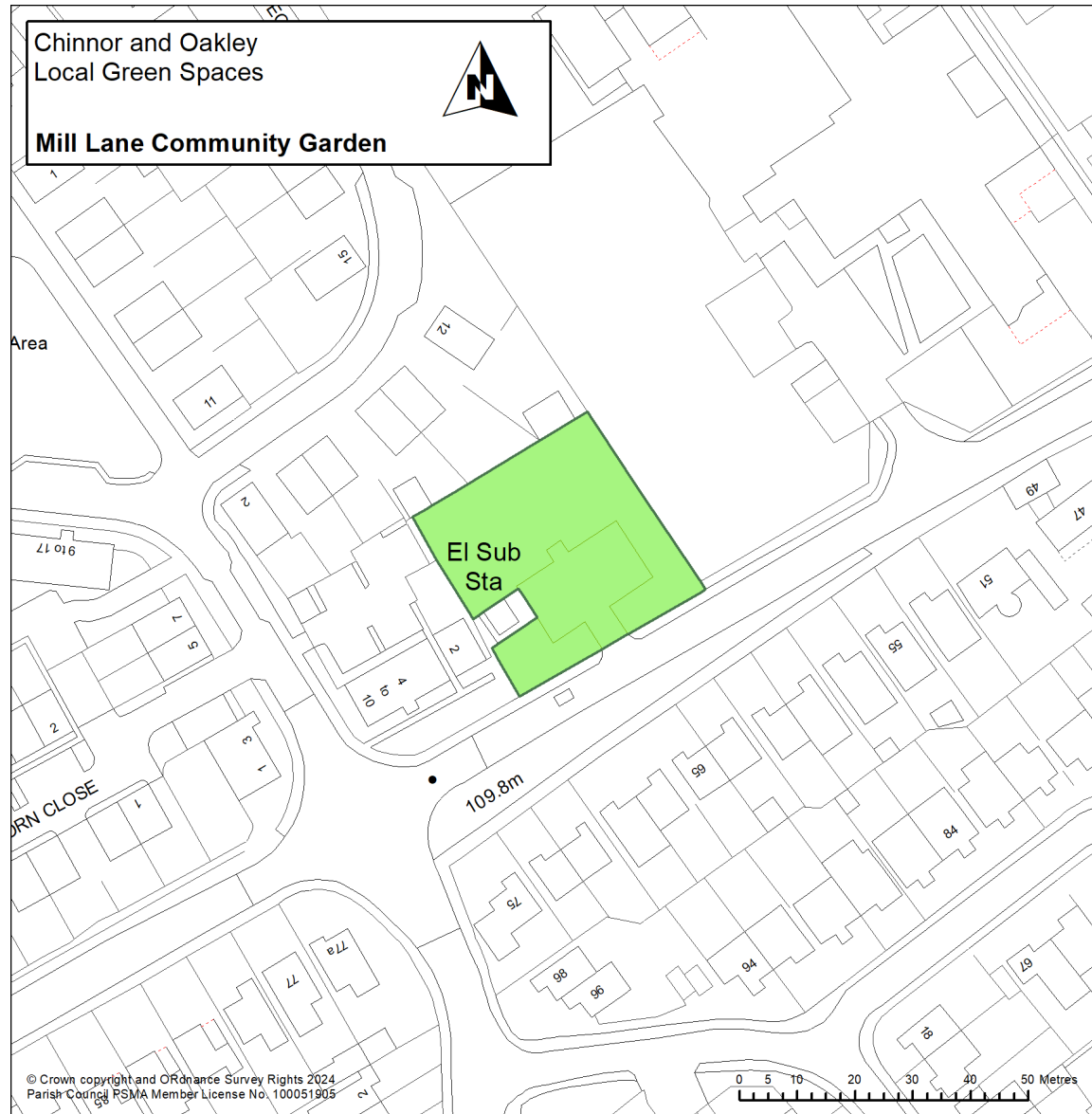


Local Green Space 15.





Local Green Space 16.



## Nature and Wildlife

6.8 Trees and hedges are vital natural elements which counteract road traffic pollution by trapping dust and putting oxygen back into the air we breathe, as well as absorbing carbon dioxide. The local community is keen to ensure that existing nature and wildlife resources in the Plan are safeguarded, not only to protect the environment but also to maintain its rural feel and to encourage and maintain wildlife and biodiversity. Residents were asked to contribute to a survey carried out to identify any significant trees and hedges within the village envelope that were considered to make a significant contribution of the local environment. The results are contained in Appendix 4 - Environmental Data.

6.9 In addition, it is also considered appropriate to ensure that new developments include open spaces of mixed nature conservation value (including trees, shrubs and wildflowers). The protection of existing hedgerows, flora and fauna and other natural habitats of significance is particularly important both in general and to ensure their sensitive incorporation into new housing developments. New developments should take into account their relationship with their surrounding environment. They must respect the existing rural nature of the area and ensure that all trees, shrubs and wildflower areas are preserved and protected. If trees and shrubs have to be removed replacements must be planted to mitigate the loss. Any necessary replanting shall consist of suitable species, preferably those which are local to the area and the local environment. Where an existing hedge is unavoidably removed it shall be replaced with a rich variety of appropriate species. Appendix 4 sets out guidance on suitable native hedge species. Any planting made must ensure that the species used will not rapidly outgrow the site.

6.10 The preservation of the Old Orchard at the junction of Donkey Lane and the railway line is particularly significant to the community. This is an ancient orchard containing valuable heritage trees known as Donkey Lane Community Orchard and is well managed by the Greening Chinnor Group.

6.11 Provision has been made for a new Community Garden off Mill Lane. This is an important feature which encourages sustainability and enables people without the garden space to grow edible produce, which is shared within the community. It is wheelchair friendly and accessible to all. It is well managed by the Mill Lane Community Garden Group.

6.12 The community has developed a number of circular walks / running spaces with seating around Chinnor and its outskirts. Five circular walks have been documented (two in Chinnor; two around Henton; one around Emmington; plus, a link path). Each of these walks use existing footpaths. Leaflets are available, with walk narrative, map and photographs of salient points and features included. This is an important feature giving many of our residents of all ages a safe and pleasant means of recreation and keeping fit in their local area, thus reducing car journeys and increasing health, pleasure and encouraging green living, as well as reducing car pollution. Further walks are envisaged, for example, at the Quarry Site.

6.13 Art Trail - The development of an Art Trail will be an additional circular walk around the village, incorporating new developments and Chinnor's many heritage sites. Pieces of artwork or signposts, displaying QR codes, will direct walkers around the trail. The QR code will enable the walker access to any additional information as well as heritage websites.

6.14 Developers will be expected to ensure the protection and development of existing wetlands and springs and the conservation of water supplies. This is a very distinctive approach which respects the development of Chinnor as a spring line settlement at the northern edge of the Chiltern Hills.

## **POLICY CH GP2 - PROTECTION OF HABITATS OF SIGNIFICANCE**

New development should respect its relationship to its surrounding environment, particularly in Chinnor Chalk Pits and Chinnor Hills by:

- Appropriate safeguarding of Protected Sites will be required of any new development.
- Where possible all development proposals should result in a net biodiversity gain of at least 10% for the Parish, measured by a recognised biodiversity accounting metric against a baseline ecological survey detailing wildlife habitats, including trees and hedgerows, and their condition. Where appropriate, on-site enhancements such as new roosting features for bats or nesting features for birds should be incorporated into the fabric of development. This may be secured through S 106 Agreements where appropriate.
- Minimising the loss of existing trees and hedgerows. Where trees and hedgerows will be harmed by proposed development, replacement planting of equal or superior quality will be required to achieve biodiversity net gain. Landscape evidence in support of planning applications should pay regard to Appendix 4 which identifies specimens of importance and recommends suitable species.
- The provision of new open spaces of mixed conservation value and the planting of new trees, shrubs and hedges will be supported in any part of the Parish. Evidence in support of planning applications should pay regard to Appendix 4 which recommends suitable species.
- All development proposals should maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site, where possible.

**POLICY CH GP3 - PUBLIC RIGHTS OF WAY (PROW)**

Development should protect the existing PROW network and its ambiance.

Where public footpaths or bridleways are routed or realigned through new development, they should be designed as part of landscaped green corridors rather than being routed along estate road pavements as part of the highway network.

Where appropriate, improvements to PROW should provide wildlife corridors that allow wildlife to move from one area of habitat to another.

Proposals that enhance the PROW or connections between routes will be supported.

## Green Living

6.15 The local community has taken the Neighbourhood Plan as an opportunity to promote a greener and sustainable village. The approach underpins several policies in this Plan. Efforts will be made to encourage people to improve recycling, energy reduction and home insulation through support, encouragement and education.

6.16 The Plan has been designed to support and encourage the use of the existing village shops. New developments will be expected to incorporate design that will enable residents and other users to have safe and well-lit access to these important facilities.

6.17 In a similar fashion, the Plan supports and encourages walking, cycling, car sharing and bus use for fitness and to reduce pollution and climate change resulting from increase in traffic.

6.18 The community will support and encourage reduction in energy and water use. Proposals will be encouraged to generate renewable energy. The community will be providing information and education on this matter. It will expect that developers work with the community in a collaborative fashion as part of the sales and marketing of resulting proposals.

## 7 COMMUNITY FACILITIES

7.1 The social fabric of Chinnor is heavily underpinned by its wide range of community facilities. They add liveliness, activity and interest to the village both during the daytime and during the evening. They contribute to the social, spiritual and physical well-being of the wider community. They make a significant contribution to the vitality and viability of Chinnor and they have a positive impact on the sustainability of the village. They enhance the quality of life and often provide an important focal point for social interaction.

7.2 Community facilities can provide local employment, reduce the need to travel and offer an important service, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as, for example, the convenience of the internet influences choice.

7.3 Both the NPPF and Local Plan indicate that valued community facilities should be retained. However, planning permission is not always required to change the use of a building or land and this restricts the opportunity to examine the possibility of securing the continued use of a facility threatened with closure. Notwithstanding this, Policy CH CF2 and the following text explain how the Plan will contribute towards the objective of maintaining an adequate level and range of facilities.

7.4 Where planning permission is sought for a change of use that will result in the loss of a community facility, it will be necessary to demonstrate that there is no reasonable prospect of securing its continued use. The property should be advertised for sale in the same land use class by the applicant or owner in an appropriate publication for 12 months at a price which reflects an independent professional valuation. Information included with the application should include the selling agent's literature together with valuations and offers that have been received on the property.

## **POLICY CH CF1 - THE PROTECTION OF COMMUNITY FACILITIES**

Proposals to redevelop or change the use of an existing community facility as set out in Policy CH CF1 or land or buildings last used as a community facility will only be supported where one of the following conditions have been met:

A replacement facility of sufficient size, layout and quality to compensate for the loss of an existing facility is to be provided on an alternative site preferably within the Chinnor Development Boundary as defined in Policy CH H7. Exceptionally, the replacement will be permitted outside the development boundary but still within Chinnor Parish where there is a clear and local need for the facility to be relocated and a more central site within the village is not available; or

It has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility. Where planning permission is sought for a change of use that will result in the loss of a community facility it will be necessary to demonstrate that there is no reasonable prospect of securing its continued use.

