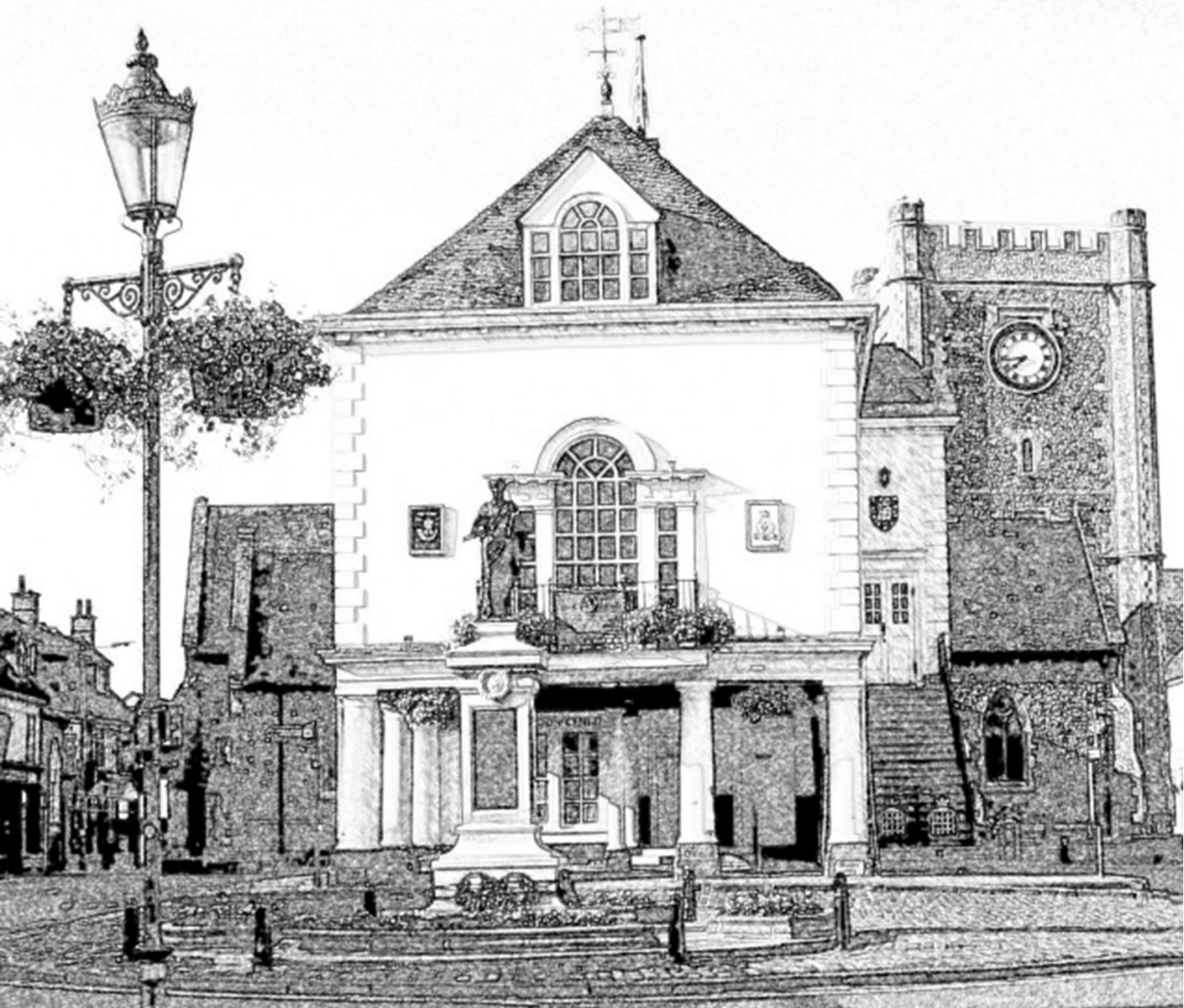


July
2021



Wallingford Neighbourhood Plan

Supplementary Appendices

Appendix G: Evidence for Green Spaces

Appendix H: Major Infrastructure Requirements

FOREWORD

Following the examination of the Wallingford Neighbourhood Plan (WNP) in September 2020, the Steering Group became aware of two appendices of supporting evidence which we feel strongly should have been included in the main document of the Plan but which, due to the advanced stage of the consultations by that point, SODC advised could not be now be included in the adopted text. SODC have subsequently advised that we can publicise these appendices independently of the main text, and we therefore include them here.

The WNP Examiner asked for evidence of the Local Green Spaces (LGS) and we hereby present it in Appendix G. In the Examiner's recommendations, he acknowledged that this was generated as part of the Plan process and that it sets out the basis which the LGSs meet the criteria for such designation in the NPPF. This appendix does not in any way change the bulk text, any policies or supporting text but may be referred to in understanding the relevant policies of the WNP.

