

Charney Bassett Community Led Plan



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Summary of Charney Bassett Community Led Plan

“Conserving and Enhancing the Character of Charney Bassett”

A VISION FOR 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 and upgraded as appropriate. It will continue to be a safe and friendly place to live for both young and old.

The village benefits from an active and proactive Parish Council who commissioned the development of this plan. The purpose of this Community Led Plan, developed following consultation with the community, is summed up in this vision. The plan which is summarised below provides a vehicle for formalising the aspirations of the residents.

COMMUNICATION AND ADMINISTRATION

Charney Bassett communications group is responsible for keeping everyone informed about important issues via email with all new residents added as soon as possible. The monthly village newsletter is also delivered in this way to the majority of residents. The village web site is regularly updated and kept current and it is vital that all these lines of communication are maintained and kept current and the Parish Council will need to ensure that there is continuity of people to maintain them.

The broadband in the village was recently upgraded and now most households benefit from faster speeds however mobile phone connectivity continues to be a problem with some networks.

AMENITIES

Charney Bassett is fortunate to have a village hall and field which are administered by CHAFT, a trust set up specifically to manage and maintain these facilities. The village hall is used by many community groups and for social events. The village field has a children's play area with play equipment which is in urgent need of replacement. Other communal areas include the village green, which is used for many events including May Day celebrations.

The church is well attended and an integral part of village life.

The Chequers pub is a lively and vibrant asset to the village.

There are links with the Charney Manor which include allotments and hosting the village feté.

SOCIAL EVENTS

Social events are integral to life in Charney Bassett, bringing people together and making them feel valued and included members of the community. The current mix of fundraising and purely social events currently being organised by various groups was largely considered to provide a good balance. Going forward groups organising social events are encouraged to consider greater co-operation and knowledge sharing so that every event can be as successful as possible. Many new ideas for events were suggested during the production of this plan which the various village groups may wish to consider.

TRAVEL AND TRANSPORT

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 and the lack of alternatives to private car usage were major concerns identified in the consultation processes. The Parish Council will therefore encourage schemes that control the volume and speed of traffic and support alternative transport schemes.

LANDSCAPE AND ENVIRONMENT

The environment of Charney Bassett was highlighted as of great importance to the residents of the village. This included aspects such as public rights of way, village footpaths and street lighting, condition of verges and roads and maintaining biodiversity. The flooding issues that Charney Bassett faces are also a major consideration. The protection of the environment and characteristics of Charney Bassett are paramount. It is therefore important to:

- Support the maintenance and improvement of existing infrastructure
- Support the Vale of White Horse District Council policy on the management of flooding

DEVELOPMENT AND PLANNING

Development and planning is an issue for the Parish Council within the framework of the Vale of White Horse District Council Local Plan.

To assist the Parish Council the following recommendations have been developed as the guiding principles for planning decisions and as a basis to achieve the vision for the development of the village.

An important aspect of the village is the ability to be inclusive within the community and the following guidance is focussed on maintaining the viability, characteristics and controlled growth of the village.

In general in-fill development, brownfield site reuse and appropriate conversion of buildings to dwelling use, will be supported provided it is in keeping with the 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.

Where appropriate development sites are identified, preference will be given to schemes which enable existing residents or those with local connections to remain within the community. The Parish Council will support the development or enhancement of community facilities such as the village hall, allotments and playing field.

The Parish Council will support local businesses in accordance with the Vale of White Horse District Council Local Plan, where they benefit the community, taking into account transport and parking issues.

OBJECTIVES AND ACTIONS

The data collected and analysed from meetings and questionnaires provided a basis for formulating the objectives for the Community Led Plan. The key community issues identified included an appreciation of the quiet, rural, friendly village, village pub, church, playing fields, public footpaths, village hall and the Charney Village College.

Following analysis of all the data, the results identifies a number of initiatives to take forward. Leaders will need to be identified for each of these initiatives together with others who express an interest to progress them under the guidance of the Parish Council.

ACTION GROUPS

Objective	Action	Leader	Priority	Cost
Traffic Control	Set up group to identify measures	Vacancy	HIGH	
Clean up days	Set up Group to look at regular clean up days	Vacancy	MEDIUM	
Preservation of Rights of Way	Appoint someone to look at maintenance	Sue Dobson	LOW	
Allotments	Provision of additional allotments	Parish Council	LOW	
Outdoor Gym	Look at adding equipment to the field	CHAFT	LOW	
Play Equipment	Replace the current play equipment	CHAFT	HIGH	
Tennis Club	Set up Tennis Club	Vacancy	LOW	
Planning Check List	Develop planning check list	Parish Council	HIGH	

1 About Charney Bassett

1.1. Introduction

This Community Led Plan describes strategic objectives and actions for the village and parish of Charney Bassett as identified through various consultation processes. The Community Led Plan is organised into a number of headings based on what was important to the village. It looks at the parish as it is today and sets out actions to ensure that Charney Bassett remains a thriving community that has its own identity and which conserves the character of the village and adds to the quality of life for all of Charney Bassett residents.

