

Charney Bassett Neighbourhood Plan



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Summary of Charney Bassett Neighbourhood and Community Plans

“Conserving and Enhancing the Character of Charney Bassett”

Objectives

1. To protect the character of Charney Bassett by considering a limited number of small property new builds as well as supporting the occasional new build on an infill basis. Any new build outside of infill would be considered taking into account the Vale of White Horse District Council exception criteria.
2. Encourage and support existing commercial activity including the local farming community and to encourage the running of home-based businesses.
3. Maintain the rural nature of Charney Bassett by considering the improvement of pavements and looking at transport links.
4. Retain the character of the parish and the village.
5. Maintain and where necessary upgrade current amenities to ensure that residents continue to enjoy a good quality of life.

Policies (detailed in sections 8 & 9)

Policy SC1	Support infill development.
Policy SC2	Support development of starter homes and those suitable for the elderly.
Policy SC3	Support the appropriate redevelopment and re-use of buildings outside the village built environment and within the parish.
Policy SC4	Support the development or enhancement of community facilities such as the village hall, allotments and playing fields.
Policy EP1	Encourage existing local businesses.
Policy EP2	Support the development and expansion of ‘home-based’ businesses.
Policy EP3	Support the development of new businesses.
Policy TA1	Encourage schemes that control the volume and speed of traffic through the village.
Policy TA2	Ensure any development schemes provide adequate parking and access.
Policy TA3	Encourage alternative transport schemes to link Charney Bassett with the surrounding towns.
Policy ECC1	Ensure that the protection of the environment and characteristics of Charney Bassett is paramount in any consideration of development within the Parish.
Policy ECC2	Support the maintenance and improvement of existing infrastructure.
Policy ECC3	Support the Vale of White Horse District Council Policy on the management of flooding.

1 About Charney Bassett

1.1. Introduction

- 1.1.1 The Localism Act 2011 states that ‘a “Neighbourhood Development Plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan’. Charney Bassett policies that do not relate to the development and use of land are set out in Appendix B (Community Plan Policies). The Localism Act also specifies the period for which it is to have effect, at least a 15-20 year time period. The Charney Bassett Neighbourhood Plan covers the period to 2031 in line with the Vale of White Horse District Council Local Plan 2031.
- 1.1.2 This Neighbourhood Plan describes strategic objectives and policies for the village and parish of Charney Bassett. The Neighbourhood Plan is organised into a number of headings based on, and closely related to, those of the Vale of White Horse District Local Plan 2031. It looks at the parish as it is today and sets out policies to ensure that Charney Bassett remains a thriving community that has its own identity and in which any future development conserves the character of the village and adds to the quality of life for all of Charney Bassett residents. Its policies will be used to guide decision making in the area.

1.2. Character of the Parish

- 1.2.1 At the census of 2011, the population of the parish was 230 in 118 dwellings.
- 1.2.2 There is a good community spirit enhanced by a good community structure which includes the following organisations:-
- **The Charney Bassett Parish Council** is the owner of this Neighbourhood Plan and was instrumental in the initiation of the process developed by the Steering Group to gather the necessary input data. The Council meets every other month and has its annual Parish Meeting in May of each year. The Parish Council meetings are well attended by the parishioners especially when matters related to development are on the agenda. This high level of interest was also a driving force in the decision to produce a Neighbourhood Plan which would also include an updated Community Plan.
 - **The Charney Army** is a group of mainly retired people who work on village projects with the

aim of improving the village environment. A working party is currently held on the second and last Thursdays of the month at 10.00 a.m. for a couple of hours and at other times when necessary.

- **Charney Bassett and Lyford Education Trust (CLET)** supports a range of educational projects, with grants awarded both to individuals under the age of 25 and to the community in Charney Bassett and Lyford. Applications will be considered by the Trustees who meet in January, May and September.
- **Charney Bassett Village College** was set up in January 2001 by the Parish Council. Its objectives are:
 - to provide facilities in Charney Bassett
 - to assist villagers to learn new skills
 - to act as a channel through which CLET funds can be used to benefit villagers
 - to improve the viability of the Village Hall by putting it to greater use
- **Charney Chatter** is a free newsletter published monthly and delivered via email or as a hard copy.
- **Charney Hall and Field Trust (CHAFT)** manages the Village Hall and Charney Field on behalf of the Parish Council and has working parties managing and developing the Village Hall and Charney Field. These working parties welcome the participation and ideas of all residents.

1.2.3 The Village structure (as detailed above) promotes activity.

- The Village Hall is used for regular coffee mornings held on Tuesdays, classes conducted through the Charney Bassett Village College including quilting, pilates and yoga. Other activities include flower arranging, table tennis, language classes, art classes and photography.
- The 100 Club raises funds for the development of the Village Hall. Draws are made monthly with a 1st prize of £25 and 2nd of £10. First prize in the summer draw is £50 and in the Christmas draw £100.

1.2.4 Further details can be found on the Charney Bassett website www.charneybassett.org.uk with the link to the “Welcome to Charney Bassett Guide”.

1.3 History and Geography

1.3.1 The village of Charney Bassett lies in open country beside the meandering river Ock, about 4.5 miles (7 km) north of Wantage and 6 miles (10 km) east of Faringdon in the Vale of the White Horse. Charney Bassett was part of Berkshire until the 1974 boundary changes transferred it to Oxfordshire. Situated in the north of the Vale of

White Horse, in Gainfield Hundred, Charney Bassett has been settled since Anglo-Saxon times. The earliest known record of the locality's history records a grant of land to the Abbot of Abingdon Abbey in AD 811. The surrounding area was largely marshland and the meaning of Charney is "island in the River Cearn". This was an alternative name for the River Ock, that runs close by and which supplied the mill stream.

1.3.2 Quoting from The Domesday Book of 1086 "The Abbey holds CHARNEY itself. Before 1066 and now it answered for 2 virgates. Land for 5 ploughs. In lordship 2 ploughs; 13 cottagers with 5 ploughs; 4 slaves. The value is and was £6."

1.3.3 'The Abbey' refers to The Land of Abingdon Church. A virgate is approximately 30 acres. A cottager is a peasant and a slave is a serf and holds no land.

1.3.4 Charney Bassett as a settlement can therefore be considered to have existed for over 1200 years.

1.3.5 Charney Bassett is situated on the north bank of the River Ock. It is believed that the river, in Celtic times, was called the Charn, from which the name Charney is derived. Charney evolved from Ceornei 9th century, Cernei 11th century, Cerneia 12th century, Cerneye 13th century and Cherney 16th century. Ralph Bassett who held land hereabout and died in 1127, gives the second name of the village.

1.3.6 There is a manor, which has belonged to The Society of Friends since 1947 and is used by them as a guest house and conference centre. It was originally occupied by monks and belonged to the Benedictine Abbey of Abingdon until the Dissolution of the Monasteries. It contains some fine examples of medieval building, still in use.



Charney Manor

1.3.7 Close to the manor stands the church of St. Peter built in Norman times but probably on the foundations of an earlier Saxon place of worship. Its main attraction is a very fine example of a Norman carved tympanum, re-set in the north wall of the chancel above the entrance to a squint passage. There are only a few other examples to be found in the country.



St. Peter's Church Charney Bassett

1.3.8 Opposite the church is a water mill and records show a mill was here in the 12th century when the monks occupied the manor. The mill has of course been re-built but was grinding corn up until the First World War. However the miller's son, James Douglas, went off to war and his father eventually had to cease milling.



The Mill Charney Bassett

1.3.9 On the village green, which is opposite the Chequers Inn, stands another medieval relic, a stone shaft on three steps. It is thought this may have been a market cross, where goods could be offered for sale at certain times of the year. A sundial was added to the top later and this would have been used as the village time-piece. After the First World War the centre step was replaced with a dressed stone in a memorial to those who fell in the Great War.



The Village Green Charney Bassett

1.3.10 One mile to the north of the village is Cherbury Camp, an Iron Age fortification, the meaning of the name being the barrow beside the river Cherne or Cearn, It is believed to have been built about the beginning of the first century AD. It is similar to the well-known Uffington Castle on top of White Horse Hill, although slightly larger.

1.3.11 The village school, which closed in the early 1980s, was always known as the Bouverie Pusey School. It was built in 1871 by the Pusey family of Pusey House (about a mile to the northwest of the village), probably at the same time as New Road was made and together with six pairs of houses which were built on the east side of the road. These houses are of an unusual design with stone mullioned and arched windows and high pitched roofs, often described as similar to small churches. The only other houses similar to these are to be found at Black Bourton and on the road from Faringdon to Burford, probably by the same architect.

1.3.12 There have been only two housing developments of any size built in the last 100 years, Barnfield in the 1980s with five houses and Orchard Close with sixteen, built on the site of an apple orchard, in the 1960s. Some other houses have been built over the years on an infill basis.