The following are identified as key community facilities within the Plan area:

- 1 Village Hall
- 2 Reading Room
- 3 Band Room (Silver Band ownership)
- 4 Church Hall
- 5 Village Centre and Pound
- 6 Community Building and Changing/Storage Hut on White's Field including CYFC facilities, storage facilities, and Windmill Cafe at White's Field
- 7 Chinnor Windmill on White's Field
- 8 Community Pavilion on Station Road Playing Field
- 9 Shooting Range Hut on Playing Field
- 10 Village Green (Hill Road) Pavilion
- 11 Scout Hut on Station Road
- 12 Retail outlets around the Village Square and Post Office (only banking facility in the village, has an ATM)

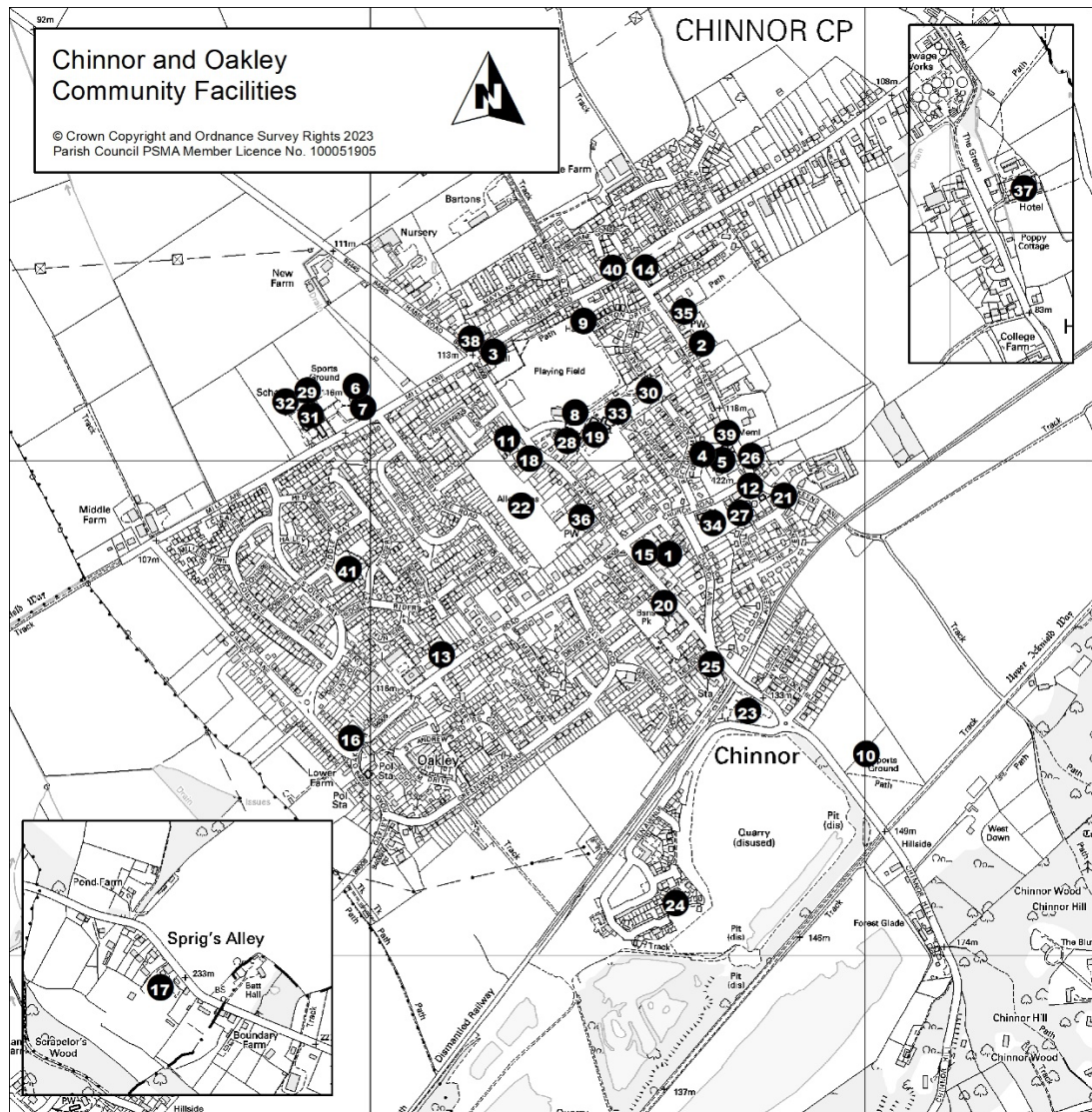


**POLICY CH CF1 - THE PROTECTION OF COMMUNITY FACILITIES**

- 13 Co-op Supermarket and Petrol Station (has ATM)
- 14 The Red Lion public house
- 15 The Crown public house
- 16 The Wheatsheaf public houses in Chinnor
- 17 The Charles Napier restaurant on Chinnor Hill
- 18 Cob Cottage Cafe on Station Road
- 19 The Library off Station Road
- 20 Chiltern Conservation Board
- 21 Millennium Jubilee Garden
- 22 Chinnor Allotments Shop and Equipment Hut Building
- 23 Chinnor and Princes Risborough Railway Station
- 24 Lime Kiln at Old Kiln Lakes
- 25 Dentist on Station Road
- 26 Opticians on the High Street
- 27 Cross Keys Doctors Surgery, Church Road
- 28 Unity Health, Station Road
- 29 Jack and Jill Pre-school
- 30 Ladybird Pre-school
- 31 Windmill Nursery
- 32 Mill Lane School and Community Sports Hall
- 33 St Andrew's Church of England School and Community Swimming Pool
- 34 St Andrew's Church
- 35 Chinnor Community Church

## POLICY CH CF1 - THE PROTECTION OF COMMUNITY FACILITIES

- 36 Methodist Church
- 37 The Peacock hotel/restaurant in Henton
- 38 Millie's Deli, Coffee Shop, Lower Road
- 39 Pound Garden & War Memorial
- 40 Buds that Blossom Nursery - Lower Road
- 41 Parade of Shops on Middle Way



Ordnance Survey under a PSMA Licence

## Health Care in Chinnor

7.5 In Chinnor both surgeries are satellites with the main practice and practice managers in Princes Risborough. Hospital appointments can be at High Wycombe, Stoke Mandeville and Oxford. There is no N.H.S. dental surgery in the village.

7.6 The development of the new houses already with planning permission is already putting strains on these important facilities. The ability to absorb additional patients relies on our surgeries to be able to restructure and recruit additional clinicians. This depends on the phasing of developments in a planned and cohesive manner. Practices cannot absorb large numbers without impacting on access and quality of the service they provide. On this basis, the Plan provides a supportive policy context for either a New Health Centre or enlargement to both of the surgeries. In doing so Policy CH CF2 sets out a series of criteria against which such proposals will be considered.

### **POLICY CH CF2 - HEALTHCARE FACILITIES**

Proposals for the development of a new health centre or the expansion of the existing surgeries will be supported subject to the following criteria:

- The proposed development would not significantly harm the amenities of neighbouring occupiers
- The proposed development includes adequate car parking provision, servicing and access arrangements in accordance with the most recent published standards of Oxfordshire County Council
- The design, scale and massing of the building should respect the character of the immediate locality in which it is located.

Proposals that are located adjacent to the identified community facilities as set out in Policy CH CF1 will be particularly supported.

## 8 EMPLOYMENT PROMOTION AND DEVELOPMENT

8.1 Employment opportunities in Chinnor are essential for the viability, vitality and long-term benefit of the whole community in many different ways.

8.2 This section of the Chinnor Neighbourhood Plan builds on the knowledge gained and seeks to establish a vision and set of policies that will enhance and protect the different aspects of village life over the Plan period.

8.3 At the heart of these policies is the essential vision that Chinnor should not become just a very large dormitory village which the community has to travel from in order to make use of essential services that keep a village alive with a community spirit and cohesiveness that is essential.

8.4 These policies sit alongside the other policy statements on subjects such as housing, transport, green spaces and community facilities. This reflects that Chinnor needs to manage its growth during the plan period in a way that protects what we have at the moment and plans for the requirements of the future across a number of sectors. These sectors include:

### Retail

8.5 Chinnor has a very limited retail stock compared to the size of the village and the number of residents. If we compare the retail facilities within Chinnor to those in nearby Watlington, it is evident that we fall short of retail facilities in a substantial way. This is even more evident when you compare the population numbers of the two locations.

8.6 This current situation reflects the lack of planning of retail facilities during the history of the expansion of the village and then the closure of many retail businesses over the years without replacement and the continuous loss of retail space to housing in the village that continues at present.

8.7 Over recent years the Plan area has lost essential facilities such as banks, public houses and numerous individual retail services that has led to

Chinnor being a place where local residents can only buy selected products and services compared to other locations providing retail opportunities for a community of this size.

8.8 On this basis the community considers that it is essential that:

- Existing retail premises are protected.
- That a retail strategy is developed so that new retail facilities are planned and integrated in the future development of the village, over the plan period, with an aim to have retail facilities that provide for the need of the community, commercial interests, tourists and recreational visitors.

8.9 The Plan sets out a policy-based approach to help ensure that the retail offer does not continue to decline, opportunities for additional retail assets are encouraged and the key role of retail facilities is considered in any future planning applications that could help redress the current situation.

8.10 The Village's current retail facilities are generally located in central locations adjacent to other community facilities. This adds significantly to the sense of community spirit and provides a strong operation for community interaction. Whilst there are pockets of essential individual or small groups of shops throughout the Plan area, the principal concentrations of retail units are in the area of Church Road and the High Street, Middle Way, Thame Road, Station Road and at the Co-op supermarket and petrol station on Oakley Road.

8.11 The policy-led approach sets out to protect the existing retail units both for the benefit of existing and future residents and to contribute on an ongoing basis to its sustainability. Its approach is to prevent their loss from retail uses unless there are compelling commercial and community-driven reasons why alternative uses should be permitted.

8.12 For clarity, "retail use" includes all the following use designations: E(a) Shops (display or retail sale of goods), E(b) and *Sui Generis* Restaurants and

cafés, E (ci and cii) Financial and professional services, *Sui Generis* Drinking establishments and Hot food takeaways<sup>8</sup>. In seeking to establish that there is “no reasonable prospect of securing an alternative retail use” the applicant will need to demonstrate that the property has been advertised on the open market for non-restricted retail use for at least twelve months at a fair market leasehold value established by reference to existing and current rental figures within Chinnor.