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:-

- **The Charney Bassett Parish Council** is the owner of this Community Led 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 Community Led 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.
- **Chequers Public House**
- **St. Peter's Church**

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's 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.

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.

1.3.13 A village history group has been established.

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

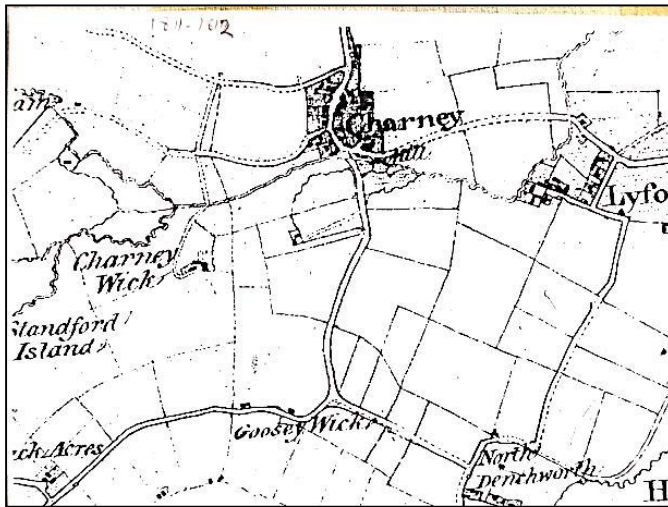
The return for Charney Bassett Parish made to Parliament under the Population Act 1801 gave the population as 216 persons with 40 inhabited houses. The following table shows the population of the parish since 1851

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

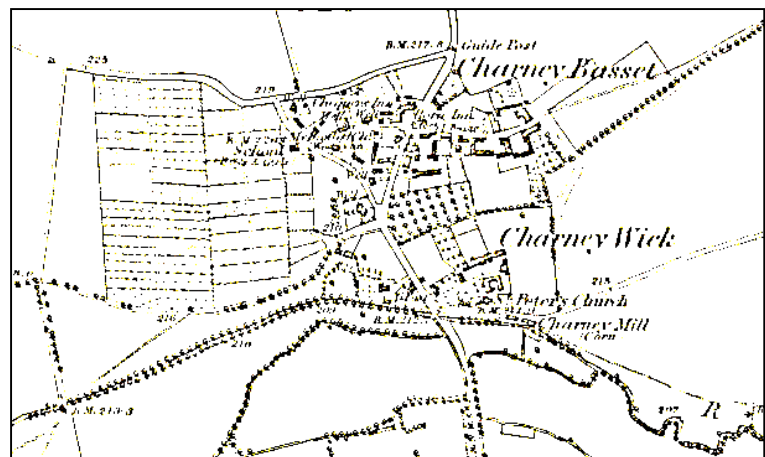
2001 and 2011 censuses included Pusey, which have been removed so that the data in the table only refer to Charney Bassett. The methodology used was agreed with Oxfordshire County Council. Today (2013) in Charney Bassett village there are 118 dwellings housing approximately 230 persons.

1.5 Changes in the last two hundred years

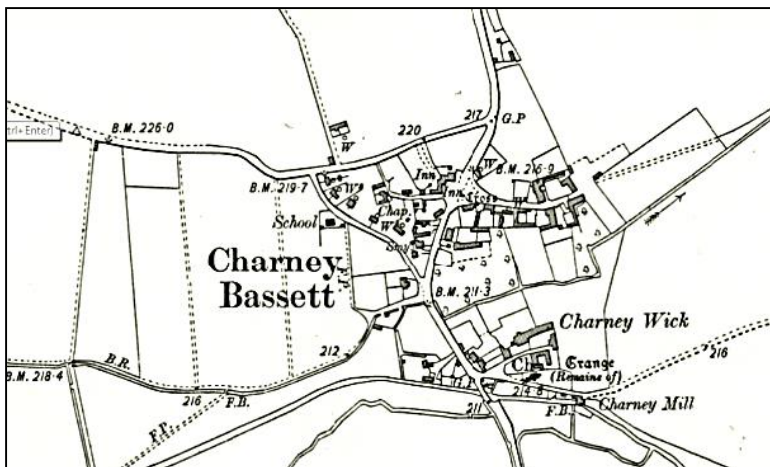
Charney Bassett now has a greater concentration of housing at its centre than it had two hundred years ago with ribbon development along the main access roads as illustrated by the maps below. These three maps are taken from various editions of the Ordnance Survey 6 inch:1 mile scale.