References:-

- A Vision of Britain Through Time
- Victorian County History. A History of the County of Berkshire Volume IV

1.4 Settlement Pattern and Demographics

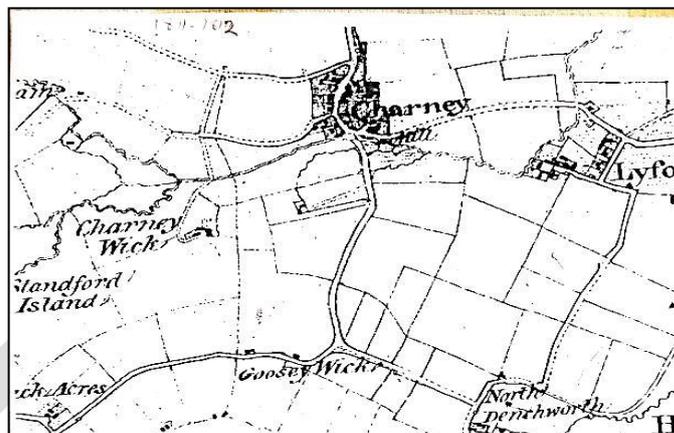
The return for Charney Bassett Parish made to Parliament under the Population Act 1801 gave the population as 216 persons with 40 inhabited houses. The following table shows the population of the parish since 1851:

Year	Number	Males	Females	Dwellings
1851	259			
1871	258	139	119	57
1881	222	109	113	51
1891	202	100	102	50
1901	163	90	73	44
1911	164	84	80	43
1921	176	80	96	46
1931	157	82	75	48
1951	168	78	90	48
1961	195	92	103	64
2001	239	118	121	103
2011	230	114	116	118

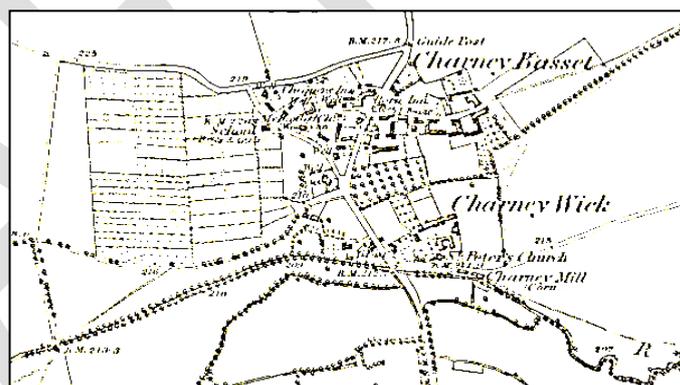
2001 and 2011 census included Pusey, which has been removed so that the data in the table only refers to Charney Bassett. The methodology used was agreed with Oxfordshire County Council. Today (2013) in Charney Bassett village there are 118 dwellings housing approximately 230 persons.

1.5 Changes in the last two hundred years

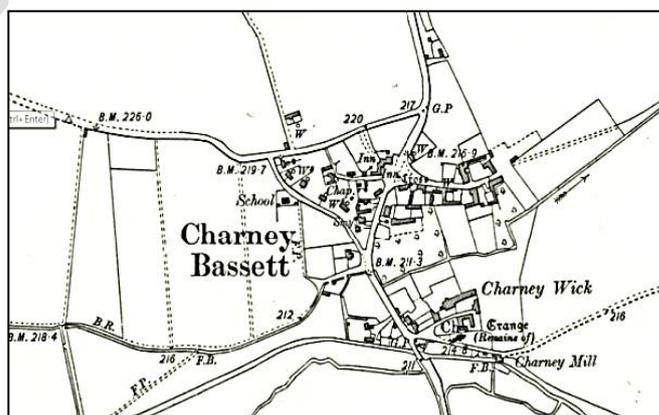
Charney Bassett now has a greater concentration of housing at its centre than it had two hundred years ago with ribbon development along the main access roads as illustrated by the outline maps below.



Village Map 1812



Village Map 1883



Village Map 1910

2 Development of the Neighbourhood Plan

The Plan and its policies have been developed from written responses to a questionnaire, scoping discussions with individuals and opportunities for public discussion at Parish meetings. The Neighbourhood Plan was promoted initially with Christmas cards in 2013; Village Hall meetings were promoted through the Charney Chatter, Charney Bassett's Village magazine. Large banners promoting the Plan were erected on the Village Green, and the Charney Bassett Village website carried items pertinent to the Plan. The Charney Bassett Neighbourhood Plan Questionnaire was preceded by a hand delivered letter, one week before the questionnaire itself was hand delivered. This resulted in a 74.5% response rate. The steering Group were mindful of openness and transparency, so minutes of meetings have been published on the Village website. www.charneybassett.org.uk

2.1 Development Process

2.1.1 The process to develop a Neighbourhood Plan for the Parish of Charney Bassett was initiated by the Parish Council in early 2013 in response to a variety of events and after a number of discussions about developing a Community Plan during 2012. The first of these was the work done by the Vale of White Horse to develop and consult on its new Local Plan as the existing Plan had expired in 2011. The Government drive for 'presumption in favour of sustainable development' and the lack of an adopted Local Plan led to a number of speculative development proposals to be put forward in areas where previously development had been restricted including on the edge of Charney Bassett. The rejection, on appeal, of planning permission for one of these schemes led to others being abandoned but it became clear that Charney Bassett needed to have as much control as it could over its own future.

2.1.2 At the Charney Bassett Parish Council meeting in January 2013 it was resolved that a Steering Group should be formed to review the existing Charney Bassett Community Plan and produce recommendations on what would be the best approach in producing an updated plan or a new combined Neighbourhood and Community Plan.

2.1.3 In April 2013 the Parish Council and Steering Group consulted with the Oxfordshire Rural Community Council (ORCC) on the options for developing the various plans. The result was that the Steering Group recommended that a new Neighbourhood and Community Plan should be produced and this decision was endorsed at the Parish Council Meeting in May 2013 and the position of the Steering Group formalised with a mandate to progress the plan.

2.1.4 The Parish Council then notified the Vale of the White Horse District Council of the intention to produce a Neighbourhood Plan and started the process of agreeing the Parish Boundary. The District Council consulted on the intention of Charney Bassett to produce a Neighbourhood Plan from the 23 October to 4 December 2013. This process was completed in January 2014 with the designation of the Parish of Charney Bassett as the neighbourhood area under Section 61G of the Town and Country Planning Act. In addition a grant of £5,000 was also allocated for the development of the plan.

2.1.5 During the summer of 2013 the Steering Group developed its understanding of the requirements and its ideas on managing the process and the necessary consultations and supported the Parish Council on its submission to the District Council. On completion of the District Council consultation the Steering Group organised a village information event on the 15 December 2013 entitled "Retake Control". Every household in the Parish received an invitational Christmas card. This event discussed the process of the Plan development and what the Community can contribute to its form and content and defined the basis of the first questionnaire.

2.1.6 In January 2014 the grant from the District Council was confirmed and a further grant from Locality was obtained. The money was managed by the Parish Council with the Steering Group defining the requirements for expenditure. This was primarily for promotional material for the events planned during the development process.

2.1.7 In the period from January to March 2014 the first questionnaire was issued and the results analysed by the Charney Bassett Neighbourhood Plan Steering Group and communicated back to the village.

2.1.8 This formed the basis of the initial SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis although the questionnaire was framed under the headings of;

- What I love about Charney Bassett
- What I don't like about Charney Bassett
- Things to improve in Charney Bassett
- Any other good ideas

Out of 120 forms distributed to all the households in the Parish there were 56 returns and the analysis was broken down into;

- Location, appearance, environment
- Amenities
- Development
- Flooding
- Traffic, roads and paths
- Community

The answers formed the basis for the development questionnaire and were further considered at a village open afternoon held on the 29th March 2014

where 30 villagers contributed to how the Parish will develop in the future.

2.1.9 Work then commenced on the development questionnaire in collaboration with ORCC and advice from the District Council. This took a few months to formulate and was distributed to every household in September 2014 having been announced beforehand by a letter drop and posters around the village. The questionnaires were returned to ORCC who carried out the numerical analysis on the 88 returns, a response rate of 74.5%. The ORCC report, Appendix G, on the findings forms the majority of the evidence base for the vision, objectives and policies developed within this plan.

2.1.10 While the questionnaire was being analysed by ORCC a further village event was held on the 11th October 2014 under the title of "Optimising Solutions". This event was focussed on starting to provide potential solutions to the requirements identified in the questionnaire and the previous consultation exercises. While not providing direct input to the plan it gave the opportunity for villagers to work together on identifying how any policies developed in the plan may be implemented. Some 26 villagers attended and produced a range of solutions and ideas which were carefully collated for future reference. Appendix E.

2.1.11 This process provided the structure and data for writing this plan. In addition there was regular communication of the progress of the plan through reports to the Parish Council meetings, publication of the Steering Group meeting minutes on the village website and articles in the village monthly magazine 'Charney Chatter'. The Charney Chatter email distribution system was also used to publicise the events although care was also taken to ensure those not on the list were informed as well.

2.1.12 The overall process was designed to be as inclusive as possible. While the Steering Group primarily defined the event and questionnaire formats, feedback was constantly sought on all the issues covered and a wide range of views taken into account. These all contributed to this plan which was drafted during December 2014 and January 2015.



3 Principal Themes for the Neighbourhood Plan

The Neighbourhood Plan Steering Group developed the principal themes from the initial SWOT analysis and the results from the Charney Bassett Neighbourhood Questionnaire. The themes were grouped in sections to align with the Vale of White Horse District Council Local Plan 2031.

Community themes are summarised within the Community Plan section 4.