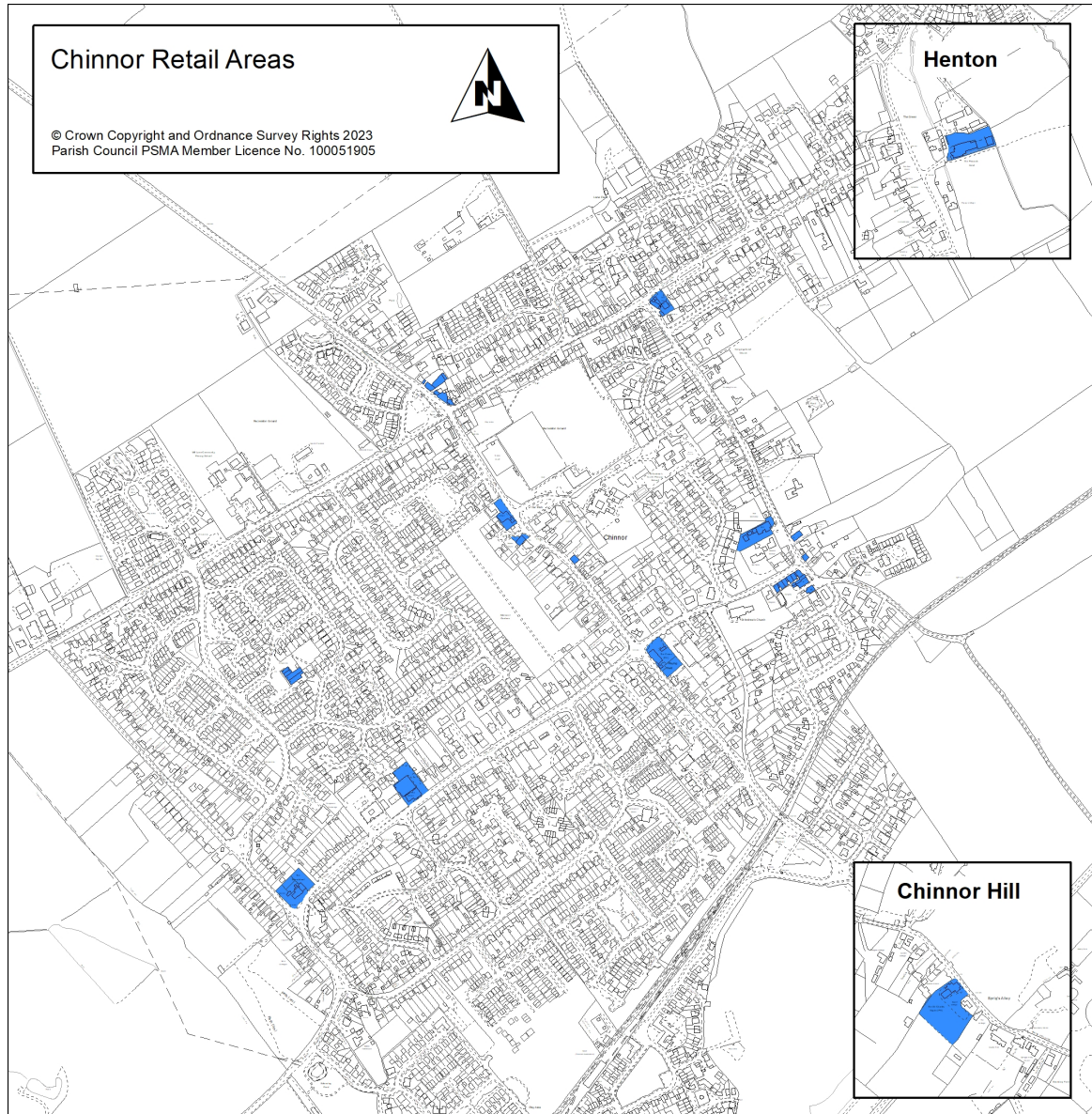
8.13 Proposals for community-based uses will also be expected to set out the value of the proposed new use to the wider community and how those benefits offset the loss of a retail use.

8.14 Proposals that include the following retail uses (seen as important assets to the community) will be especially encouraged to help redress the current shortfall in essential facilities: Bank or building society; an additional mini supermarket, similar in size to the existing Co-op; and particularly the expansion of health surgery and/or pharmacy capacity within the Village.

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<sup>8</sup> Please see <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes> for more information regarding current Use Classes. The uses mentioned above are covered by E(a), E(b), E(c) and certain aspects of *Sui generis*

# Chinnor Neighbourhood Plan 2035



### **POLICY CH R1 - PROTECTION OF EXISTING RETAIL FACILITIES**

Where planning permission is required for a change of use, change of use from Retail use to other Non-Retail uses will only be supported where one of the following conditions is met:

1. It has been satisfactorily demonstrated that it would be neither economically viable or feasible to retain the existing or previous retail use in the property concerned and that there is no reasonable prospect of securing an alternative Retail use; or
2. The proposed Non-Retail use meets an identified community need.

#### **Business**

8.15 A key part of the approach adopted in this Plan is to secure the long-term sustainability of Chinnor and the wider Parish. In recent years several major businesses have closed and Chinnor has increasingly become more of a dormitory village. This section of the Plan sets out to provide a positive context within which businesses can be established and grow.

8.16 The existing employment provision within Chinnor is very limited. The Plan sets out to ensure that this situation does not get worse during the Plan period. Currently it is very difficult for locals to find employment within the Village, which leads to commuting and further pressures being put on the transport infrastructure.

8.17 As with retail facilities the provision of buildings and accommodation for business use within Chinnor needs to be protected and enhanced where possible. Ahead of the development of a detailed employment strategy for the village, we have established two policy statements to protect the existing employment opportunities and establish a plan to support and encourage future development proposals.

8.18 Existing businesses are currently spread throughout the Village, with most being located, except for most of the retail space, in secondary locations.



The larger employment facilities that we have lost include the Chinnor Cement Works and other businesses that employed a wide range of skill sets, thus giving a wide selection of employment opportunities. In this context, the Plan sets out to encourage a range of employment activities appropriate to Chinnor, with a diverse population.

**POLICY CH B1 - PROTECTION OF EXISTING EMPLOYMENT PREMISES**

Proposals requiring planning permission for a change of use from employment use to non-employment use will only be supported where it has been satisfactorily demonstrated that it would be neither economically viable nor feasible to retain the existing or previous employment use and that there is no reasonable prospect of securing an alternative employment use, according to policies in the Development Plan.

## **POLICY CH B2 - ENHANCEMENT OF EMPLOYMENT FACILITIES**

Planning proposals that generate new employment opportunities within the Chinnor Development Boundary as defined in Policy CH H7 will be supported subject to the following criteria:

- The proposal respects the character and appearance of the immediate locality in terms of its height, scale, design and massing; and
- The proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and
- The proposal provides adequate parking solutions, servicing and access arrangements in accordance with the most recently published standards of Oxfordshire County Council.

Proposals located outside the Chinnor Development Boundary as defined in Policy CH H7 will be supported where they meet the three criteria set out in this policy and are appropriate to a countryside location.

All employment development should be well-designed according to the advice in Appendix 3.

Proposals for tourism, rural business and crafts related developments will also be supported where they meet other development plan policies.

### **Tourism and Heritage**

8.19 Chinnor is located on the edge of the Chilterns Area of Outstanding Natural Beauty, adjacent to the Ridgeway National Trail and the ancient Icknield Way and is the home of the Chinnor and Princes Risborough Steam Railway. Nevertheless, its tourism and leisure visitor offerings are under-developed. Very little business or employment opportunities stem from these locational advantages in a growing and diverse market.

8.20 Noted examples of the existing tourism and heritage facilities include the Chinnor and Princes Risborough Steam Railway, the Windmill on Mill Lane, the lakes area from the site of the old Chinnor Cement Works, the proximity to the Chilterns Area of Outstanding Natural Beauty and the success of the Red Kites, that are now established in our skies. Historically, Chinnor is also fortunate to

have a striking Conservation Area with numerous listed buildings. This makes the village a tourism destination in its own right and it has been used as a location for the Midsomer Murders TV series.

8.21 An expansion of tourism within Chinnor will not only increase the attractiveness of the village for visitors and residents but will also improve the viability of the area by the expansion of tourist income to local businesses. To this end, proposals to extend the tourism opportunities in the Plan area will be supported. Where appropriate, proposals should show how they meet the requirements of the other policies on transport and parking.

8.22 The Plan encourages the opening up and development of the lakes area at the site of the old Chinnor Cement Works as a tourism hub for the locality in a similar way to how a local environmental charity negotiated ownership of Stanwick Lakes in Northamptonshire and then revitalised their redundant gravel pits and surrounding area with grant funding. Being adjacent to the site of the Steam Railway, this space is ideally suited for tourism development and should be reserved for leisure and tourism purposes.

### **POLICY CH T1 - ENHANCEMENT OF TOURISM FACILITIES**

New tourism facilities will be supported subject to the following:

- The proposal respects the character and appearance of the immediate locality in terms of height, scale, design and massing; and
- The proposal does not cause an unacceptable impact on the amenities of neighbouring occupiers; and
- The proposal provides adequate on-plot parking, servicing and access arrangements in accordance with the most recently published standards of South Oxfordshire District Council.

Proposals located outside Chinnor Development Boundary as defined in Policy CH H7 will be supported where they meet the three criteria set out in this policy above and where they respect the character of the countryside in which they are located.

## 9 EDUCATION AND YOUNG PEOPLE

### St Andrew's and Mill Lane Primary Schools

9.1 Representatives from St Andrew's and Mill Lane Primary Schools have previously met with members of the Chinnor Neighbourhood Plan Working Group. St Andrew's is a 60 pupil (2 Form Entry) school. It is already oversubscribed despite building two more classrooms. Mill Lane School is also oversubscribed. The planned, and actual, increase in houses within the Parish of Chinnor will have the effect of a significant increase in demand for places at the two Primary Schools.

9.2 The Head Teacher and Governors of St Andrew's confirm that St. Andrew's is already at capacity of 416 of 420 pupils on roll due to the growing population of the village. The acceleration of growth as suggested in the Plan is of significant concern. The facilities and funding at St Andrew's are both under strain with the current pupil numbers.

9.3 Mill Lane is already at capacity (211 pupils as at October 2022) and does not have the capacity to go to a 45 pupil (1.5 Form Entry) school without substantial building work. The school currently uses three temporary buildings (constructed in the 1990's) which cannot accommodate class sizes larger than 30. The toilet and changing facilities are old, inadequate and do not meet health and safety requirements. Part of the school site has problems with flooding in times of heavy rain. The county council have committed to a capital project to replace the temporary classrooms with permanent accommodation with no increase to capacity at present.

9.4 The facilities and conditions in both schools are becoming an issue with increasing pupil numbers. St Andrew's was due to be demolished and rebuilt in 2010 (planning permission granted, funding in place) but funding was cut in the 2010 Government Spending Review. St Andrew's two halls are below the Department of Education's recommended size.. Mill Lane School is teaching Key Stage 2 pupils in outdoor huts.

## Pre-Schools

9.5 There are three pre-school providers: Ladybirds (based at St Andrew's); Jack & Jill and Windmill Community Nursery (both based at Mill Lane) who provide facilities for younger children; and Buds that Blossom (based at Lower Road) is a privately owned Nursery who provide facilities for younger children aged 0-4 years. From September 2017 the Government is offering working parents up to 30 hours free childcare and is expecting Early Years providers to provide this. This could potentially halve the number of places that could be offered. Research with parents has suggested that 60% of Chinnor parents would be eligible and take up this offer.

9.6 Jack & Jill Pre-School numbers grow as the year goes on, as children on the waiting list reach the age of 3 years, to between 40 and 45 children, which is the maximum capacity for providing up to 15 hours per week Government funded free childcare (five sessions of three hours each).

9.7 The increase in housing in Chinnor will create extra demand on pre-school places on top of this demand for more hours to be requested per child. This will result in a shortage of Early Years places in Chinnor, with Jack & Jill Pre-School being unable to meet this demand without expanding its premises.