In July 2020, The Examiner of the SODC Local Plan commented that he expects that NDPs should define the infrastructure requirements in their areas and we therefore take this opportunity to reiterate the needs of Wallingford which residents have repeatedly commented on throughout the Plan process, even though they sit outside of an NDPs ability to directly influence. We trust that Appendix H will be used as a source of contextual information when implementing the WNP policies to recognise opportunities to address the infrastructure needs of our community.

Wallingford Neighbourhood Plan Steering Group.
July 2021

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APPENDIX G – EVIDENCE FOR LOCAL GREEN SPACES

- G.1 The information below supports policy CF3.
- G.2 The Wallingford Neighbourhood Plan proposes the allocation of three Local Green Spaces, referred to in the WNP as: Wilding Road, Radnor Road and The Paddocks.
- G.3 In summer 2018 the WNP Steering Group made a public appeal for comments from residents giving evidence of their use of these three spaces for recreation¹.
- G.4 The information gathered then and subsequently has been used to complete the templates required to show how the proposals meet criteria for Local Green Spaces as set out in NPPF paragraph 100.
- G.5 SODC has responded to Wallingford Town Council regarding the two sites that it owns: Radnor Road and Wilding Road, and has no objections to these sites being designated as Local Green Spaces.
- G.6 In January 2019 Wallingford Town Council wrote to the Estates Director at Oxford Health NHS Foundation Trust in relation to the land it owns at The Paddocks, but did not receive a response. The Trust was also invited to comment at Regulation 14 consultation stage, but no response was received.

G.1 Wilding Road

- G.7 The proposed Local Green Space (LGS) is a small rectangle of open space of approx. 0.28 ha between numbers 15 and 17 Wilding Road. It is owned by South Oxfordshire District Council. Policy CF4 in the Emerging Local Plan covers the retention of existing recreation areas such as Wilding Road.
- G.8 At the same time as the Neighbourhood Plan was identifying it as a proposed LGS a local resident, Anthony Hurford sought to have it registered as a Town Green. He submitted his application to Oxfordshire County Council in February 2018.
- G.9 This process failed because the landowner (SODC) continues to maintain it as a ‘children’s playground’ or ‘children’s play area’. Local people can use the space by right, with the permission of SODC the landowner.
- G.10 The Oxfordshire County Council’s Town Green Registration annexes² refer to the evidence obtained by Mr Hurford from local people who had long memories of the space being used for at least 20 years by local people for children to play on, and community events such as street parties to be held.
- G.11 The level of interest shown by Mr Hurford who gained publicity for his campaign through social media and the local press, and was supported by local families, demonstrates there is continued interest in protecting the Wilding Road green space for people to continue to use as permitted by the landowner, and would be suitable as a designated Local Green Space in the Wallingford Neighbourhood Development Plan.

¹ A flyer was distributed across town and the call advertised on local Facebook groups – [see image](#).

² [Town Green Registration documents](#) – ref NLREG42

- G.12 It is clear from the Counsel’s Opinion (para 38 of Annex 3²) that the land at Wilding Road has been allocated for ‘children’s playing field’ or ‘children’s playground’ for the last 68 years, since the 1952 planning applications to present day.
- G.13 It was bought by Wallingford Borough Council in 1945, and identified as ‘children’s playing field’ in planning applications for housing in 1952. On local government reorganisation in 1974 the land was transferred to SODC, and in 1997 retained by SODC when houses on Wilding Road were transferred to South Oxfordshire Housing Association (SOHA). Throughout this time the land retained its identification as ‘playground’ and SODC continues to maintain it as such.

Site Details		
Land at Wilding Road, opposite the junction with Andrew Road.	SU599902	0.28ha of grassed open space. Owned by South Oxfordshire District Council, and identified as HELAA 424.
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
None	Wallingford Neighbourhood Plan recommends allocation as Local Green Space, Policy CF3 so that it can be part of the Wallingford Green Network Policies EV1 and EV2	None
NPPF Criteria para 100		
Close proximity to the local community	Demonstrably special and of significance to the local community	Local in character and not extensive
<p>It was designated as ‘children’s playground’ in 1952 housing applications by Wallingford Borough Council prior to building the houses in this area.</p> <p>Extensive housing association-owned and privately-owned housing immediately to the west, east and south of this space.</p> <p>Children’s play equipment was</p>	<p>Mr Anthony Hurford of 1 Sinodun Road, Wallingford has applied to Oxfordshire County Council for this site to be registered as a Town or Village Green².</p> <p>Although Mr Hurford’s application failed he had obtained several accounts from local residents who remembered playing on the land from the 1960s, and it was used for street parties to celebrate national events.</p>	<p>The open space at Wilding Road is only 0.28ha in size. It is bounded to the north by open fields used for agriculture.</p> <p>It has been in use as a public recreation area since the adjacent houses were built in the 1950s.</p> <p>The landowner, SODC, continues to maintain it by cutting the grass, pruning the trees and emptying the litter and dog-poo bins located on the space.</p>