3.1 Maintaining/Building a Healthy and Sustainable Community

3.1.1 The population of the Parish is approximately 230.

	Male	Female
85+	1%	1%
75-84	2%	2%
65-74	11%	11%
45-64	22%	23%
25-44	5%	6%
16-24	4%	2%
0-15	3%	7%

3.1.2 There is a high level of home ownership. The 88 households that answered the questionnaire gave the following results:

Detached Houses	64%
Detached bungalow	19%
Semidetached Houses	16%
Flats	1%

3.1.3 Many houses have been extended and there are no one-bedroomed and only a few two-bedroomed properties:

2 Bedrooms	12%
3 Bedrooms	30%
4 bedrooms	42%
5 bedrooms	13%
5+ bedrooms	3%

3.1.4 The Neighbourhood Plan Questionnaire results show that 22% of those that completed the survey would like to move to a smaller property in Charney Bassett.

3.2 Economic Prosperity

3.2.1 Commercial activity within the Parish of Charney Bassett consists mainly of farming enterprises, including arable, horse grazing, forestry, beef cattle and pheasant.

3.2.2 There are no retail outlets within the village except the very popular pub, the Chequers.

3.2.3 Charney Manor, the Quaker Retreat and Conference Centre, is the biggest employer.

3.2.4 Other commercial activity is based around working from home.

3.3 Transport and Accessibility

- 3.3.1 Charney Bassett is built around a triangle. Access is via Buckland Road, Longworth Road and Main Street. Buckland and Longworth Roads lead to the A420 and are often used as a cut through to the main Oxford to Swindon road.
- 3.3.2 There is a Community bus which runs from Stanford-in-the-Vale to Wantage via Charney Bassett on Wednesdays and Saturdays.
- 3.3.3 There is a bus shelter which is used mainly for school buses.
- 3.3.4 There are pavements on most of the main roads but some are incomplete. Main Street has pavements on both sides beyond the phone box but beyond the Chequers Pub there is no pavement. New Road has a pavement but not at the dangerous curve at the top of the road and Buckland Road has no pavements.
- 3.3.5 There are no dedicated cycle routes but Charney Bassett does have two well used bridle paths.

3.4 Environment and Responding to Climate Change

- 3.4.1 Charney Bassett Parish is an area of great archaeological, historic and architectural interest. To the North of the village is Cherbury Camp, an Iron Age fortification.

Examples of interest include:



The Manor



The Church



The Mill

- 3.4.2 Towards the southern edge of the village lies the Charney Wick Ditch. Passing under the road in the centre of the village, the ditch requires maintenance. Flooding in Charney Wick in 2007 was caused by excess water in Charney Wick Ditch and from northward over spill from the River Ock. This resulted in seven houses being flooded. The causes of the floods were looked into by the Parish Council and a flood plan was developed.



Flooding in 2007

- 3.4.3 The parish's visible history runs from the Iron Age, through Saxon and Norman times to modern times.

3.4.4 A sizable part of the village is a conservation area and there are a number of listed buildings (Appendix C) within the area (see map).



Conservation Area outlined in Red

4 Principal Themes for Community Plan

4.1 Community Life

4.1.1 The focus of village life is the Village Hall. The hall was recently enlarged and the facilities upgraded. Car parking is limited to the main road through the Village. The Parish Council and the Charney Village College all use the hall for their meetings and activities.

4.1.2 Other amenities include:

- Charney Field comprising a children's playground, a basketball hoop, a pair of football posts, a willow shelter and a wild life area where the grass is longer.
- The village green is used for many community activities including a summer feast, May Day celebrations and other events.
- The church is located in the south of the village, next to Charney Manor.

4.1.3 Other community facilities and services are located nearby in Stanford-in-the-Vale, Faringdon, Southmoor, Grove and Wantage.

5 Strengths, Weaknesses, Opportunities and Threats

The initial consultation, SWOT analysis, was used to identify issues that were important to the residents of Charney Bassett. The results of this process are summarised here.

5.1 Results of SWOT analysis

5.1.1 What I love about Charney Bassett

- Appreciation of the quiet
- Rural
- Friendly village
- Village pub
- Lack of street lighting
- Playing fields
- Village Hall
- Church
- Size, shape and cleanliness of village
- Lightness of traffic
- Generally uncluttered streets
- Some traditional architecture
- Village green
- Charney Army's work particularly concerning flood protection
- Proactive Parish Council
- Low crime rate

5.1.2 What I don't like about Charney Bassett

- Lack of fast broadband
- Lack of public transport
- No shop
- No post office
- No gas main
- No village school
- No garage
- Lack of litter bins and dog bins
- Poor mobile phone reception
- Roadside litter
- Pylons
- Electric and phone posts
- Untidy frontages of some houses.
- Other Concerns included:
 - Traffic
 - Speeding and increasing volumes
 - Roads
 - Poor surfaces
 - Potholes and verges
 - Lack of footpaths

5.1.3 Things to Improve in Charney Bassett

- Modest development across a price range
- Develop McBain's yard/old school site
- Use infill sites for development
- Develop Buckland road site

- Provide homes for downsizing for existing residents
- Flood protection
- Traffic calming measures

5.1.4 Any other good ideas

- More commitment from residents in community activities
- Consider community facilities for solar/wind generation
- Develop part of playing fields into a keep-fit area
- Attract high-tech business units
- Street cleaning
- Support for the elderly
- Encourage skill sharing
- Reduce low flying helicopter noise
- Regular village clean-up days
- Encourage more wildlife, meadows and trees
- Accelerate refurbishment of Charney Mill
- Provide more allotments

These results were discussed at a Village Hall meeting and a Parish Council meeting.

N.B. these are all the issues, however the Neighbourhood Plan Steering Group took into account those issues that were raised most often by residents and are used to develop the objectives. (Section 7).

6 A Vision for Charney Bassett

Following the questionnaire results and various meetings there was a clear overall impression of what is important to the Parish residents. The Steering Group in consultation with the Parish Council developed a vision statement to reflect these views.

“Conserving and Enhancing the Character of Charney Bassett”

Charney Bassett is, and will continue to be, home to a thriving community that has its own identity and in which any future development conserves the character of the village and adds to the quality of life for all Charney Bassett residents. In 20 years’ time, Charney Bassett will still be a small, peaceful village in a rural parish. The current amenities and services will have been properly maintained (e.g. roads, public footpaths and bridleways, village hall) and upgraded where appropriate. It will continue to be a safe and friendly place to live for both young and old whether living in families or on their own.

The vision and its supporting statements form the focus for turning the results of the SWOT analysis and the development questionnaire into specific objectives and policies for the Parish.

7 Objectives – Neighbourhood Plan

The data collected from the initial scoping report (the full results are given in section 5) was used to build the following SWOT analysis to align with the four theme headings used in the Vale of White Horse District Council Local Plan 2031. The four themes are:

- Maintaining/Building a Healthy and Sustainable Community
- Economic Prosperity
- Transport and Accessibility
- Environment and Responding to Climate Change

After being discussed, at a Village Hall meeting and a Parish Council meeting, the objectives for the Neighbourhood Plan were identified from the SWOT analysis under each heading. The objectives identified which relate to the Community part of the plan are covered separately in Section 7.5.

7.1 Maintaining/Building a Healthy and Sustainable Community

Strengths	Weaknesses
<ul style="list-style-type: none"> ▪ Appreciation of the quiet, rural friendly village ▪ Some traditional architecture ▪ Village green ▪ Village hall ▪ Church ▪ Proactive Parish Council ▪ Low crime rate 	<ul style="list-style-type: none"> ▪ No shop ▪ No post office ▪ No gas main ▪ No village school ▪ More commitment from residents in the community ▪ Support for elderly
Opportunities	Threats
<ul style="list-style-type: none"> ▪ Modest development across a price range ▪ Develop McBain’s yard / school ▪ Use infill sites for development ▪ Develop Buckland road site ▪ Provide homes for downsizing for existing residents ▪ Provide more allotments 	<ul style="list-style-type: none"> ▪ Flood protection ▪ Uncontrolled development

7.1.1 Objectives

- Consider a limited number of new small houses
- Support occasional new build, using appropriate materials on an infill basis only

- Consider new build outside of infill taking into account the Vale of White Horse exception criteria

7.2 Economic Prosperity

Strengths	Weaknesses
<ul style="list-style-type: none"> Appreciation of village pub Local farmers 	<ul style="list-style-type: none"> Lack of fast broadband Lack public transport Poor mobile phone reception
Opportunities	Threats
<ul style="list-style-type: none"> Consider community facilities for solar/wind generation Attract high-tech business units Encourage skill sharing 	

7.2.1 Objectives

- Support economic prosperity
- Encourage businesses run from residents' homes
- Support for the farming community
- Support for existing commercial activity

7.3 Transport and Accessibility

Strengths	Weakness
<ul style="list-style-type: none"> Appreciation of the quiet rural friendly village Lack of street lighting Size, shape and cleanliness of village Lightness of traffic Generally uncluttered streets 	<ul style="list-style-type: none"> Roads Poor surfaces Potholes and verges Lack of footpaths Lack public transport
Opportunities	Threats
<ul style="list-style-type: none"> Traffic calming measures 	<ul style="list-style-type: none"> Traffic Speeding and increasing volumes

7.3.1 Objectives

- Maintain the quiet, rural nature of Charney Bassett
- Consider improvements and extensions of footpaths
- Consider off street parking for all builds including extensions
- Support for the Community bus and other types of transport

7.4 Environment and Responding to Climate Change

Strengths	Weaknesses
<ul style="list-style-type: none"> Appreciation of the quiet rural friendly village Village pub Lack of street lighting Playing fields Size, shape and cleanliness of village Generally uncluttered streets Some traditional architecture Village green Regular village clean-up days Charney Army's work particularly regarding flood protection 	<ul style="list-style-type: none"> Lack of litter bins and dog bins Roadside litter Pylons Electric and phone masts Untidy frontages of some houses Street cleaning
Opportunities	Threats
<ul style="list-style-type: none"> Encourage more wildlife, meadows and trees Develop part of playing field into keep fit area Accelerate refurbishment of Charney Mill 	<ul style="list-style-type: none"> Flooding protection Reduce low flying helicopter noise

7.4.1 Objectives

- Retain the character of the village and wider parish area



7.5 Community Plan

7.5.1 As well as developing the Neighbourhood Plan the work carried out provided a basis for formulating an updated Community Plan through the meetings and questionnaire. In particular the results from the questionnaire identified the key community issues that the Parish would like to see maintained and improved. These all revolve around the nature of a rural village in Oxfordshire and the residents who live in it.