9.8 Of the three pre-school providers in Chinnor, Jack & Jill is the only one with space to extend the building to offer spaces to children from the age of two (for which there is currently a high demand with little local provision). Windmill Nursery only takes children from 3 years old. It would be able to introduce the 30-hour free nursery provision by opening 5 days per week as opposed to the current 4 days but at a cost to the school. The Reception class and the Windmill Nursery share space at Mill Lane School. Jack & Jill could extend the building on the current site but would lose outdoor space which would be unacceptable. Jack & Jill applied for a grant in the summer of 2016 when the Government made money available to facilitate the expansion of Early Years places to meet the 30-hour promise. The application was unsuccessful.

## Assessment of the future facilities at Pre-Schools and Primary Schools in Chinnor

9.9 The increase in children at primary school in Chinnor will have an impact on demand for places at secondary schools in the area. There is a clear, unanimous view between all Chinnor parties that an urgent new review by Oxfordshire County Council of the places and facilities available at the pre-schools and primary schools in Chinnor has to be carried out, taking into account the Neighbourhood Plan proposals. This issue is discussed further in Section 10 - Actions for Chinnor Parish Council, paragraphs 10.3 and 10.4.

### **POLICY CH E1 - EDUCATION FACILITIES**

Proposals for the development of a new schools/pre-schools or the expansion of the existing schools/preschools will be supported subject to the following criteria:

- The proposed development would not significantly harm the amenities of neighbouring occupiers
- The proposed development includes adequate car parking provision, servicing and access arrangements in accordance with the most recent published standards of Oxfordshire County Council
- The design, scale and massing of the building should respect the character of the immediate locality in which it is located.

## 10 ACTION POINTS FOR CHINNOR PARISH COUNCIL

10.1 This section contains non-land use issues and actions which it is intended that the Parish Council will continue to monitor and implement following adoption of the Plan Review. These were identified as important and enduring concerns by the residents of Chinnor during the extensive consultation process conducted throughout the emergence of the Neighbourhood Plan and they continue to be so.

10.2 For clarity, the Action Points in this Chapter are not Policies, but comprise Parish Council aspirations. As Action Points, they do not impose any requirements on developers or other third parties but seek to identify possible solutions to meet those areas of concern.

### Schools

10.3 During the course of the consultation process on the Pre-Submission Version of the Neighbourhood Plan, issues arose concerning:

- The ability of the schools to grow and provide for the additional children from the new family homes, both in Chinnor and the surrounding villages.
- The ability of the schools to respond both to rising local demand and to the rising birth rate.
- The poor quality and deterioration of school buildings.
- The need to provide additional pre-school facilities:  
Pre-schools have to address the Government initiative to increase the Pre-School hours from 15 to 30 hours per week.

These are still continuing issues and areas of concern which are also subject to changing Government policy (such as grant funding from the age of one).

### Action Point 1

The Parish Council will welcome the opportunity to work alongside the schools with Oxfordshire County Council and other relevant authorities to address capacity and condition issues. It recognises that any proposed new policies regarding the educational use of land in the Village will require full Neighbourhood Plan consultation and scrutiny.

10.4 Chinnor Parish Council wishes to support the local schools to enable them to provide the best opportunities for young people, and this is reflected in the proposed policy CH E1. The Plan recognises the urgent need to support the schools and plan for their future. Chinnor Parish Council will continue to discuss with Oxfordshire County Council and other interested bodies with a view to formally advancing proposals relating to the educational use of land in the Village.

### Traffic

10.5 Traffic congestion within Chinnor Village is an enduring issue, to which a major contributing factor is the existing road network in the centre of Chinnor village. The centre of Chinnor consists of four community arterial routes which meet at the “Village Square” formed by Lower Road, Station Road, Church Road and the High Street (see map in Appendix 2).

10.6 It is anticipated that during the life of this Plan, the new developments in Chinnor and, more significantly, the major developments to the East of Chinnor in and around Princes Risborough, other locations in Buckinghamshire and the construction work on HS2, will create an inevitable growth in local traffic trying to access the M40 via the B4009 through Chinnor. The full impact of this growth over time has not yet been measured as development continues. It will need further future traffic surveys to establish the full effect.

10.7 The Plan Steering Group carried out its own traffic surveys within Chinnor Village, including one in conjunction with Oxford County Council in November 2016 to provide baseline data for the future. The Parish Council will monitor the future growth of traffic.



### **Action Point 2**

The Parish Council will take the opportunity to work with Oxfordshire County Council in line with the 'Local Transport and Connectivity Plan (2022-2050)' and with other relevant authorities to address and Progress the following issues:

- Monitor the growth of traffic through Chinnor, during the life of the Plan resulting from new developments in Chinnor, developments to the east of Chinnor and around Princes Risborough and other developments in Buckinghamshire.
- Monitor the impact of HS2 construction traffic.
- Assist in developing the strategy for a relief road around the Village of Chinnor, should the need become apparent and justifiable.

10.8 The Parish Council and the Neighbourhood Plan Steering Group recognised the challenges posed by the inevitable growth in traffic and that any proposed new policies regarding the traffic and transport use of land in the village would be subject to the full Neighbourhood Plan consultation process and scrutiny.

10.9 Whilst it is not a part of this Plan and recognising the longer-term strategic relevance of such a decision, the Parish Council will assist in developing the strategy for a relief road around the village of Chinnor, should the need become apparent and justifiable.

10.10 The traffic issues are important for Chinnor to prevent future harm to the community from new development and a wider increase in vehicular traffic. The working group that led the preparation of the latest update of the Neighbourhood Plan will provide an ongoing resource to the Parish Council. Taking this measure would create an informed core of a working group of interested parties should it be deemed desirable to establish task groups to follow up these issues.

### Action Point 3

The Parish Council will seek to work with other parties to achieve the following improvements throughout the Parish:

1. Further extension of the speed-reduced network outwards from Chinnor to:

Include the Henton turn on the B4009;  
Towards Emmington on the B4445;  
Towards Crowell on the B4009;  
Up Chinnor Hill to 'gooseneck' turn to Bledlow Ridge.

2. The introduction of HGV restrictions in the Chinnor Square.
3. Creation of footbridge over the railway line from Old Kiln Lakes to the main village.
4. Improved pedestrian crossing facilities (including increased visibility and impact of existing crossings, use of supporting 'pinch point gates' and speed bumps):

Top of High Street across Church Road to the parade of shops (new);  
All entries to the Crown roundabout need to be examined in a view to providing safer pedestrian crossing;  
Estover Way between Hedgerley and Mill Lane (new); By Wheatsheaf Public House (new);  
Lower Road to access children's playground and playing fields (new);  
By Mill Lane Primary School (enhanced);  
The Ridgeway/Chinnor Hill (new); Station Road (enhanced);  
Station Road/Chinnor Hill at entry to Old Kiln Lakes development (new);

East end of Lower Icknield Way (from footpath on south side to new development on north side – site CH1-13).

5. High Street/Lower Icknield Way junction improvements:

Visibility improvements including suitable mirroring Review of parking restrictions.

6. Improved vehicle parking within and beyond the Community:

Improved parking efficiency at the top of the High Street (including the potential use of reduced time limits and better space management);

Development of the rear parking behind the Village Shops;  
Improved on-street parking solutions in the Village Square.

7. Measures to minimise vehicular travel via known 'rat runs' e.g. Greenwood Avenue including enforcement of the one way regulation.

8. Extend existing bus routes to include new developments within the Village including Old Kiln Lakes.

The following action point has been achieved since the last update on the Neighbourhood Plan:

1. Measures such as pinch gates and speed bumps at entrances into Chinnor Village from:

Bledlow Ridge;

Crowell Road;

Thame Road;

New developments entering into Greenwood Avenue.

These have now been installed and in addition a further pinch-point on the

B4445 near the junction to Emmington has been planned and approved.

#### **Action Point 4**

Proposals will be supported for the redesign of the vehicular carriageway within the Chinnor 'Village Square'. This reflects the position of the Village Square as the heart of the community. Whilst leveraging expert solutions and innovation, this should include:

- Adaptation and reprioritisation of the roads with the Chinnor Village Square into a series of pedestrian priority 'shared space' zones.
- Positive speed reduction measures implemented around the village square.
- Associated speed-reduction measures all along other arterial routes – as required given the 20mph limit recently introduced throughout the village.
- Signage on routes into and within the Chinnor Village Square indicating the shared space pedestrian priority status.

#### **Action Point 5**

The Parish Council will work with the County Council and the District Council to develop the following interconnected network in the Plan area.

- Dedicated pedestrian and cycle routes between Chinnor and specific outlying villages within the community (Henton, Emmington) and adjacent (Crowell).
- Dedicated pedestrian and cycle routes (space) along both sides of the arterial routes within Chinnor: to/from the Ridgeway, to/from Old Kiln Lakes, along Lower Icknield Way to the Henton turn, along both sides of the Thame Road, Oakley Lane, both sides of Mill Lane.
- Dedicated pedestrian and cycle routes from Chinnor to the receptors and local leisure nodes, including M40 bus services, the Phoenix Trail and the Ridgeway.
- Interconnection of the pedestrian and cycle routes into Chinnor to the

pedestrian and cycle routes within Chinnor.

### Developer Contributions

10.11 The Community Infrastructure Levy (CIL) is a financial charge on developers intended to provide additional funding to help pay for the cost of infrastructure arising from new developments. It is collected by South Oxfordshire District Council and is typically used for projects such as highways, leisure facilities and schools. The overall amount of CIL is based on the Gross Internal Area (GIA) of the properties in the development - effectively the internal floor space. The Chinnor area is classed as Zone 3 – ‘Rest of District’ and CIL is calculated at £260 per square metre for minor schemes (9 dwellings and fewer net) and £225 for major schemes (10 dwellings and more net) as at 2023. On this basis, for a property with a GIA of 100 square metres (i.e. an average 3 bed property), the CIL will be £26,000.

10.12 Chinnor Parish Council is entitled to a proportion of the CIL to help offset the impact of new developments on community facilities. The proportion of the CIL to be made available to the parish council for local projects depends on whether there is a made Neighbourhood Plan in that locality. With a made Neighbourhood Plan 25% of the total amount is available to be applied to locally based infrastructure rather than 15% in areas without this status.

10.13 The infrastructure priorities identified through the evidence gathered for the CNP, are set out below. At this stage, these are not firm proposals and the list will develop as infrastructure needs are identified by the community. Decisions on which projects are prioritised for CIL funding will be made by the community in conjunction with the District Council. Any projects so agreed would be subject to detailed design and approval by the appropriate authorities and any other relevant organisation. The following schedule is not listed in order of priority.

- Establish new, and improve existing, sporting/exercise facilities including: build a new sports pavilion at Old Kiln Lakes.
- Secure land for the creation of an orchard, fitness space and car

parking.

- Continue to establish walking, jogging, and cycling routes with appropriate signage and seating.
- Review, in conjunction with Oxfordshire County Council, vehicular access to the village to include establishing a series of inter-connected pedestrian and cycling corridors, enabling the community to travel, cycle, walk or wheelchair to all village amenities, including the Phoenix Trail and Ridgeway - the Chinnor Parish Network.
- Vehicle and Speed management – continued consideration given to better management of vehicle speeds and flows at entry points and key intersections, and
- Improvements to, and addition of further pedestrian crossings, to support the Chinnor Parish Network and wider pedestrian access.