<p>located on this space in the 1980s, and since removed.</p> <p>In response to WNP request for information, one resident described 'running around and playing' on the land at Wilding Road in the 1980s.</p>	<p>The newly-created community group, Friends of Wallingford and Cholsey Green Spaces, is seeking to work with SODC to improve the amenity space, informed by two surveys of local residents, taken before and after the decision on the Town Green application.</p>	
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G.2 Radnor Road

- G.14 The proposed Local Green Space (LGS) is an oblong area of open grass of approx. 0.8 ha between Public Footpath No 11 and Radnor Road. It is owned by South Oxfordshire District Council. Policy CF4 in the Emerging Local Plan covers the retention of existing recreation areas such as Radnor Road.
- G.15 During the consultation processes for the Neighbourhood Plan local residents used Facebook and informal networks to express interest in managing the open space, known locally as Radnor Park and Radnor Green, for biodiversity as well as more people to enjoy using it.
- G.16 A residents' association, Radnor Road Park and Field Association, is now working with the landowner, SODC, to spend S106 funds which were allocated for this space in 2014. In October 2020 paths will be laid, and the residents' association will be involved in improvements made to wildlife habitats to enhance biodiversity, and also children's recreation.

Site Details		
Land at Radnor Road	SU599895	0.81ha of grassed open space crossed by network of informal footpaths between Public Footpath No 11 and Radnor Road. Owned by South Oxfordshire District Council, identified as HELAA 433.
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
None	Wallingford Neighbourhood Plan recommends allocation as Local Green Space, Policy CF3 so that it can be part of the Wallingford Green Network Policies EV1 and EV2	Site was designated open space in June 1964 when planning permission was given by Berkshire County Council to build the nearby housing estate and create the open space on what was then known as Station Field Allotments.
NPPF Criteria para 100		
Close proximity to the local community	Demonstrably special and of significance to the local community	Local in character and not extensive
Housing development immediately to the north of the open space with pedestrian access to Radnor Road and Allnatt Avenue.	People living in the mid-1960s development of houses on Radnor Road and Allnatt Avenue walk across the open space to Footpath 11 which goes into the town centre.	The open space at Radnor Road is owned by South Oxfordshire District Council. It is 0.81ha in size and has been in use as a public recreation area since the 1960s when the housing development was built at

<p>Fir Tree Junior School to the west of the open space.</p> <p>Southern boundary is Public Footpath No 11 between the Allotments and the town centre. South of the footpath is a new housing development on Habitat Way and Imray Place where several houses look into the open space.</p> <p>Tumim Court, a development of privately-owned flats for older people, overlooks the open space.</p>	<p>People walk/cycle across this green space to and from the town centre, and the business and retail units on Hithercroft, for work, shopping, school and visiting friends.</p> <p>Radnor Road Park and Field Association and the Friends of Wallingford and Cholsey Green Spaces group are working with SODC to implement improvements to the site.</p> <p>Local teenagers meet up in the open space for after-school socialising.</p> <p>Children’s play equipment installed in the 1960s was popular until it deteriorated and was removed in 1980s.</p> <p>The open space has been used by local Scouts and Cubs for several decades, at least from the 1970s, for activities in the summer.</p> <p>Children from Fir Tree Junior School, adjacent to the open space, use it daily to get to school. Seen from 1970s to present-day.</p> <p>Families use the space for cricket, football and picnics. This was seen by local residents from 1970s to present-day.</p>	<p>Radnor Road and Allnatt Avenue.</p> <p>The boundaries are clearly visible when using this green space.</p>
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G.3 The Paddocks

- G.17 This rectangular site of approximately 1.43 ha is off Paddock Road, a residential road, and bordered by Squires Walk, a residential road in the Winterbrook Conservation Area, and land at the Wallingford Medical Practice, Reading Road, Wallingford OX10 9DU

- G.18 The site is owned by Oxford Health NHS Foundation Trust. Part of it is leased to Crowmarsh Youth Football Club.
- G.19 In January 2019 Wallingford Town Council sent an email to the Estates Director at Oxford Health NHS Foundation Trust regarding the proposed designation, but no response received. In August 2019 the Trust was invited to comment at the Regulation 14 consultation stage of the Neighbourhood Plan. No response received by the Town Council.