7.5.2 Summary from the questionnaire on the village community

- Appreciation of the quiet
- Rural
- Friendly village
- Many comments supporting Village pub
- Church
- Playing fields
- Village Hall and the Charney Village College
- Public footpaths

These comments, coupled with the overall results from the questionnaire related to the Vale of White Horse District Council themes in the Local Plan 2031, enabled the establishment of the objectives below for maintaining and improving the community life of the village.

7.5.3 Objectives

- Maintain and where necessary upgrade current amenities to ensure that residents continue to enjoy a good quality of life
- Enable older/less mobile people to access village social life with improvements to pavements

These two objectives encompass the ethos of the Parish and are directly linked to the vision “Conserving and Enhancing the Character of Charney Bassett” described in Section 6 while the associated policies are given in Section 9.

7.5.4 “Optimising Solutions”

As with the Neighbourhood Plan policies, the Community Plan policies were developed to support the above objectives and as they will be primarily driven by the

parish itself the “Optimising Solutions” event was used to test how these might be implemented. This was an opportunity for the community to come together and work in a structured manner to arrive at solutions to issues identified during the whole plan development process. The discussions covered the wide range of views held on the identified topics and used a process to produce a map of the types of activity that will be necessary to implement the community aspirations. The results of this exercise are summarised in Appendix E.

7.6 Summary of Findings from Charney Bassett Neighbourhood Plan Questionnaire

The objectives identified from the SWOT analysis were quantified through the Charney Bassett Neighbourhood Plan questionnaire. The full results are in Appendix G. The summary of the questionnaire was compiled by Oxfordshire Rural Community Council. The questionnaire results have been fundamental in providing the numerical data that substantiated the objectives stated above. The report gives a detailed breakdown of answers to all survey questions. The following is a summary of the relevant findings.

7.6.1 Part 1 – Issues important to Community

- 92% respondents felt that new family homes should include at least 2 off street parking places
- 43% consider traffic calming measures essential
- 91% have recently experienced problems with broadband
- The services respondents most wish to see improved are broadband and mobile phone reception
- 58% of people are concerned ‘a lot’ about the speed of traffic through Charney Bassett
- 99% appreciate the quiet, rural nature of Charney Bassett
- 42% have recently experienced problems with loss of electricity supply or low voltage
- The most popular local information source is Charney Chatter (online edition)

7.6.2 Part 2 – Development and Planning

- 85% of respondents agree that Charney Bassett development should be in the form of infill and brownfield only
- 22% of respondents are interested in downsizing in the next 2-10 years
- 86% of respondents use a car to travel to work
- Adults are most in need of improved outdoor recreation facilities (24% of respondents)
- 68% of respondents do not wish to see development outside the village built environment

- Top 3 downsize criteria:
 - Privacy
 - Houses not crammed together
 - Convenient parking
- Top 3 most used outdoor spaces:
 - Bridle path off Charney Field
 - Other walks
 - Footpath off Buckland Road
- Top 3 most used indoor spaces:
 - Village hall
 - Chequers pub
 - Charney Church
- Most popular suggestion for activities in a new, larger community venue - pilates, yoga, aerobics and keep fit
- Most popular location for a new, larger community venue - the old school in New Road

7.6.3 Part 3 – Housing Survey

- 5% of respondents wish to move home in the next few years but cannot
- Top 3 types of accommodation needed in Charney Bassett:
 - Detached house
 - Detached bungalow
 - Semi-detached house
- 11 households wish to move to Charney Bassett
- Top 3 reasons preventing respondents moving:
 - Lack of suitable housing
 - Can't afford to buy
 - Lack of private rented properties
- 50% of respondents want more owner-occupation in Charney Bassett
- Top 3 reasons for wishing to move to Charney Bassett:
 - To be near family
 - Want to start first home
 - Need a bigger home

7.6.4 Part 4 – Requiring New Home

- 6 respondents stated that they need a new home in Charney Bassett
- Self-ownership was the preferred tenure of 83% of respondents
- 37% of respondents need a smaller home
- 80% of those in need of a new home currently live in Charney Bassett

7.6.5 Summary

Using the data obtained from the Neighbourhood Plan questionnaire which was independently analysed by Oxfordshire Rural Community Council and combined with the original SWOT analysis, established the Neighbourhood Plan policies to achieve the objectives.

8 Policies – Neighbourhood Plan

Charney Bassett is not designated specifically in the settlement hierarchy of the Vale of the White Horse Local Plan 2031 but is considered to form part of the open countryside of the Vale. In general it is considered that housing development is not appropriate unless it is consistent with the local exceptions set out in the Local Plan. Charney Bassett is in agreement with this overall position and with the overall policies of the Vale set out under the headings of:

- Maintaining/building a healthy and sustainable community
- Supporting economic prosperity
- Supporting sustainable transport and accessibility
- Protecting the environment and responding to climate change

However during the development of this plan we have identified specific issues related to Charney Bassett under each of these topics which have resulted in the development of the objectives listed in Section 7. To enable the achievement of these objectives the following policies have been developed as the guiding principles on planning decisions and as a basis to achieve the vision for the development of the Parish.

8.1 Policies for Maintaining/Building a Healthy and Sustainable Community (SC)

Community has been identified as the overarching characteristic of Charney Bassett in all the consultation activities that have contributed to the development of this Neighbourhood Plan. Charney Bassett has evolved over the centuries as outlined in Section 1 and will continue to do so but in a controlled and sympathetic manner.

An important aspect is the ability to cater for all types of households within the community and the following policies are focused on sustaining the viability, characteristics and controlled growth of the village.

Policy SC1 - In general infill development will be supported provided it is in keeping with immediate locality and is not detrimental to either the existing vistas of the village or to the transport issues such as parking and volume of traffic.

Policy SC2 – Where appropriate development sites can be identified, preference will be given to schemes which enable existing residents or those with local connections to remain within the community i.e. starter homes or those suitable for the elderly.

Policy SC3 – Support the appropriate redevelopment and re-use of buildings outside the village and within the parish (see also Policies EP 1 to 3).

Policy SC4 – Support the development or enhancement of community facilities such as the village hall, allotments and playing fields.

8.2 Support Economic Prosperity (EP)

Current economic activity within the parish is limited, as described in Section 3.2, and is dominated by rural businesses such as farming. In keeping with the open countryside description of the Parish, the development of any significant industrial premises will not be supported. However, expansion of existing activities, re-use of buildings and diversity of activities will be supported, provided that they are in keeping with the characteristics of the immediate locality.

Policy EP1 – Encourage local businesses to expand and diversify through re-use or extension of existing premises provided it is in keeping with the immediate locality and meets the requirements of sustainability particularly with respect to transport.

Policy EP2 – Support the development and expansion of ‘home-based’ businesses where they meet the requirements of sustainability particularly with respect to transport.

Policy EP3 – Support the development of new businesses that contribute to local amenities such as a local shop.

8.3 Support sustainable transport and accessibility (TA)

Transport in Charney Bassett is dominated by the use of private cars which has a number of impacts on the characteristics of the village such as parking and volume of traffic. In addition it is used as a commuter route to and from the surrounding larger villages and towns. The control of traffic was a major concern identified in the consultation processes and the lack of alternatives to private car usage identified as a major sustainability issue for the village.

Policy TA2 – Ensure any development schemes provide adequate parking and access.

8.4 Protecting the environment and responding to climate change (ECC)

The environment of Charney Bassett was highlighted as of great importance to the residents of the Parish in all the consultation processes. This included aspects such as public rights of way, village footpaths and street lighting, condition of verges and roads and maintaining biodiversity. The impact on the environment needs to be fully addressed in any proposed development and will be a key deciding factor on support for any proposal. The impact of any development of the flooding issues that Charney Bassett faces is also a major consideration for any decision to be made. This is all in accord with the overall policies of the Vale of the White Horse District Local Plan 2031 and the policies below reinforce the position of Charney Bassett with respect to them.

Policy ECC1 – The protection of the environment and characteristics of Charney Bassett is paramount in any consideration of development within the Parish.

Policy ECC3 – Support the Vale of White Horse District Council Policy on the management of flooding by ensuring that flood elevation is integral in any type of development.