### **Action Point 6**

The following projects (and as identified in paragraph 10.13 of this Plan) are identified as local priorities for infrastructure improvements, which should be considered by South Oxfordshire District Council, in consultation with Chinnor Parish Council, for funding through the neighbourhood Community Infrastructure Levy:

- The establishment of new, and improved sporting/exercise facilities (such as the recent resurfacing of the MUGA at White's Field).
- Reviewing and revising vehicular access to the villages in the Plan area.
- Reviewing, improving and establishing a series of inter-connected pedestrian and cycling corridors enabling the community to travel, cycle, walk or wheelchair to all village amenities, including the Phoenix Trail.
- Improvements to, and addition of further pedestrian crossings, to support the Chinnor Parish Network and wider pedestrian access.
- Extension of bus routes to connect to the extended housing developments.
- Improvements to the existing parking provision throughout the village.

## Environmental

10.14 In Section 3 of the Plan Objective 3 states that it is the intention:

To safeguard the intrinsic character and heritage of Chinnor, its surrounding countryside and its setting adjacent to the Chiltern Hills Area of Outstanding Natural Beauty.

10.15 This objective was agreed by 97% of the community. The community demonstrated that it is keen to ensure that nature and wildlife resources in the Plan area are safeguarded. Green Policies have been included in Section 6 for new developments to mitigate their impact on the community, to conserve existing Local Green Spaces and create new ones and to promote a more sustainable village. This is an enduring issue throughout the life of the Plan which the Parish Council will continue to support and encourage.

### **Action Point 7**

The Parish Council will continue to collaborate with local organisations including the Chilterns Conservation Board, CPRE, BBOWT, Greening Chinnor and Friends of the Earth to safeguard the intrinsic character of Chinnor and its surrounding countryside and to promote action plans to combat Climate Change.

## Thames Water- Domestic Waste Treatment

10.16 Thames Water as a statutory body was consulted as part of the Pre-Submission Consultation of the Plan in 2016 and again in 2018 during the preparation of the Plan. Their later response, dated 4 December 2019, followed a meeting with the Parish Council on 3 December 2019 and amended their earlier comments as follows:

“Where appropriate planning permission for developments which result in

the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.

The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

Representations to this effect have also been made to the emerging South Oxfordshire Local Plan.”<sup>9</sup>

10.17 There has been additional engagement with Thames Water during the preparation of the Plan to discuss and obtain information about the operating problems that are being observed currently at the domestic wastewater treatment works in Henton which serves Chinnor. It was thought that the treatment works were of limited capacity and were only able to handle the waste from the Kiln Lakes development by the installation of a buffer storage tank and pumping facility under the playing fields in Station Road. However, Thames Water’s response was:

“Our current assessment of proposed growth is based on the numbers indicated in the South Oxfordshire Local Plan. Based on this information it is anticipated that the sewage treatment works has capacity to serve that growth. Should these numbers change, the capacity of the works will need to be reassessed.”

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<sup>9</sup> SODC’s Local Plan 2035 was adopted in 2020



10.18 There was significant concern, particularly in areas of the community (Mill Lane/Estover Way and Henton itself) already affected by the shortcomings in the existing waste water collection and treatment systems. Thames Water's response was:

“Steps have already been taken to address these concerns. Response times to warning alarms have been reduced to ensure any issues are addressed in a timely manner. In addition, a number of studies have recently been completed considering potential upgrades of the works in line with future predicted growth to manage capacity and operational efficiency”.

10.19 Thames Water went on to state in their response that:

“In terms of sewage treatment capacity – as set out above, there is capacity at the STW to take current predicted and planned growth till 2025. Further reviews will be required at the sewage treatment works when the emerging Local Plan has been adopted to understand any risk and any expansion if required to treat additional flows.

In terms of network capacity – an assessment of planned growth in the catchment / committed development has been undertaken, and it has identified that network re-enforcement work is required to manage these additional flows. A further study is now progressing to understand the areas of concern, and any works required to accommodate these flows. As such early engagement is therefore imperative to enable Thames Water to understand when new development is due to come forward. This will enable us to plan for any potential upgrades to ensure existing customers are not affected.”

10.20 Finally, in general terms Thames Water stated that:

“The way water and wastewater infrastructure will be delivered has changed. From the 1st April 2018 all off site water and wastewater network

reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5-year cycle known as the Asset Management Plan process.”

10.21 In March 2021 (updated in October 2022) Thames Water produced the Groundwater Impacted System Management Plan Chinnor Cuttle Brook (River Thames) which covered the groundwater infiltration in sewerage systems where the influence of groundwater infiltration is viewed as excessive and likely to be the source of uncontrolled escape of untreated or partially treated sewage. It identified that In recent years the foul sewerage system in the Chinnor catchment has become overwhelmed following prolonged and heavy rainfall and raised groundwater levels. This has resulted in certain properties suffering from sewer flooding and restricted toilet use as well as highway flooding.

Thames Water's role as a Risk Management Authority works closely with Oxfordshire CC, as lead local Flood Authority, and SODC as Planning Authority and the Environment Agency to ensure that a collaborative approach can be developed to address the problems.

Thames Water recognised that, in recent years, there have been unplanned, unconsented, unavoidable discharges in the network as a result of surcharging manholes causing pollution incidents as a direct result of the influence of ground infiltration.

A project to increase the flow to full treatment at Chinnor Sewerage treatment Works is programmed to be completed by 31 March 2023.

Monitoring will continue to identify locations for necessary remedial works.

10.22 In an earlier Drainage Strategy Thames Water had identified that there are no surface water sewers in the catchment area of Chinnor. Surface water is likely to be disposed of via private soakaways, drainage ditches and other sustainable drainage techniques. Soakaways are now being utilised on all new developments under the latest Building Regulations. However, they can only function satisfactorily when ground conditions allow soakage and may be completely ineffective at times of high groundwater levels, so adding to the ground saturation. As the local Planning Authority it falls to SODC to comment on the appropriateness of water discharge under the planning process.

10.24 Oxfordshire County Council has responsibility for Highway surface water and Riparian owners for non-property surface water.

10.25 Thames Water confirmed its continuing willingness to work closely with the Parish Council to identify the net increase in wastewater and water supply demand on Thames Water's infrastructure.

10.26 New applications for development in Chinnor must address appropriate infrastructure, as required by Policy INF1 (Infrastructure Provision) of the adopted South Oxfordshire Local Plan 2035, which states that:

1. New development must be served and supported by appropriate onsite and off-site infrastructure and services.
2. Planning permission will only be granted for developments where the infrastructure and services needed to meet the needs of the new development are already in place or will be provided to an agreed timescale. Infrastructure includes the requirements set out in the Council's Infrastructure Delivery Plan, Leisure Study, Green Infrastructure Strategy, any relevant made Neighbourhood Development Plans, and/or infrastructure needed to mitigate the impact of the new development.
3. Infrastructure and services, required as a consequence of development, and provision for their maintenance, will be sought from developers, and

secured through planning obligations, conditions attached to a planning permission, other agreements, and funding through the Council's Community Infrastructure Levy (CIL) or other mechanisms. This applies equally where external funding for infrastructure necessary for development has been secured (including where the infrastructure is delivered ahead of development), on the expectation that funding shall be recovered from development.

4. Development will also need to take account of existing infrastructure, such as sewerage treatment works, electricity pylons or gas pipelines running across development sites. Early engagement with infrastructure providers will be necessary, with any changes set down and agreed at planning application stage, for example through planning conditions.

### **Action Point 8**

The Parish Council will continue to work with Thames Water to ensure that appropriate foul and surface water improvements are implemented throughout the Plan period, both to remedy existing circumstances and to make appropriate provision of new housing developments during the life of the Plan.

### **Employment, Leisure and Tourism**

10.27 In order to ensure that Chinnor thrives as a community it is essential that a long-term strategy for Employment, Leisure and Tourism is developed. This strategy will need to look into the positive value of an expansion of these facilities in the community and shape their future growth to the betterment of the Village.

**Action Point 9**

The Parish Council will continue to work with local and regional organisations and other bodies (statutory, commercial and charitable) to develop a long-term strategy for the growth of the employment opportunities in the area, enhancement of local leisure facilities and the increase of tourism opportunities and facilities.

## APPENDIX 1 - SIGNIFICANCE / RATIONALE FOR DESIGNATION OF LOCAL GREEN SPACES

Note: All are located within Chinnor Village except Henton Village Green

No	Name/Location of Green Space	Local/Community/Environmental Value	Size	Proximity
1	Chinnor Allotments, off Station Road	Ancient growing rights pre-dating the enclosure act. Over 100 plots. Well used – 99% occupancy. Well maintained by allotment society (over 100 years old). Producing locally grown food. Keeps people fit and healthy. Used in an educational environment. Key players in the annual flower and produce show.	2.59ha	Yes
2	Playing Fields to the East of Station Road	Extensive area used as formal playing field for football, tennis and cricket and informal family sports such as rounders, kite flying etc. and other forms of recreation. Cycle track around area particularly useful for learning to ride a bike. Site of main children’s equipped play area, recently refurbished by developer contributions. Adult keep fit equipment. Small copse of trees and shrubs natural to the area and important for wildlife, planted by local residents. Picnic area and meeting place for local groups.	3.89ha	Yes

		Maintained by the Parish Council, management committee charitable status. Its importance has been consolidated by the construction of the Chinnor Community Pavilion which houses the Parish Council offices.		
3	Hill Road Recreation area, registered as the Village Green	Used for organised sport including football and informal recreation. Informal play area with skateboard ramp. Picnic area and meeting place for local groups. Toilet facilities on site. Used by local residents as well as walkers of the Ridgeway. Young trees planted over the last few years. Maintained by the Parish Council.	1.66ha	Yes
4	Old Kiln Lakes Open Space and play area	Developed recently as part of a wider package with new housing development. Provides facilities for walking, wildlife observation and general recreation. Extensive wildlife and wildflower area including lakes providing an important resource for birds. Children's play area and football pitch. Potential for additional leisure and outdoor activities (land still owned by developer Taylor Wimpey). Recreation and children's equipped play area being developed nearby, which will also need safeguarding (land owned by Chinnor Parish Council).	11.0ha	Yes

5	White's Field, off Mill Lane	<p>The home of Chinnor Youth football club, being extensively used for football training and matches. Extensively used for formal and informal sports and recreation. Youth and family meeting place used for picnics, riding bikes, kite flying, golf practice etc. Recently planted with over 60 established trees by local residents. Site of Chinnor Youth Football Pavilion which is also home of Chinnor Youth Club. The building can also be hired out for other community or private events and activities. Toilet facilities. Within White's Field is the floodlit MUGA (multi-use games area), recently resurfaced, which is enclosed by a high fence and built at the request of Chinnor residents. This is very well used for formal as well as informal activities including football, basketball, running and bat and ball games. Used as a resource by adjacent pre-school.</p> <p>White's Field is the home of many Village events such as the annual food festival and the Chinnor flower and produce show in marquee, and national celebrations such as the Queen's birthday celebrations. Historic value with Chinnor Windmill being rebuilt on this site, attracting</p>	3.18ha	Yes
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		much local interest and support as well as visitors to the village. Well placed being adjacent to Mill Lane Primary school and two pre-schools with a dedicated car park.		
6	St Andrew's Road play area	This small play area is equipped to serve a variety of ages, mostly for younger children. It is a very useful open space providing a play area for children at this end of the village, without the need to cross busy roads to access the main play area off Station Road. Maintained by the Parish Council.	0.02ha	Yes
7	Two open spaces within Van Diemens Close	Attractively soft landscaped green areas adding to the amenity value of the surrounding houses. Much is within sight of the houses giving a safety element for young children. Much used by children for outdoor play, bike riding, informal games etc. The larger green has been planted with 9 additional established trees by local residents, to complement the existing trees and replace previously lost trees. Access to the main playing fields is across a busy road from this area. Maintained by the Parish Council.	0.25ha	Yes
8	Hayley Croft	Small, landscaped area adding to the amenity value of the adjacent houses. Much is within sight of the houses giving a safety element for young children. Much used by	0.06ha	Yes