Village Map 1812



Village Map 1883



Village Map 1910

2 Development of the Community Led Plan

The plan and its actions have been developed from written responses to a questionnaire, scoping discussions with individuals and opportunities for public discussion at parish meetings. It was initially promoted 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 was 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 with the designation of the parish of Charney Bassett as the neighbourhood area under Section 61G of the Town and Country Planning Act. 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. 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 should 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 – see Appendix G.
- 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. (See Appendix C.)
- 2.1.11 This process provided the structure and data for writing the Neighbourhood Plan and the Community Led 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 a Neighbourhood Plan which was drafted during December 2014 and January 2015.
- 2.1.13 The Draft Neighbourhood Plan was discussed at length by the Parish Council and the Steering Group and further advice was sought from the Vale of White Horse District Council. At the Parish Council Meeting on 9th March 2015 the decision was taken not to proceed with a Neighbourhood plan but to produce a Community Led Plan instead. The draft Neighbourhood plan was published on the village web site with an explanation from the Parish Council. See Appendix F.
- 2.1.14 The Steering Group relooked at the data already collected and decided that the ideas and concerns fell logically under the six headings which now form the basis for the Community Led Plan. These are Travel and Transport, Landscape and Environment, Communication and Administration, Amenities, Social Events, Development and Planning.
- 2.1.15 A meeting was held with representatives from several village groups to ascertain whether they had any additional major issues or ideas they wished to be considered and to ask them if they wished to take up any of the ideas already formulated.
- 2.1.16 In June 2015 a village meeting was held so that villagers were able to see what ideas were being considered and to ask them to contribute additional ideas. They were also asked how they thought the ideas might be actioned.
- 2.1.17 This plan will be revised regularly by the Parish Council and village meetings will be convened as and when required.

3 Principal Themes for the Community Led Plan

The principal themes for the Community led Plan were developed after careful analysis of the questionnaire and general feedback. The following six themes were considered important to residents and have therefore been incorporated into the plan. The six themes are:

- Communication and Administration
- Amenities
- Social Events
- Travel and Transport
- Landscape and Environment
- Development and Planning

4 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.

4.1 Results of SWOT analysis

4.1.1 What I love about Charney Bassett

- Appreciation of the quiet
- Rural environment
- 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

4.1.2 What I don't like about Charney Bassett

- Lack of fast broadband (resolved)
- 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 of traffic
 - Roads
 - Poor surfaces
 - Potholes and verges
 - Lack of footpaths

4.1.3 Things to Improve in Charney Bassett

- Modest development across a price range
- Develop McBain's yard and old school site
- Use infill sites for development
- Develop Buckland road site
- Provide homes for downsizing for existing residents
- Flood protection

- Traffic calming measures

4.1.4 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. The Community Led Plan Steering Group took into account those issues that were raised most often by residents.

5 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 and upgraded as appropriate. It will continue to be a safe and friendly place to live for both young and old.

The vision and its supporting statements form the focus for turning the results of the SWOT analysis, the development questionnaire and the results of public consultations into specific actions for the Parish.



Village Green and Chequers Public House

6 Objectives & Actions

The data collected from meetings and the questionnaire provided a basis for formulating the objectives for a Community Led Plan. In particular the results from the questionnaire, see Appendix G, identified the key community issues that the residents would like to see maintained and improved. These all revolve around the nature of a rural village in Oxfordshire and the community who live in it.

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

Following analysis of all the data, the results identified a number of initiatives to take forward. Leaders will need to be identified for each of these initiatives together with others who express an interest to progress them under the guidance of the Parish Council.

6.1 COMMUNICATION AND ADMINISTRATION

6.1.1 At District level the village of Charney Bassett comes under the administration of the Vale of White Horse District Council.

6.1.2 At a local level administration is by the Parish Council which consists of five parish councillors and a parish clerk.

6.1.3 There is a well maintained village website www.charneybassett.org.uk which is regularly updated and kept current

6.1.4 Charney Chatter the village newsletter is monthly. This is distributed mainly electronically with hand delivered copies to those residents without internet connection.

6.1.5 The newly refurbished notice board by the bus shelter is maintained by the parish clerk.

6.1.6 Charney Bassett communications group is responsible for keeping everyone informed about important issues via email with all new residents added as soon as possible.