8.5 Vale of White Horse District Council Local Plan 2031 Exemption Criteria

8.5.1 Affordable housing schemes will be permitted in any area such as Charney Bassett by the Vale of White Horse District Council if it meets all the exemption criteria listed in the Local Plan. These criteria are;

- I. it meets a clearly established local need identified through a robust housing needs assessment in accordance with a methodology agreed with the district and parish council
- II. it is designed to meet the established need of a village (or its neighbouring village) in terms of dwelling numbers, types, sizes and affordability
- III. it includes secure arrangements to ensure that all the houses will be occupied by local people in need of affordable housing and that the benefits of the low cost provision will remain available to local people in the long term
- IV. it is located within or on the edge of a village and would not harm the character or setting of settlements, particularly in Areas of Outstanding Natural Beauty. The design, layout and materials of new housing complements and enhances its surrounding natural and built environment
- V. it would not undermine the purposes or visual amenities of the Oxford Green Belt
- VI. it will not adversely impact upon designated heritage assets or their setting (i.e. Listed Buildings, Conservation Areas, Parks and Gardens etc.)
- VII. it is located in a sustainable location with good access to public transport, employment and local services/facilities, and
- VIII. is consistent with Core Policy 42: Flood Risk

8.5.2 Where robust evidence establishes that viability issues would prevent the delivery of an exception site, the minimum level of market housing required to make the development viable will be favourably considered where it would ensure the provision of significant additional affordable housing to meet local needs.

8.5.3 Any market housing included in a scheme (where considered necessary for reasons of viability) should be constructed to reflect the character of the affordable units and be sympathetic to the rural location.

8.5.4 Charney Bassett Parish Council has the option of applying for a Rural Exception Site if it considers a development proposal meets the planning policies in this plan but not necessarily all the Vale

of White Horse District Council criteria. A Rural Exception Site would enable the parish to gain planning permission for a small site to develop a small number of affordable homes to meet a demonstrated local need.

9 Policies – Community Plan

As outlined in Section 7.5 the various activities implemented for the development of the Neighbourhood Plan inherently raised issues that a Community Plan would cover. To maximise the value of effort put in by the community during the plan development it follows that policies for the community objectives should mirror those of the Neighbourhood Plan. These policies are given below and are identified with the four themes of the Vale of White Horse District Council Local Plan 2031 – Sustainable Community (SC), Economic Prosperity (EP), Transport and Accessibility (TA) and Environment (ECC).

Policy EP2 – Support the development and expansion of ‘home-based’ businesses where they meet the requirements of sustainability particularly with respect to transport.

Policy TA1 – Encourage schemes that control the volume and speed of traffic through the village.

Policy TA3 – Encourage alternative transport schemes to link Charney Bassett with the surrounding towns.

Policy SC4 – Support the development or enhancement of community facilities such as the village hall, allotments and playing fields.

Policy ECC2 - Support the maintenance and improvement of existing infrastructure, such as public rights of way, and development of new infrastructure that protects the environment and biodiversity.

10 Delivery Strategy

10.1 Implementation

10.1.1 The policies developed in this Neighbourhood Plan will be used by the Charney Bassett Parish Council to decide its response to any planning applications submitted to them. In addition the Vale of White Horse District Council will use these policies, in conjunction with the District Policies set out in the Local Plan, to determine planning applications in the Parish of Charney Bassett.

10.2 Monitoring and Review

10.2.1 The Charney Bassett Parish Council will keep these policies under review as appropriate as

the Vale of White Horse District Council Local Plan is implemented noting any developments that may have a direct impact on Charney Bassett.

10.2.2 While the policies for Charney Bassett defined here are based on firm evidence from the systematic consultations carried out during the development of the Neighbourhood Plan, the Parish Council will continue to seek input from the parish community via the regular council meetings and the Annual Parish Meeting on any issues which may affect the vision, objectives and policies adopted in this plan.

11 “Conserving and Enhancing the Character of Charney Bassett”

The purpose of this Neighbourhood Plan is summed up in the vision developed during the process. While the underlying beliefs have always been a guide to the development of the parish, this plan provides the vehicle for formalising the aspirations of the residents as it progresses through its 12th century of existence.

Appendix A – Summary of Charney Bassett Neighbourhood Plan Policies

The tables below summarise the links between the relevant policies that will be implemented to achieve the objectives set to support the overall vision for the Parish. These are split into Neighbourhood Plan policies to support the objectives for development and Community Policies to achieve the wider aspirations of the Parish. These are, of course, integrated in practice when issues are addressed by the Parish Council.

Vision – “Conserving and Enhancing the Character of Charney Bassett “

Charney Bassett will be home to a thriving community that has its own identity and in which any limited future development conserves the character of the village and adds to the quality of life for all Charney Bassett residents.

Maintaining/Building a Healthy and Sustainable Community

Objective	Policy
Consider a limited number of new small houses	Policy SC2 – Where appropriate development sites can be identified preference will be given to schemes which enable existing residents or those with local connections to remain within the community. For example starter homes or those suitable for the elderly.
Support occasional new build, using appropriate materials on an infill basis only	Policy SC1 - In general in-fill development will be supported provided it is in keeping with immediate locality and is not detrimental to either the existing vistas of the village or to the transport issues such as parking and volume of traffic.
Consider new build outside of infill taking into account the Vale of White Horse exception criteria	Policy SC3 – Support the appropriate redevelopment and re-use of buildings outside the village built environment and within the parish. Policy ECC 3 – Support the Vale of White Horse District Council Policy on the management of flooding by ensuring that flood elevation is integral in any type of development.

Support Economic Prosperity

Objective	Policy
Support economic prosperity	Policy EP 1 – Encourage local businesses to expand and diversify through re-use or extension of existing premises provided it is in keeping with the immediate locality and meets the requirements of sustainability particularly with respect to transport. Policy EP 3 – Support the development of new businesses that contribute to local amenities such as a local shop.
Encourage businesses run from residents’ homes	Policy EP 2 – Support the development and expansion of ‘home-based’ businesses, subject to suitability, where they meet the requirements of sustainability particularly with respect to transport.
Support for the farming community	Policy EP 1 – Encourage local businesses to expand and diversify through re-use or extension of existing premises provided it is in keeping with the immediate locality and meets the requirements of sustainability particularly with respect to transport.
Support for existing commercial activity	Policy EP 1 – Encourage local businesses to expand and diversify through re-use or extension of existing premises provided it is in keeping with the immediate locality and meets the requirements of sustainability particularly with respect to transport.

Support sustainable transport and accessibility

Objective	Policy
Maintain the quiet, rural nature of Charney Bassett	Policy TA 1 – Encourage schemes that control the volume and speed of traffic through the village.
Consider improvements and extensions of footpaths	Policy ECC 2 – Support the maintenance and improvement of existing infrastructure, such as public rights of way, and development of new infrastructure that protects the environment and biodiversity.
Consider off street parking for all builds including extensions	Policy TA 2 – Ensure any development schemes provide adequate parking and access.
Support for the Community bus	Policy TA 3 – Encourage alternative transport schemes to link Charney Bassett with the surrounding towns.

Protecting the environment and responding to climate change

Objective	Policy
Retain the character of the village and wider parish area.	Policy ECC 1 – The protection of the environment and characteristics of Charney Bassett are paramount in any consideration of development within the Parish.

Appendix B – Summary of Charney Bassett Community Plan Policies

The tables below summarises the links between the relevant policies that will be implemented to achieve the objectives set to support the overall vision for the Parish.

Support Economic Prosperity

Objective	Policy
Encourage businesses run from residents' homes	Policy EP 2 – Support the development and expansion of 'home-based' businesses where they meet the requirements of sustainability particularly with respect to transport.

Support sustainable transport and accessibility

Objective	Policy
Maintain the quiet, rural nature of Charney Bassett	Policy TA 1 – Encourage schemes that control the volume and speed of traffic through the village.
Consider improvements and extensions of footpaths	Policy ECC 2 - Support the maintenance and improvement of existing infrastructure, such as public rights of way, and development of new infrastructure that protects the environment and biodiversity.
Support for the Community bus	Policy TA 3 – Encourage alternative transport schemes to link Charney Bassett with the surrounding towns.

Community Life

Objective	Policy
Maintain and where necessary upgrade current amenities to ensure that residents continue to enjoy a good quality of life	Policy SC4 – Support the development or enhancement of community facilities such as the village hall, allotments and playing fields.
Enable older/less mobile people to access village social life with improvements to paths	Policy ECC 2 - Support the maintenance and improvement of existing infrastructure, such as public rights of way, and development of new infrastructure that protects the environment and biodiversity.

Appendix C – Summary of Listed Buildings, Scheduled Monuments and Protected Views

Listed Buildings in Charney Bassett

Grade II

- Barn on the Green, attached to The Stables
- Bear Cottage
- Bridle Cottage
- Byways
- Chest Tomb in St. Peter's Graveyard
- Gratwick Barn
- Green Farm
- Hillside
- Home Farmhouse
- Lyford Bridge
- Mill Cottage
- Stoneleigh
- Straddlestones
- The Cottage on the Green
- The White House
- Timings
- Village Cross

Grade I

- Church of St. Peter
- Charney Manor

Scheduled Monument

- Cherbury Camp

Information provided by English Heritage.



Listed Buildings in Charney Bassett highlighted by dots

Appendix D – Evidence Base Summary

This Neighbourhood Plan owes its development to many activities that were implemented over the period 2012-2015. These are summarised below with their contribution to the process described in Section 2.

Charney Bassett Parish Council

The Parish Council was responsible for setting up and monitoring the process for the development of the plan. They were also responsible for the formal actions such as the definition of the neighbourhood boundary. The actions and monitoring involved are documented in the Parish Council minutes which are published on the village website and noticeboard.