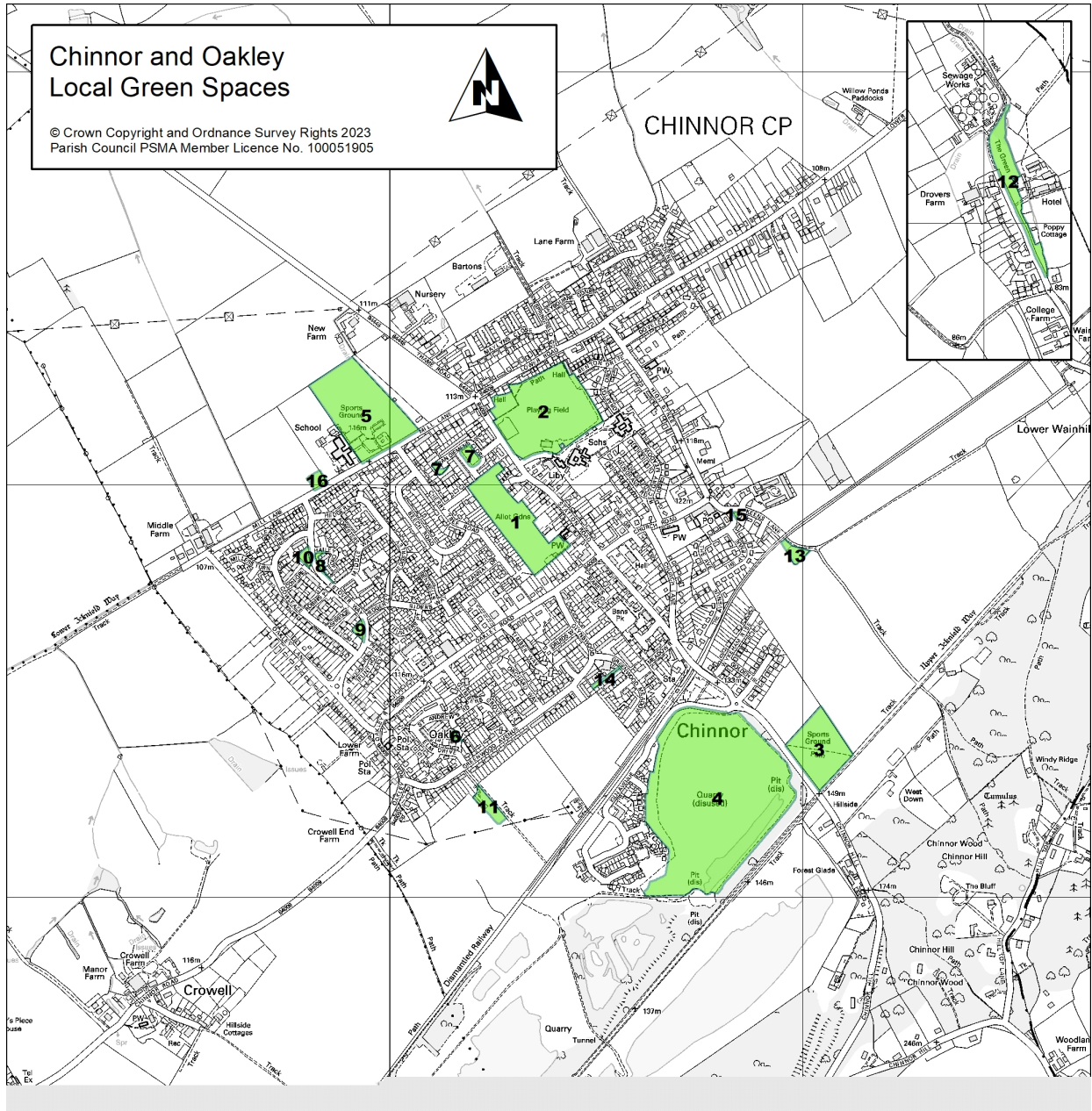
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		children for outdoor play, bike riding, informal games etc. Access to the main playing fields is across a busy road from this area. Maintained by the Parish Council.		
9	Estover Way open green	Landscaped area with useful trees offering space for adventurous play, informal games and dog walking for all ages. Includes wild-flower area. Maintained by the Parish Council.	0.10ha	Yes
10	Estover Way balancing pond and wildlife area	Secure fenced and gated wildlife area. Maintained by volunteers and the Parish Council. Outdoor nature and wildlife teaching resource, used by local schools and pre-schools, for example sowing wildflower seeds, making a bug hotel and placing bug boxes. Wetland habitat and wildlife environment. Useful trees and shrubs supporting insects, bugs and wildlife. Maintained by the Parish Council, with heavy maintenance undertaken by OCC.	0.09ha	Yes
11	Land behind Greenwood Avenue	Good natural habitat with thick growth of trees and shrubs, including indigenous and fruit and nut bearing trees, providing food and habitat for wildlife. Includes TPO trees. Minimum maintenance by the Parish Council	1.42ha	Yes
12	Henton Village Green (within the parish of Chinnor)	The Henton Village Green is an integral part of the character of Henton, providing an informal local green space at the north end of the	1.42ha	Yes

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		village. It is used both for family recreation, for children to play and for village events and activities.		
13	Old Orchard at the junction of Donkey Lane and railway line	The preservation of the Old Orchard at the junction of Donkey Lane and the railway line is particularly significant to the community. This is an ancient orchard containing valuable heritage trees known as Donkey Lane Community Orchard and is well managed by the Greening Chinnor Group.	0.15ha	Yes
14	Greenwood Meadow open greens	Landscaped areas offering space for adventurous play, informal games and recreation for all ages.	0.06ha	Yes
15	Memorial Garden (Keens Lane where it meets The Avenue)	Landscaped grassed garden with shrubs and trees, seating and waste bin. Used by all ages as a meeting place and also used by people having lunch or a picnic.	94sqm	Yes
16	Mill Lane Community Garden	The Mill Lane Community Garden is situated off Mill Lane. The area is currently leased by the Parish Council, is a newly proposed policy in this plan, and is well managed by the Mill Lane Community Garden Group. It provides space for growing fruit and vegetables, wildlife areas and recreation. Populated with a variety of trees including fruit trees, for use by the community.  Also used as an educational resource for young people in the community.	0.11ha	Yes

# Chinnor Neighbourhood Plan 2035



## APPENDIX 2 - TRAFFIC AND TRANSPORT

The heart of the village is bound by the square consisting of High Street, Church Road, Station Road and Lower Road. Residents from the village use these roads to access the facilities which exist within it or close by shops, doctors' surgeries, library, schools, the Village Centre, Village Hall and churches. It also forms part of the bus routes which service the village. All four roads have cars parked at some point, leading to congestion at peak times in particular and during the day to a lesser extent.

In addition to traffic generated by the residents, the village, due to its location, attracts through traffic to and from the M40, Thame, High Wycombe and Princes Risborough, the main flow being between the M40 and Princes Risborough. The principal route for this traffic uses Lower Icknield Way, Lower Road and Station Road. Traffic between Thame and the M40 is not insignificant, adding more to the Station Road volume and congestion on Thame Road.

In all the amount of traffic using the two main roads puts considerable pressure on the two junctions which service them. The Mill Lane crossroads and the Oakley Road roundabout are of some concern to the residents.

This inevitably has led to traffic diverting along the High Street or Mill Lane to avoid either congested roads or queues at the junctions. Neither of these options is desirable. It is of concern that the additional housing, commercial and retail expansion in Thame, plus the current planned and future potentially large expansion of Princes Risborough and Saunderton, will add considerably to the existing problems in Chinnor.

There is no evidence that any of the recent major planning applications have taken these future demands on our infrastructure into account. It is vital that planning applications bring this to light in their Traffic Assessments. In addition, the assessments should also give figures for all major routes and junctions within and on the outskirts of the village.

Lower Icknield Way has been highlighted as a particular hot spot by residents. There is concern regarding safety, pavements, parking, speed bumps, speeding, HGVs and congestion. This road carries the Princes Risborough traffic and is extremely sensitive to any further increase in volume. Access whether on foot or by car was also noted as poor for residents of Old Kiln Lakes. Lack of parking generally for amenities, but in particular shops and doctors comes top of the list.

Suggestions have been made by residents to alleviate the traffic problem including: parking/speed restrictions, one-way system, a bypass which would allow removal from Chinnor Village of HGV through traffic and direct access to the B4009 from Old Kiln Lakes.

The main roads around the village centre and beyond are deemed unsuitable for cyclists whether for pleasure or as a means of transport. The access to Thame as the nearest town for schools, shopping and employment, and Princes Risborough and Lewknor for rail and bus links would all benefit from the addition of suitable cycle paths. A cycle link to the Phoenix trail, the Ridgeway and improving use of the westward Lower Icknield Way could provide a solution to some of these problems.

For pedestrians within the centre of the village areas of concern include narrow/unmaintained pavements and insufficient Zebra crossings. Beyond the village, the absence of any paths along the B4009 has been criticised.

### Recent Developments

Since the last update of the Neighbourhood Plan, the following developments relating to traffic and transport have occurred:

- A 20mph speed limit (down from 30mph) has been applied to all arterial and interior roads covered by OCC within the Chinnor Village boundary;
- “Pinch points” have been installed at the main entry-ways into the Village.