6.1.7 The broadband in the village was recently upgraded and now most households benefit from faster speeds. However mobile phone connectivity continues to be a problem with some networks.

6.1.8 It is vital that all lines of communication are maintained and kept current and the Parish Council will need to ensure that there is continuity of people to maintain them.

6.1.8 Evidence summary

- 99% of households use the internet
- 85% of households use Charney Chatter to get local information, 62% the noticeboards and 46% the website

6.1.9 Objectives

- Maintain the good communication network of the village
- Encourage more resident participation to ensure continuity of network through Charney Chatter and the website

6.1.10 Actions

- None

6.2 AMENITIES

6.2.1 The focus of the village is the village hall, which is administered by CHAFT, a trust set up specifically to manage and maintain the facilities. The hall was recently enlarged and the facilities upgraded. Car parking is limited to the roads in the village. The Parish Council and the Charney Village College all use the hall for their meetings and activities. The village hall is used by many community groups and for social events.

6.2.2 Charney Field, also administered by CHAFT, comprises a children's playground, a basketball hoop, a pair of football posts, a willow shelter and a wild life area where the grass is left uncut. The play equipment has recently been found to be in urgent need of replacement.

6.2.3 The village green is used for many community activities including a summer feast, May Day celebrations and other events.

6.2.4 St. Peter's church, which is located in the south of the village, next to Charney Manor, is regularly attended and an integral part of village life.

- 6.2.5 Chequers Public House is a lively and vibrant asset to the village.
- 6.2.6 Other community facilities and services are located nearby in Stanford-in-the-Vale, Faringdon, Southmoor, Grove and Wantage.
- 6.2.7 There are links with the Manor which include allotments and hosting the village fête.

6.2.8 Evidence summary

From the data collected the majority of residents are happy with the amenities that are available in Charney Bassett

- Average 65% do not want any additional outdoor recreational facilities
- 38% of respondents felt an outdoor gym would get the most long term use
- 27% of respondents would want an allotment if land becomes available
- 8 respondents would like a tennis court

6.2.9 Objectives

- Maintaining and where necessary upgrading current amenities to ensure that residents continue to enjoy a good quality of life

6.2.10 Actions

- Charney Hall and Field Trust (CHAFT) to look urgently at replacing the children's play equipment. This project is in hand and new play equipment should be in place by the summer of 2016
- CHAFT to look at adding adult gym equipment to the field
- If sufficient interest someone to re-establish tennis club
- Parish Council to investigate the possibility of providing further allotments

6.3 SOCIAL EVENTS

- 6.3.1 There are many social and fund raising events held throughout the year which are organised both by individuals and organisations. These include the annual village fete, Aunt Sally and bowling events, concerts in the church and village Christmas meal.
- 6.3.2 There are several classes run by the village college, held in the village hall, which include pilates, yoga and patchwork and quilting.
- 6.3.3 The Chequers pub has a very successful Aunt Sally team which plays in the Abingdon district league.
- 6.3.4 Other groups in the village include the Island Dancers, table tennis group, occasional flower arranging group and the ladies walking group.
- 6.3.5 There is a weekly coffee morning held in the village hall.
- 6.3.6 Social events are integral to life in Charney Bassett, bringing people together and making them feel valued and included members of the community. The current mix of fundraising and purely social events currently being organised by various groups was largely considered to provide a good balance. Going forward groups organising social events are encouraged to consider greater co-operation and knowledge sharing so that every event can be as successful as possible. Many new ideas for events were suggested during the production of this plan which the various village groups may wish to consider, see Appendix E.

6.3.7 Objectives

- Promote the friendly and inclusive feel of Charney Bassett through social and fundraising events
- Encourage integration of village groups engaged in social and fundraising events
- Encourage everyone in the community to feel included and valued

6.3.8 Actions

- None

6.4 TRAVEL AND TRANSPORT

- 6.4.1 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.
- 6.4.2 There is a Community bus which runs from Stanford-in-the-Vale to Wantage via Charney Bassett on Wednesdays and Saturdays.
- 6.4.3 There is a bus shelter which is used mainly for school buses.
- 6.4.4 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.
- 6.4.5 There are no dedicated cycle routes but Charney Bassett does have two well used bridle paths.

6.4.6 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.