Neighbourhood Plan Steering Group

This group was set up by the Parish Council to drive the development of the Neighbourhood Plan by organising the events and questionnaires as well as reporting back to the community. They were the prime focus for the necessary interactions with:

- The parish community
- Vale of White Horse District Council
- Oxfordshire Rural Community Council
- Other interested parties

The group was responsible for interpreting the results of the questionnaires in consultation with the Parish Council and drafting this document.

The minutes of the group meetings were posted on the village website and noticeboard.

Meetings with the Community

Throughout the development process the engagement with the parish community was essential to ensure that the plan truly reflected the views and aspirations of the residents. There were three major events organised;

- “Retake Control” – explaining the process to the residents
- “Open Afternoon” – acquiring views on the results of the first questionnaire and of potential future development in the parish
- “Optimising Solutions” – an interactive event on how an implementation process can involve the residents

Questionnaires

Two fully inclusive questionnaires were completed during the process:

- “What I like/don’t like about Charney Bassett” – a questionnaire designed to explore the issues of most importance to the parish residents and then formulated into a SWOT (Strengths – Weaknesses – Opportunities – Threats) analysis. This was used to identify the key objectives and vision for the parish and also provided the basis for the questions posed in the development questionnaire.
- “Development Questionnaire” – This was the questionnaire on the specific development issues of Charney Bassett formulated by the Steering Group in collaboration with Oxfordshire Rural Community Council (ORCC). ORCC were responsible for the analysis of the results (Appendix G) which provided the final evidence for the formulation of the Neighbourhood Plan Policies.

Articles & Communication

Regular articles were published in the parish newsletter “Charney Chatter” to provide updates on progress.

The events and questionnaires were publicised through Charney Chatter but also directly for those not on the email distribution list. Door-to-door mailshots were used along with banner displays and posters around the village.

Vision – Objectives - Policies

These form the heart of the Neighbourhood Plan and are the accumulation of the whole process. These provide the basis for future sustainable development for the Parish of Charney Bassett.

Appendix E – Optimising Survey Summary

On 11th October 2014 residents were invited to a workshop to discuss the impact of ideas suggested in the original survey put to the residents in 2013. Attendees were split into four groups and asked to discuss amongst themselves a list of topics which were further split into sub headings. The results were collated and are summarised below. Under the sub heading of “Other” groups added further suggestions, these were not tested by the other groups but have been added to the analysis below.

ALLOTMENTS

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Allotments	Closure of existing allotments at Charney Manor	None	Negative	None	<ul style="list-style-type: none"> Charney Manor 	<ul style="list-style-type: none"> Existing Allotment holders 	<ul style="list-style-type: none"> Preferable to leave allotments where they currently are. PC in discussion with Manor to retain allotments.
Allotments	Establishment of new allotments elsewhere in village if land available	Positive /none	Positive	None	<ul style="list-style-type: none"> Residents 	<ul style="list-style-type: none"> Charney Manor Existing holders who might have to move 	<ul style="list-style-type: none"> Positive to landscape providing strict rules regarding presentation adhered to. Manor loses revenue & goodwill. Extra allotments would be positive for village. Good for health. Consideration needs to be given to location to ensure facilities such as water & parking are available.

BRIDLE PATHS AND PUBLIC RIGHTS OF WAY

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Bridle paths and public rights of way	Maintenance of existing	None	Positive	None	<ul style="list-style-type: none"> Walkers Dog owners Horse owners Cyclists 		<ul style="list-style-type: none"> Very important to maintain bridle paths and public rights of way more often. Need to be maintained according to definitions on OCC website. Not as well maintained as formerly suggest devolve from OCC to parishes. VWHDC should be expected/required to maintain new and existing paths and rights of way.
Bridle paths and public rights of way	Establishment of new paths	None	Uncertain	None	<ul style="list-style-type: none"> Walkers Dog owners Horse owners Cyclists 	<ul style="list-style-type: none"> Landowners 	<ul style="list-style-type: none"> Let's have more footpaths. Depends on location. Consider circular walks around Charney Bassett.
Bridle paths and public rights of way	Other – Cycle ways				<ul style="list-style-type: none"> Cyclists Motorists 	<ul style="list-style-type: none"> Landowners 	

FLOOD PREVENTION

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Flood Prevention	Sandbags	None	Uncertain	None	<ul style="list-style-type: none"> • People at risk of flooding • Vulnerable villagers • Residents/supplier 		<ul style="list-style-type: none"> • Storage of sandbags. • Temporary impact on landscape. • We have sandbags.
Flood Prevention	Piping and pumps	Negative	Negative	Uncertain	<ul style="list-style-type: none"> • People at risk of flooding • Vulnerable villagers 	<ul style="list-style-type: none"> • Appearance of village • Other residents 	<ul style="list-style-type: none"> • Noise/operator. • Proactive measures to be maintained to prevent flooding. • Very expensive not practical on a community basis. • If only temporary no impact on air or landscape.
Flood Prevention	J Gardiner's scheme	None	Uncertain	None	<ul style="list-style-type: none"> • People at risk of flooding • Vulnerable villagers 		<ul style="list-style-type: none"> • If system is breached who is responsible for the work done? All proposals should be signed off by EA/water authority. • Risk to others. • Subject to further discussion with VWHDC and Environment Agency. • An approved scheme?
Flood Prevention	Do nothing	None	None	None	<ul style="list-style-type: none"> • Flood victims 	<ul style="list-style-type: none"> • People at risk of flooding and possibly all of us in the future • Vulnerable villagers 	<ul style="list-style-type: none"> • Environment Agency needs to do more regular maintenance. • Local waterways must be maintained by riparian owners and local groups. • Cannot do nothing, must continue to maintain watercourses.
Flood Prevention	Other – impact of development in other villages	None	Uncertain	None		<ul style="list-style-type: none"> • Charney Bassett 	

MODEST HOUSE DEVELOPMENT

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Modest House Development	Allow	Negative	Negative /uncertain	None	<ul style="list-style-type: none"> Landowners /developers Purchasers, downsizers Residents 	<ul style="list-style-type: none"> Villagers Existing homeowners / potential neighbours none if done sensibly 	<ul style="list-style-type: none"> More pressure on services and facilities. Infill/brownfield acceptable. Define modest we would favour infill and brownfield development. Impact on potential flooding. Allow McBain's yard, brownfield/infill/reuse of buildings. Depends on nature and purpose of the homes and retirement homes would be more beneficial. Concerns re additional traffic. Need to set a limit on the number and location of properties and appearance being in keeping with existing properties.
Modest House Development	Do not allow	None	None	None	<ul style="list-style-type: none"> Village Villagers 	<ul style="list-style-type: none"> Landowners/ developers Potential residents People who would like to downsize. Villagers. Developers, landowners, purchasers, downsizers 	<ul style="list-style-type: none"> No new blood coming to village. Infill and brownfield development seems to be the way forward.
Modest House Development	Other- care home sheltered accommodation	Negative	Negative	Positive			<ul style="list-style-type: none"> Permits those who want to stay. Limit to 2 storey building.
Modest House Development	Other - mass development	Negative	Negative	None	<ul style="list-style-type: none"> Landowners 	<ul style="list-style-type: none"> Villagers 	<ul style="list-style-type: none"> There is no infrastructure in the village to support mass development.
Modest House Development	Other - smaller homes	Negative	Negative	Positive	<ul style="list-style-type: none"> Existing residents First time buyers 		<ul style="list-style-type: none"> Permits downsizing for those who want to stay but in smaller homes.

OVERHEAD CABLES

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Overhead Cables	New cabling to be underground	None /positive	Positive	None	<ul style="list-style-type: none"> Village All residents Visually to general public Electric company 	<ul style="list-style-type: none"> Installer /utilities Wildlife Residents 	<ul style="list-style-type: none"> Initially a huge disturbance. Result in fewer power cuts. Will be very expensive.
Overhead Cables	Existing cabling to be underground	None /positive	Positive	None	<ul style="list-style-type: none"> Village All residents Visually to general public Electric company 	<ul style="list-style-type: none"> Wildlife Residents 	<ul style="list-style-type: none"> Reliability of supply. Damage to roads and verges. Initially a huge disturbance. Very disruptive. More reliable than above ground.
Overhead Cables	All cabling to be overhead	None	Negative	None	<ul style="list-style-type: none"> Wildlife Installer/utility 	<ul style="list-style-type: none"> Villagers All residents 	<ul style="list-style-type: none"> Currently easy to identify problems. New cabling. No change from present.
Overhead Cables	Other - household/community generation (solar or wind)	Negative	Negative	Positive	<ul style="list-style-type: none"> residents (self-sufficient) 	<ul style="list-style-type: none"> residents (visual impact) 	

PAVEMENTS

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Pavements	Repair of existing	None	Positive	None	<ul style="list-style-type: none"> Villagers and visitors Village All residents 	<ul style="list-style-type: none"> Council Taxpayers 	<ul style="list-style-type: none"> Do we not pay for this already! Should highways Department not be on top of this? All existing pavements need to be repaired and made even. At moment they are dangerous particularly at night because there is no lighting.
Pavements	Installation of new ones	None	Positive	None	<ul style="list-style-type: none"> Villagers, children, walkers, visitors. Village All residents especially Buckland and Longworth Roads 	<ul style="list-style-type: none"> Frontages Motorists 	<ul style="list-style-type: none"> Combine footpaths with traffic calming and safety of pedestrians. Safety improved. Pavements are urgently needed in Buckland Road, Longworth Road and New Road in front of school. Link with traffic calming.
Pavements	Other - west side of New Road from old school to Buckland Road	None	Positive	None	<ul style="list-style-type: none"> Villagers, children, walkers, visitors 		<ul style="list-style-type: none"> Other areas in village need careful consideration.
Pavements	Other -ground level solar lighting and hard pavements	None	Positive	Positive	<ul style="list-style-type: none"> Residents, motorists 		<ul style="list-style-type: none"> Solar lighting & pavements in Main St. Longworth Road, Buckland Road.