### Future aspirations

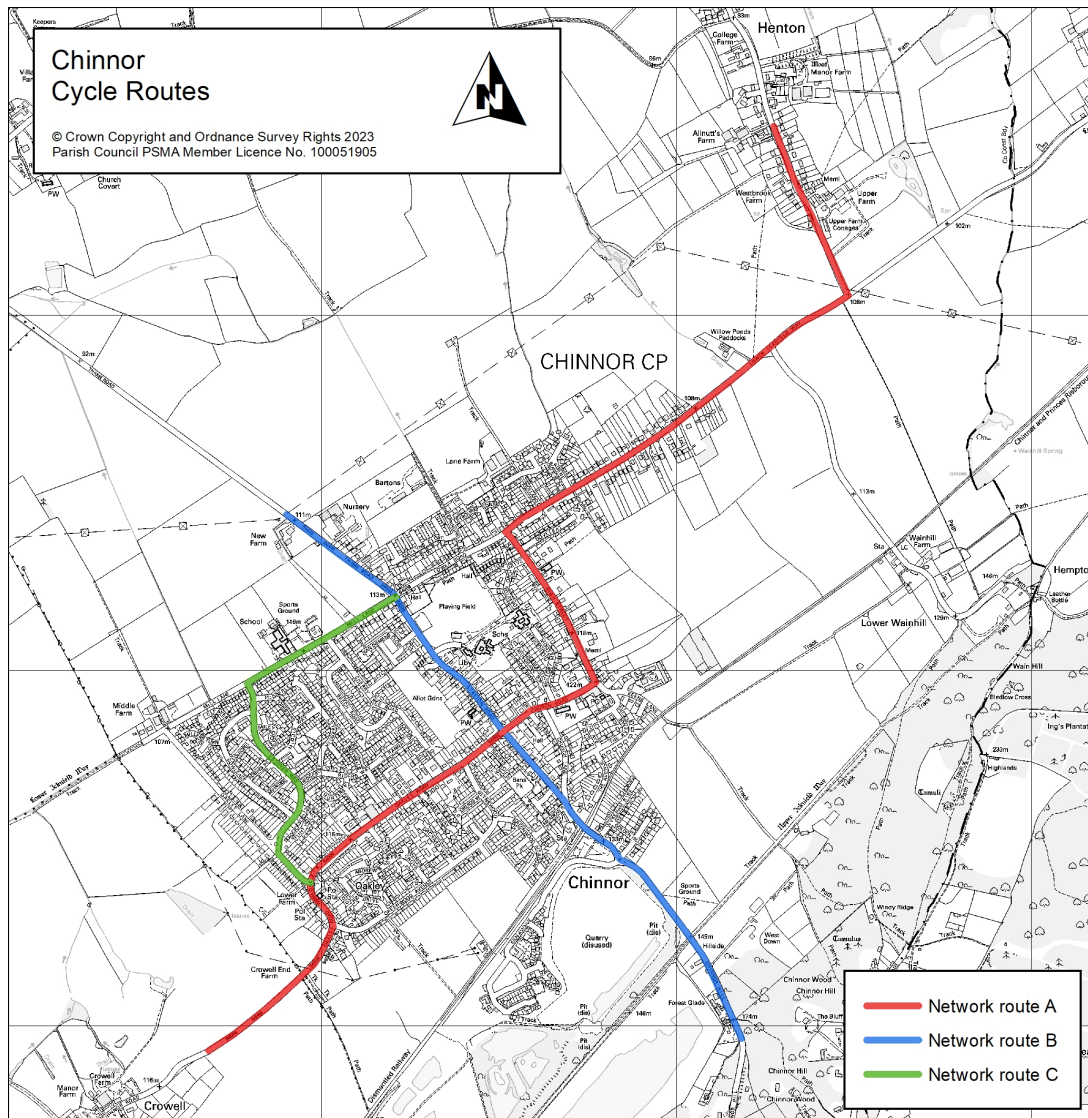
It is an aspiration of the Plan ultimately to create a series of interconnected pedestrian and cycle corridors encouraging residents to travel by foot or cycle to village amenities rather than by car. This will also create safer wheelchair and mobility scooter routes.

The Plan has identified a series of routes that it would want to develop to facilitate and encourage cycling and walking. These would be clearly marked and well-maintained footpaths and road crossings, plus an on-road cycling space to create a two-way pedestrian and cycle corridor:

- Chinnor Parish Network route A: from the boundary of Chinnor Parish on the B4009 towards Crowell, along the B4009, around the Chinnor Village Square, to the junction of the B4009 with the Henton road.
- Chinnor Parish Network route B: from the boundary of Chinnor Parish on the Thame Road from Emmington, along Station Road, around the Chinnor Village Square, and along Chinnor Hill to the junction with the Ridgeway.
- Chinnor Parish Network route C: from the junction with Oakley Road, along Estover Way and Mill Lane to the junction with Station Road.

Routes A and B would terminate in such a way as to enable adjacent Parishes to connect directly should they choose to, with the aspiration that this may create an extended network for pedestrians and cyclists to amenities beyond the Chinnor Parish.

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## Public Transport

The transport services, while seemingly under threat, may not answer the requirements of the village. Improved access to Princes Risborough, Lewknor and Stoke Mandeville among others have been requested. There are no evening services.

It has been suggested that restoring public rail services from the Chiltern Line at Princes Risborough to Chinnor in conjunction with the Chinnor and Princes Risborough Railway would benefit the community. This is a preserved



heritage railway which is a thriving tourist asset contributing to the local economy.

## APPENDIX 3 - DESIGN GUIDANCE

### Introduction

This document sets out best practice for new developments within the Chinnor Neighbourhood Plan area. It should be read in conjunction with Policy CH C1 of the Chinnor Neighbourhood Plan.

The guidance builds upon and provides a local context to the following documents:

The Joint Design Guide 2022, published by South Oxfordshire and Vale of White Horse District Councils:

<https://data.southoxon.gov.uk/SAV/JDG.html>

The Chilterns Buildings Design Guide 2010 published by the Chilterns Conservation Board:

<https://www.chilternsaonb.org/wp-content/uploads/2022/09/CBDGChilternsBuildingsDesignGuide2010.pdf>

The Chilterns Conservation Board Management Plan:

<http://www.chilternsaonb.org/conservation-board/management-plan.html>

### Design Principles

The following design principles will apply to all new development within the Village of Chinnor and the settlements of Emmington and Henton:

### Roof Design

There is a widespread use of well accepted roof forms, predominantly clay tiled, double pitched and dormered, which have a timeless quality and which are suitable for new building.

Applicants are recommended to consult the “Built Form” section of the Joint Design Guide which focuses on form, scale and massing and refers to roofscape.

### Building orientation and layout

Building lines are important, to prevent the overpowering of neighbouring properties, particularly with bulky double garage placements and helps provide enclosure and definition to a street. This is set out in the “Space and Layout” Section of the Joint Design Guide.

### Scale

New buildings should respect the scale, style, and building line. Any proposed housing development should be of a scale suitable to its immediate environs and should aim to meet the local needs of Chinnor.

The shape, bulk and proportion of new buildings are an important consideration and developers will be expected to address these issues carefully in emerging proposals. Three storey dwellings will not be supported; 2.5 storey dwellings will be supported in new developments within the Chinnor Village setting provided that they are not grouped together in such a way as to create an overbearing mass.

The “Space and Layout” and “Place and Setting” Sections of the Design guide focuses on scale, form and massing.

### Materials

All materials should be of good quality, sympathetic, and appropriate in colour and form to harmonise with their surroundings.

Recommended materials are set out below:

- Bricks of an appropriate colour for the area, usually shades of orange/red and terracotta with limited use of grey for contrast. The texture of bricks should match those typical of the area. Ideally, they should be handmade or appropriately machine textured. The use of paint together with brick is appropriate in the Chilterns area and will promote integration with existing building in Chinnor.
- Plain red clay tiles or natural slate roofs (often with clay ridge tiles) are the predominant roofing materials in most locations.
- Buildings in a traditional style should use windows appropriate to the style; fake traditional styles of window should not be used.

### Porches

Porches and small-scale elements break up surfaces. The porch should match the proportions, architectural style and materials of the main building. It should not look as if it has been added as an afterthought or for purely decorative effect. Open porches, canopies and hoods are more easily integrated with the building.

### Curtilage Details

A soft zone between the building and the public boundary should be provided by hedgerows and/or planting to frontages and space around buildings. Bland car parking areas to frontages shall be avoided. Parking shall be provided in accordance with Oxfordshire County Council parking standards.

Boundary treatments should be of durable materials when seen straight from the public realm and wherever possible softened by planting.

### Architectural Details

New developments should incorporate architectural details which enhance the traditional rural village quality of the Parish. In particular, the following traditional design details should be incorporated:

- Corbelled brick corncicing rather than featureless deep bargeboards.
- Window reveals to be used that ensure that windows are recessed by at least 50 millimetres into the wall for greater shadow and relief.

The “Built Form” Section of the Joint Design Guide focuses on ensuring quality.

### Relationship to settlement pattern

Any future development should respect the basic settlement pattern of the Parish and its location in close proximity to the Chilterns AONB. Ribbon development will not be permitted. Any proposed housing development should acknowledge the Chinnor context and avoid ‘pattern book’ designs.

Similar design principles will apply to all new development within the smaller hamlets of Emmington, Lower Wainhill, Spriggs Alley and Chinnor Hill and within the AONB. Moreover, recognition must be given to the broad aims of the Chilterns Conservation Board’s Management Plan to ensure that development conserves and enhances the special qualities and characteristics of the Chilterns. The distinctive character of the built and natural environment of the Chilterns shall not be degraded or subject to any negative impacts of development.

## APPENDIX 4 - ENVIRONMENTAL DATA

### Tree and Hedge Survey Results - significant hedgerows and trees within Chinnor Village

Chinnor village residents were asked to identify significant trees and hedges within the village envelope that they considered made a significant contribution to the local environment and which they considered should be protected from harm should any development take place in that locality. The location of these trees and hedges has been identified and shown on the map at the end of the appendix. Photographs were also taken in some instances as evidence. These are listed below.

The results of this neighbourhood survey constitute a watch list which the Parish Council can use for reference when considering applications for new developments in the future. The survey results were checked against the Tree Preservation Order Register for Chinnor (OX39 postcode). The results of the survey of significant trees and hedgerows are listed below. None of the locations listed appeared on the current Register.

TH1 Along Thame Road on west side entering village.

TH2 Opposite 2-16 Lower Icknield Way.

TH3 Hedgerow each side of Donkey Lane going up to the Ridgeway.

TH4 Old orchard at the bottom of Donkey Lane on south side of the railway line.

TH5 Hedgerow and associated trees each side of Station Road above the railway bridge going up to the recreation ground. The hedgerow and associated trees (including some in the field) on the recreation ground itself.

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TH6 Two areas of trees and orchards maintained by the Chinnor and Princes Risborough Railway Association on their station site.

TH7 Conigre field willow trees which are historic and the hedging around the fence which borders Station Road and St Andrew's primary school grounds.

TH8 The Rectory garden's trees on Church Road.

TH9 Row of large Corsican Pines in the grounds of 24 Oakley Road.

TH10 Two large Beech trees in the grounds of 18 Oakley Road.

TH11 Enclosed garden area behind the wall opposite the War Memorial in the High Street.

TH12 Pond in Estover Way.

TH13 Large ash tree at back of Old Forge, Station Road.

TH14 Large London Plane in Duck Square just by the Cob Cottage Cafe.

TH15 Trees on the 'green' in Van Diemens (Note this land is a Local Green Space).

TH16 Trees at the junction of Cherry Tree Road and Mill Lane including a Corsican pine.

TH17 Large ash tree at 35 Mill Lane.

TH18 The hedgerow which runs down north side of Mill Lane.

TH19 Remnant of old orchard on farmland at the west end of Mill Lane.

TH20 Cherry tree at 41 Mill Lane (relic of former cherry orchards).

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TH21 Large Sycamore in the grounds of Mill Lane school grounds by entrance.

TH22 Group of trees on verge of Estover Way opposite turn to Hedgerley south entrance.

TH23 Estover Way.