6.4.7 Evidence summary

The control of traffic and the lack of alternatives to private car usage were major concerns identified in the consultation processes. The Parish Council will therefore encourage schemes that control the volume and speed of traffic and support alternative transport schemes. From the questionnaire

- 75% concerned with traffic volume
- 87% concerned about speed of traffic
- 68% felt traffic calming to be important
- 69% concerned about condition of pavements and roads
- 92% would like all homes to have two off street parking spaces

6.4.8 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
- Consider traffic calming measures
- Consider community transport support network

6.4.9 Actions

- Set up a group to address traffic issues affecting the village. Things to be looked at to include traffic speed and volumes, parking and pavements

6.5 LANDSCAPE AND ENVIRONMENT

6.5.1 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.

6.5.2 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 overspill 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. However, it was not implemented because some residents were not convinced of its suitability.

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

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



The Manor



St. Peter' Church



The Mill

6.5.5 Evidence summary

The environment of Charney Bassett was highlighted as of great importance to 99% of residents in the village. This included aspects such as public rights of way, village footpaths and street lighting, condition of verges and roads and maintaining biodiversity. The flooding issues that Charney Bassett faces are also a major consideration. 72% of respondents to the questionnaire would be prepared to get involved in clean-up days. The protection of the environment and characteristics of Charney Bassett are paramount. It is therefore important to:

- Support the maintenance and improvement of existing infrastructure
- Support the Vale of White Horse District Council policy on the management of flooding

6.5.6 Objectives

- Retain the character of the village and wider parish area
- Consider energy generation
- Conserve the views in Charney Bassett
- Maintenance of public areas such as the green and the orchard.

6.5.7 Actions

- Set up a group to carry out regular clean up days where litter is cleared from verges and hedges
- Appoint a person to be responsible for making sure public rights of way are maintained and remain open for the enjoyment of the community

6.6 DEVELOPMENT AND PLANNING

6.6.1 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 Parish Council is in agreement with this overall position and with the overall policies of the Vale of White Horse District Council set out under the headings of;

6.6.1.1 Maintaining/Building a Healthy and Sustainable Community

Community has been identified as the overarching characteristic of Charney Bassett in all the consultation activities that have contributed to the development of this Community Led 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.

6.6.1.2 Supporting Economic Prosperity

Current economic activity within the parish is limited, as described 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.

6.6.1.3 Supporting sustainable transport and accessibility

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 was identified as a major sustainability issue for the village.

6.6.1.4 Protecting the environment

The environment of Charney Bassett was highlighted as of great importance 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.

6.6.2 Development and planning is an issue for the Parish Council within the framework of the Vale of White Horse District Council Local Plan 2031.

6.6.3 Evidence summary

The relevant findings from the SWOT analysis, quantified through the Charney Bassett Neighbourhood Plan questionnaire, are summarised as follows. The full results are in Appendix G.

6.6.3.1 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

6.6.3.2 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 are known to wish to return 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
- 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

6.6.4 The following recommendations have been developed to assist the Parish Council as the guiding principles for planning decisions and as a basis to achieve the vision for the village whilst focussing on maintaining the viability, characteristics and controlled growth of the village.

- In general, in-fill development will be supported provided it is in keeping with the 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.
- Where appropriate development sites are identified, preference will be given to schemes which enable existing residents or those with local connections to remain within the community.
- The Parish Council will support the development or enhancement of community facilities such as the village hall, allotments and playing field.
- The Parish Council will support local businesses in accordance with the Vale of White Horse District Council Local Plan 2031 taking into account transport and parking issues, if they benefit the community
- Support the appropriate redevelopment and re-use of buildings outside the village and within the parish
- 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 the development and expansion of 'home-based' businesses where they meet the requirements of sustainability particularly with respect to transport
- Ensure any development schemes provide adequate parking and access
- Support the Vale of White Horse District Council Policy on the management of flooding by ensuring that in planning any future development, the possibility of the risk of flooding is given high priority

- **Vale of White Horse District Council Local Plan 2031 Exemption Criteria**

Affordable housing schemes will be permitted in any area such as Charney Bassett by the Vale of White Horse District Council if they meet 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

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.

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.

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.

6.6.5 Objectives

- Promote economic prosperity by supporting the farming community and existing commercial activity.
- Maintain the quiet, rural nature of Charney Bassett
- Consider occasional new housing build on an in-fill basis and consistent with the characteristics of the village and the Vale of White Horse Local Plan.

6.6.6 Actions

- Parish Council to compile checklist of criteria to be used by councillors when considering planning applications

7 “Conserving and Enhancing the Character of Charney Bassett”

The village benefits from an active and proactive Parish Council who commissioned the development of this plan. The purpose of this Community Led Plan, developed following consultation with the community, is summed up in this vision. The Plan which is summarised on pages 2 & 3 provides a vehicle for formalising the aspirations of the residents.