STREET LIGHTING

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Street Lighting	No Lighting (as at present)	None	Positive	None	<ul style="list-style-type: none"> Village All residents Residents who like the dark All those in favour of no lighting 	<ul style="list-style-type: none"> Pedestrians All those in favour of lighting 	<ul style="list-style-type: none"> Good as dark sky area. The absence of pavements makes the absence of lighting more dangerous. If pavements are provided the need for lighting is minimal. Could continue if other aspects of safety are addressed(e.g. pavements and solar lights). Preserve the status quo. It is part of rural life we can see the stars.
Street Lighting	Installation of Lighting	Negative	Negative	None	<ul style="list-style-type: none"> Some residents Electricity company Pedestrians 	<ul style="list-style-type: none"> All residents Residents who like the dark 	<ul style="list-style-type: none"> Residents enjoy the starry skies due to the absence of lighting. Use a torch. Those in favour of lighting may end up with light outside their house. We are happy with village as it is! Leads to faster night traffic. We lose dark spaces.
Street Lighting	Other - torch boxes						<ul style="list-style-type: none"> In cabinets around the village.

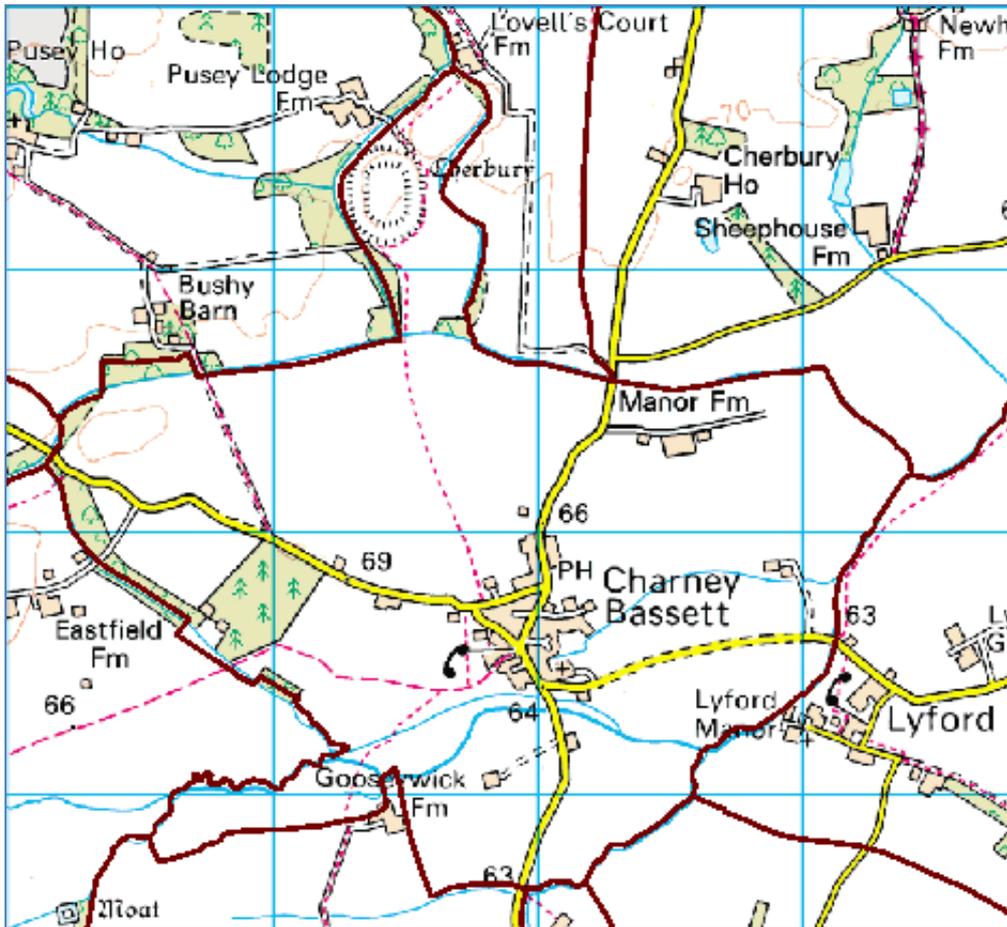
WILD FLOWER MEADOW

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Wild flower meadow (if site available)	Establish a Meadow	Positive	Positive	None	<ul style="list-style-type: none"> Village wildlife Residents, flora & fauna Residents who don't suffer from hay fever 		<ul style="list-style-type: none"> Anywhere unsightly would benefit from establishing a wild flower meadow. Maintenance required by volunteers. Who? Needs maintenance.
Wild flower meadow (if site available)	Do nothing	None	None/Negative	None		<ul style="list-style-type: none"> Residents, flora & fauna 	<ul style="list-style-type: none"> Depends on the site, any wild flower meadow must be maintained we need to encourage bees. Seems crazy not to if available
Wild flower meadow (if site available)	Other - community apiary	Positive	Positive	Positive			
Wild flower meadow (if site available)	Other – lake/wetlands						