### [List of suitable native hedge planting](#)

HAZEL (*Corylus avellana*)

QUICKTHORN (*Crataegus monogyna*, Hawthorn, May, Whitethorn)

BLACKTHORN (*Prunus spinosa*, Sloe)



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MAPLE, FIELD (*Acer campestre*)

HOLLY (*Ilex aquifolium*)

WAYFARING TREE (*Viburnum lantana*)

BUCKTHORN, COMMON OR PURGING (*Rhamnus cathartica*)

SPINDLE (*Euonymus europaeus*)

## **APPENDIX 5 - SITE ALLOCATION**

THIS APPENDIX IS SET OUT IN A SEPARATE DOCUMENT.

## APPENDIX 6 – HISTORIC PUBLIC CONSULTATIONS

### Launch Event - 2 July 2015

#### Attendance Statistics

- Roads represented - 39 out of 85 with an even spread around Chinnor all bar one area (a group of roads in the centre of Chinnor i.e the Mill Lane estate - No turn out)
- Emmington, Wainhill, Chinnor Hill - no turn out
- 121 Attendees
- + 1 resident from Kingston Blount (not in the CNP area)
- Average age 60+
- Young Adult - 1

An analysis of the responses has been generated. The Table below gives a synopsis with further in-depth detail in Sections 4 - 9 of the Plan.

Main Topic	Sub Topic	In Summary
Housing Provision and Policies	Energy, Recycling, Greening and Litter Strategy, Sewer/Drainage	<ul style="list-style-type: none"> <li>• Environmentally friendly new builds in small plots</li> <li>• Mix of housing on different sites</li> <li>• Develop bio-diversity plan for the village                             <ul style="list-style-type: none"> <li>• Sustainable energy installations</li> <li>• Promote eco-living</li> </ul> </li> <li>• Recycling, Greening and Litter Strategy</li> <li>• Sewage system – major</li> </ul>

		<p>overhaul</p> <ul style="list-style-type: none"> <li>● Rainwater Drainage – major overhaul.</li> </ul>
Conservation/ heritage and design policies	Style Requirements	<ul style="list-style-type: none"> <li>● Traditional building style essential, in keeping with existing mix in Chinnor</li> <li>● Full mix of house sizes</li> <li>● Sheltered accommodation for elderly</li> </ul>
Open Space and Recreation policies	Parks & Open Spaces Sports and Leisure	<ul style="list-style-type: none"> <li>● Multi-use group area/parkland</li> <li>● Wildlife conservation</li> <li>● Additional Open Spaces in New Developments <ul style="list-style-type: none"> <li>● Tourist and Visitor Information Centre</li> <li>● All weather facilities</li> <li>● Small swimming pool <ul style="list-style-type: none"> <li>● Athletics field</li> </ul> </li> <li>● School tennis courts</li> <li>● Sports (leisure) Centre</li> <li>● Organised Community Events</li> </ul> </li> </ul>
Community Facilities	Roads Footpaths Cycle path Parking Facilities Bus Services Schools Doctors Elderly Care Veterinary centre	<ul style="list-style-type: none"> <li>● On-going repairs to roads with consideration given to the implementation of traffic-calming improvements where specifically needed</li> <li>● New footpaths required in the new development areas and existing footpaths upgraded to accommodate disabled pavement vehicles</li> </ul>

		<p>and baby buggies</p> <ul style="list-style-type: none"> <li>● A dedicated cycle path to join the Phoenix Trail and link directly with Thame is seen as an asset to the local Environment</li> <li>● Improved safer parking</li> <li>● Re-route buses to avoid congestion hotspots             <ul style="list-style-type: none"> <li>● Improved transport infrastructure between local large towns</li> </ul> </li> <li>● Secondary School provision</li> <li>● Full Health Care Centre</li> <li>● Residential home for the elderly</li> <li>● Full Health Care Centre for animals</li> <li>● Library with full Wi-Fi</li> </ul>
<p>Retail facilities in the heart of the village</p>		<ul style="list-style-type: none"> <li>● Independent/local businesses</li> <li>● Family friendly restaurant(s)</li> <li>● Family friendly pub(s)</li> <li>● Start-up businesses/pop-up shops             <ul style="list-style-type: none"> <li>● Small supermarket</li> <li>● DIY retail unit</li> <li>● Greengrocer</li> </ul> </li> </ul>
<p>Employment promotion and development</p>		<ul style="list-style-type: none"> <li>● Local B&amp;Bs plus Youth Hostel</li> <li>● Hotel/Restaurants/ Shops/Pubs</li> <li>● Homeworker office space with coffee and networking</li> </ul>

		<p>area</p> <ul style="list-style-type: none"> <li>• Business premises, accommodation in new developments</li> <li>• Small craft area (stable yard for several businesses)</li> <li>• Trekking/walking business</li> </ul>
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### Pre-Submission Version Plan Preview Event - February 2016

Public Consultation - 6 February 2016

Pre-Submission Preview of the Pre-Submission Plan

#### Attendance Statistics

- 185 Attendees over the four-hour duration
- Average age 50+
- Roads represented - 52 out of 85, appearing evenly spread around the village
- Emmington, Wainhill, Chinnor Hill - no turn out
- Number of attendees and roads showed an increase on the July 2015 launch event

Analysis of the responses has been generated. The table below gives a synopsis with further in-depth detail located on the Chinnor Neighbourhood Plan website at <https://www.chinnor-neighbourhood-plan-2023.com/>

<b>Main Topic</b>	<b>Sub Topic</b>	<b>In Summary</b>
Housing Provision and Policies	Protection of greenfield sites Downsizing opportunities Development size	<ul style="list-style-type: none"> <li>• Concern regarding sites on the north and south of the village</li> <li>• Smaller homes for youngsters, elderly and</li> </ul>

	<p>Social &amp; part rent housing Affordable housing Infrastructure Traffic congestion</p>	<p>downsizers</p> <ul style="list-style-type: none"> <li>● Fewer houses on smaller sites, for example a second Hill Farm Court, to enhance the feel of a village</li> <li>● Priority for local young people in allocation of affordable housing</li> <li>● Social and part rent housing should not be sold on open market but via local authority</li> <li>● 2 off-road parking plots per house, do not build garages</li> <li>● Upgrading of foul and surface water main drainage</li> <li>● Provision of correctly levelled and positioned existing and new road gullied to reduce flooding</li> <li>● Concern in general regarding infrastructure</li> <li>● Concerns regarding Mill Lane site and traffic/safety problems regarding proximity of school</li> <li>● More housing in Chinnor leads to increased commuting and greater traffic congestion, plus HS2 traffic</li> </ul>
<p>Conservation /heritage and</p>	<p>Energy Conservation</p>	<ul style="list-style-type: none"> <li>● Greater use of solar power, land source heat pumps,</li> </ul>

<p>design policies</p>	<p>Heritage Design Traffic New cemetery</p>	<p>modern building techniques and modern sustainably designed properties</p> <ul style="list-style-type: none"> <li>● Demolition of houses and building on garden land changes the character of Chinnor and also for nature conservation Chinnor is meant to be an area of outstanding beauty</li> <li>● Affordable housing is a must</li> <li>● Traditional building designs are not cost effective to achieve affordable housing – new designs must be applied</li> <li>● Support another access road to Kiln Lakes/Crowell Road</li> <li>● Support a new cemetery at Crowell End Farm</li> </ul>
<p>Environment, Open Space and Recreation policies</p>	<p>Parks &amp; Open Spaces Sports and Leisure</p>	<ul style="list-style-type: none"> <li>● Protection of open spaces, playgrounds, recreation facilities, allotments and places set aside for nature conservation</li> <li>● Improvements to footpaths and cycle routes – especially with safety in mind – to Thame and Phoenix Trail, Lewknor, schools and shops</li> <li>● More open spaces for all</li> </ul>



		<p>sports – indoor and outdoor – leisure, including swimming, fishing and a camping field</p> <ul style="list-style-type: none"> <li>● Youth facilities for 9-14 year olds</li> <li>● Rehearsal studios for bands</li> <li>● Bring tourism to the village with parking to attract cyclists and walkers</li> <li>● Camping field for Scouts, Guides, long distance walkers and cyclists</li> </ul>
<p>Community Facilities</p>	<p>Roads Paths Health and Welfare Schools Community Facilities Services</p>	<ul style="list-style-type: none"> <li>● More off-street parking</li> <li>● Resurface and mark parking at rear of Church Road shops</li> <li>● Consider road and traffic planning before new development</li> <li>● One-way traffic flow             <ul style="list-style-type: none"> <li>● Bypass</li> </ul> </li> <li>● Give attention to through-traffic and HGVs</li> <li>● Maintain/improve bus services</li> <li>● Pedestrian crossing provision             <ul style="list-style-type: none"> <li>● Wider footpaths, repaired/improved to encourage people to walk</li> </ul> </li> <li>● Path access to Old Kiln Lakes</li> <li>● Safe cycling routes in and</li> </ul>

		<p style="text-align: center;">out of village</p> <ul style="list-style-type: none"> <li>● Link to Phoenix Trail</li> <li>● Cycle path for pupils to Lord William’s School, Thame             <ul style="list-style-type: none"> <li>● Improve lighting on paths/fields for dog walking at night</li> </ul> </li> <li>● Increase provision in GP practices and pharmacy, maybe with Health Centre on Mill Lane site             <ul style="list-style-type: none"> <li>● NHS dentist</li> </ul> </li> <li>● Retain/improve bus services to enable people without cars to access hospitals at Stoke Mandeville, High Wycombe and Thame</li> <li>● Increased pre-school and primary school places             <ul style="list-style-type: none"> <li>● Secondary School?</li> </ul> </li> <li>● Improved access to day-care facilities</li> <li>● Additional classrooms in primary schools</li> <li>● Keep a well-stocked Library open             <ul style="list-style-type: none"> <li>● Additional play areas for younger children</li> <li>● Public swimming pool needed</li> </ul> </li> <li>● New hall facility on Mill Lane site             <ul style="list-style-type: none"> <li>● More shops to meet demands of new and</li> </ul> </li> </ul>
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		existing residents
Retail facilities in the heart of the village	Pharmacy Commercial Bank Retail Infrastructure Parking Traffic	<ul style="list-style-type: none"> <li>● Additional Pharmacy provision</li> <li>● Protect the Post Office                             <ul style="list-style-type: none"> <li>● More shops</li> <li>● Banking facilities</li> <li>● Retail in Old Kiln Lakes/Golden Hills area                                     <ul style="list-style-type: none"> <li>● New Retail site</li> </ul> </li> </ul> </li> <li>● Keep individual shops and petrol station</li> <li>● Improve parking and traffic flow</li> <li>● Bypass would solve a lot of traffic problem, particularly large lorries on Lower Road and Station Road</li> </ul>
Employment promotion and development	Traffic Small businesses Other retail	<ul style="list-style-type: none"> <li>● Encourage sustainable means of getting around the village</li> <li>● Bypass to encourage more light industry, more jobs</li> <li>● One-way traffic system, especially High Street                             <ul style="list-style-type: none"> <li>● Maintain bus etc. connections</li> </ul> </li> <li>● Keep existing business premises rather than change to residential</li> <li>● Workshops or areas to allow small businesses to develop</li> <li>● Identify and encourage local employment opportunities</li> </ul>

		<ul style="list-style-type: none"><li>● Working from home<ul style="list-style-type: none"><li>● A camping place/hostel/hotel for walkers and visitors</li></ul></li><li>● Cycle shop/repair and hardware/DIY shop</li><li>● Small to Medium Enterprise provision would help create local employment and balance local needs versus commuting</li></ul>
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