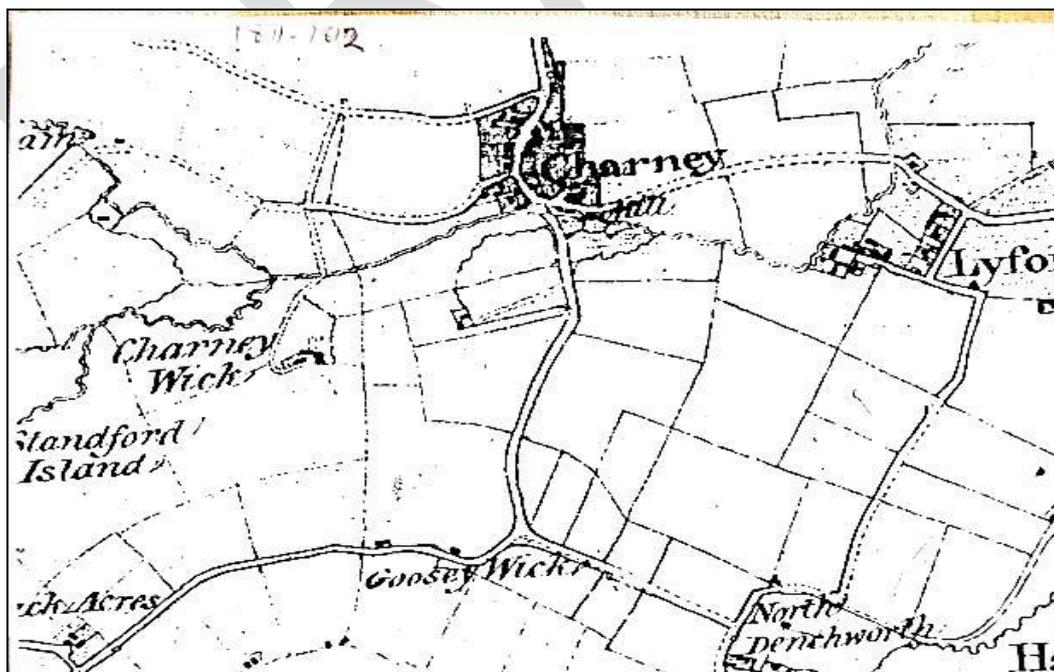
TRAFFIC CALMING

TOPIC	SUB HEADING	IMPACT ON AIR QUALITY	IMPACT ON THE LANDSCAPE	IMPACT ON JOBS IN CHARNEY BASSETT	WINNERS	LOSERS	COMMENTS
Traffic Calming	Speed Humps	None	Negative	None	<ul style="list-style-type: none"> Villagers Residents 	<ul style="list-style-type: none"> Those living adjacent - noise Motorists All residents Car owners 	<ul style="list-style-type: none"> Loss of rural atmosphere. Need to locate at edge of village. Possible car damage. Noise. Concerned re the noise created when vehicles drive over them. Not a good solution to the problem.
Traffic Calming	Road Narrowing	None	Uncertain /Negative	None	<ul style="list-style-type: none"> Villagers Pedestrians, householders 	<ul style="list-style-type: none"> Farm traffic Residents, motorists Through traffic 	<ul style="list-style-type: none"> Increase in signage & risk of accidents. Appreciation of farm traffic in rural area & deliveries Bad idea. Inadequate access for tractors and lorries. Most of our roads are narrow anyway.
Traffic Calming	Chicanes	None	Negative	None	<ul style="list-style-type: none"> Villagers Residents 	<ul style="list-style-type: none"> Larger vehicles Farming community Through traffic 	<ul style="list-style-type: none"> Installation possibly needs road widening elsewhere. Preferable to speed humps due to less noise pollution. One possibly worth considering for New Road.
Traffic Calming	Lights	None	Negative	None	<ul style="list-style-type: none"> Villagers Traffic light manufacturers 	<ul style="list-style-type: none"> Residents Motorists Village on aesthetic grounds Through traffic 	<ul style="list-style-type: none"> Outrageous idea for Charney Bassett. Not practical for a village this size.
Traffic Calming	Speed Cameras	None	Negative	None	<ul style="list-style-type: none"> Local authority collects fines Residents Revenue earner for council 	<ul style="list-style-type: none"> Motorists If outside your house 	<ul style="list-style-type: none"> Inappropriate for rural village environment. If village receives the speeding fine money. Not practical.
Traffic Calming	Illuminated Speed Reminders	None	Negative	None	<ul style="list-style-type: none"> Village 		<ul style="list-style-type: none"> Good idea. Effectiveness would need to be monitored. People ignore them. Ideal solution on edge of village.
Traffic Calming	Gates	None	None	None	<ul style="list-style-type: none"> Village Residents 		<ul style="list-style-type: none"> Effectiveness? Maintenance? Look attractive but are they any use? Need maintenance. Do these really work? Maintenance would be increased. People ignore them
Traffic Calming	One Way Streets	None	Negative	None	<ul style="list-style-type: none"> Residents in village Pedestrians Residents of one way streets Residents (some) 	<ul style="list-style-type: none"> Villagers Residents of one way streets Residents (some) 	<ul style="list-style-type: none"> Increased signage. Not conducive to village atmosphere/environment. Faster through traffic. Temptation to speed. The only road suitable is New Road. Not practical in Charney Bassett. Not practical.
Traffic Calming	Other - 20mph speed limit	None	None	Positive			<ul style="list-style-type: none"> Couple with speed cameras.
Traffic Calming	Other - cardboard policeman	None	None	Positive			<ul style="list-style-type: none"> Moveable mannequin at village entrances.
Traffic Calming	Other – cul-de-sac (New Road)	Positive	None	None	<ul style="list-style-type: none"> Residents of New Road, pedestrians 	<ul style="list-style-type: none"> Buckland Road and Main street 	<ul style="list-style-type: none"> New Road is dangerous. Near misses every day.
Traffic Calming	Other - safety considerations						<ul style="list-style-type: none"> Blind corners. Mirrors.

Appendix F – Maps of Charney Bassett



Parish Boundary Map, an irregular shape encompassing Cherbury Camp to the north

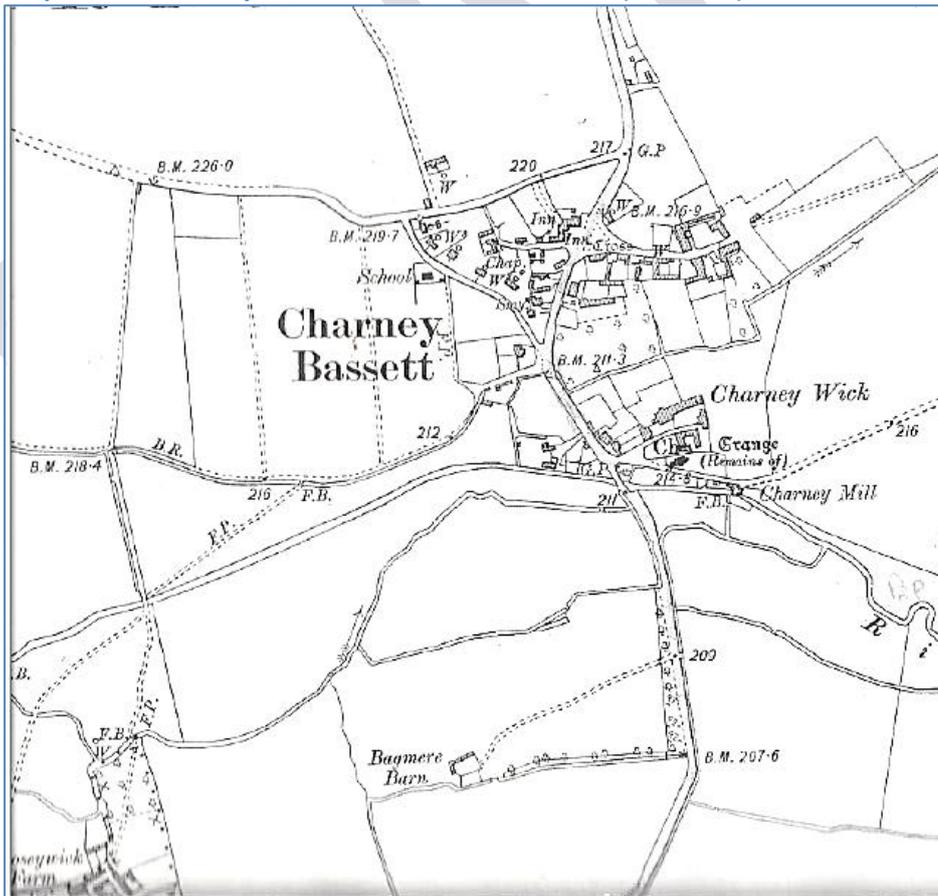


Village Map 1812 depicting a very small village with a mill for grinding corn. Charney Wick is located to the southwest of the village but is now the area to the south of the village near the church.

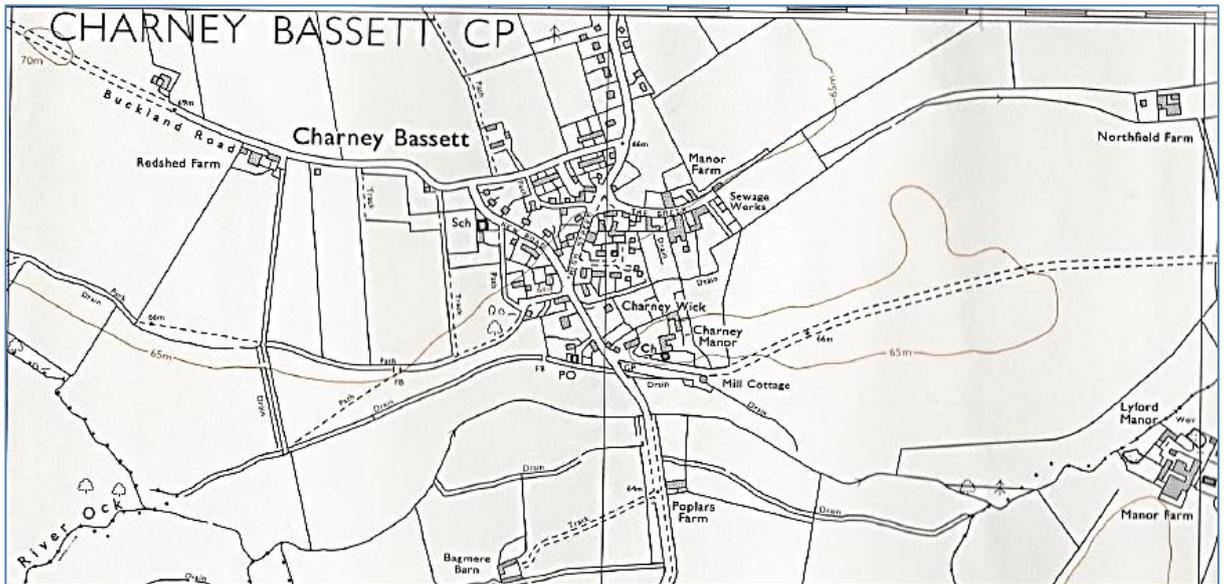


Village Map 1883

Note the many wells, especially along New Road (this road built late 19th century), the cultivated land to the west and the Horn pub adjacent to the Chequers pub (the Horn closed in 1944). The Chequers is known to have been a pub since the early 1800s. There is an ancient Cross (still there) on the Green.

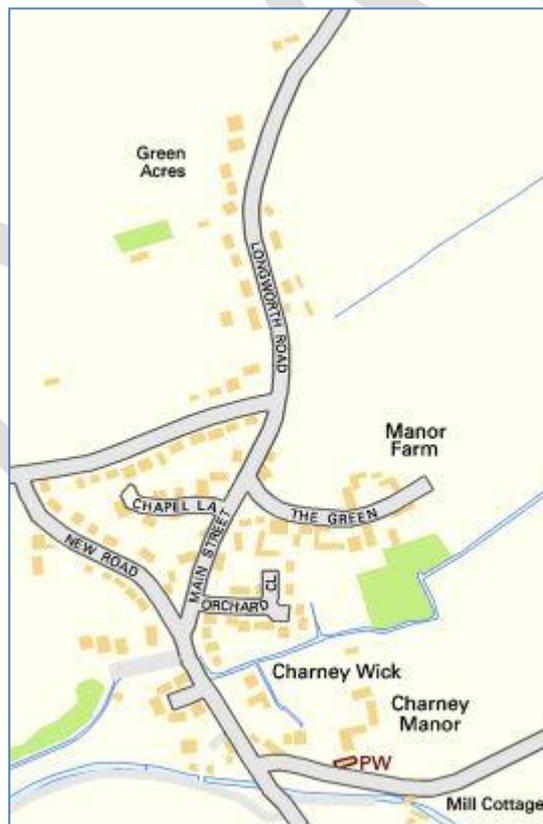


Village Map 1910 revised in 1923. Little has changed since 1883 except for the addition of 'Grange', now the site of Charney Manor.



Village Map 1977

There has been development along the Longworth Road to the north and New Road to the west. The orchard has gone to make way for a small close (Orchard Close), built in 1967. The mill is no longer depicted, just the Mill Cottage. The school to the left of New Road closed in the early 1980s.



The Village as it is today. The original shape is retained with very little development outside the central road system. The church is marked as PW (place of worship).