Site Details		
Land at The Paddocks, off Reading Road, Wallingford	SU605889	1.43 ha of grassed sports ground, owned by Oxford Health NHS Foundation Trust
Checklist		
Statutory Designations	Site Allocations	Planning Permissions
None	Wallingford Neighbourhood Plan recommends allocation as Local Green Space, Policy CF3 so that it can be part of the Wallingford Green Network Policies EV1 and EV2	Planning permissions for this site relate to the sports pavilion for the football club and metal railings fence around the site.
NPPF Criteria para 100		
Close proximity to the local community	Demonstrably special and of significance to the local community	Local in character and not extensive
<p>The Paddocks is immediately adjacent to Wallingford Community Hospital and Wallingford Medical Practice.</p> <p>It is bounded on the eastern side by Squires Walk, part of the Winterbrook Conservation Area.</p> <p>To the north and west are housing in Paddock Road and Wormald Road. South of the Medical Practice is a new residential development.</p>	<p>The Paddocks have been in regular use by Crowmarsh YFC since the mid-1980s; there are four youth sports pitches. Ron Harink from the Club writes:</p> <p>‘On behalf of Crowmarsh Youth Football Club I’d like to take this opportunity to share how we use the green spaces in Wallingford, and specifically The Paddocks playing fields.</p> <p>We are an entirely volunteer led youth football club with 24 youth teams in age groups between 6 and 16, including 5 girls teams. We offer the opportunity to train and play football</p>	<p>The open space at The Paddocks has been in use as a public recreation area for several decades.</p> <p>Although larger than the other two proposed LGS sites, the boundaries are clearly visible from all parts.</p> <p>Large trees are on the boundary with Squires Walk making a tranquil natural barrier between the sports pitch and contributing to the setting of the conservation area.</p>

	<p>matches to approximately 300 youngsters.</p> <p>The younger age groups (6-10) use The Paddocks as their base. We have currently 10 teams who train and play their matches there and on the adjoining St John's school field. On a Saturday morning we regularly have between 6 and 8 matches scheduled which involves well over a hundred youngsters and a similar numbers of parents, coaches, officials and others.</p> <p>The Paddocks has been the home of the younger age groups for many years now (since mid 1980s). In fact, the facility is so important to us that, without it, we couldn't offer regular football to as many children as we do currently. The club recognises this and has recently invested in the refurbishment of the pavilion, with new outside cladding and an internal repaint. Other facilities we use (the Bullcroft park and Crowmarsh Recreation ground) also operate at full capacity.</p> <p>We are very keen to work with the town council to safeguard and develop these facilities for the future and continue to offer youth football for the younger generation in Wallingford and</p>	
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	<p>surroundings for many years to come.’</p> <p>SODC leisure study identifies a particular need for junior football pitches.</p> <p>Local resident describes walking their children to school across The Paddocks in the 1970s.</p> <p>Local resident describes their children playing on The Paddocks since 2000.</p> <p>The Paddocks is used by dog walkers because there is fencing on all the boundaries.</p>	
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APPENDIX H – MAJOR INFRASTRUCTURE REQUIREMENTS

- H.1 At the Examination of the SODC Local Plan 2035 held in July & August 2020, the Inspector commented that he will expect that NDPs should define the infrastructure requirements in their areas and that wording will be added to this effect. The Wallingford Neighbourhood Plan discusses a number of infrastructure constraints throughout the main text, but with the main aim being a focus on land-use policies relating to housing, employment and transport, the Steering Group has prepared the Plan on the assumption that major infrastructure is outside the context of the Plan.
- H.2 The Steering Group welcomes the opportunity provided by the SODC Local Plan 2035 Examination to list here the major infrastructure required which we believe will improve the sustainability of Wallingford and ensure that it continues to play a key role as a thriving market town within South Oxfordshire.
- H.3 The items listed here are to be taken as informative – we recognise that a NDP on its own cannot be used to constrain development through a lack of infrastructure. Our aim in listing items here is to present, in a concise and coherent form, those items which if addressed via other means, can only improve the sustainability of Wallingford to ongoing and future development.
- H.4 Wallingford is a hub for service provision to the surrounding villages and infrastructure provision needs to meet the cumulative needs of all these settlements.
- H.5 As services and facilities change according to the provider’s resources an infrastructure list must inevitably be a live document. Given the very limited time available to prepare this appendix, the commentary in this appendix is necessarily brief and the justification limited. The list will be regularly updated through the life of the plan and further details added.
- H.6 We recognise that some of these requirements will be difficult to resolve. Constraints may make providing some of these expensive and/or environmentally challenging. There are also physical constraints due to the town’s heritage. Nevertheless, the following major infrastructure issues must be addressed if Wallingford is to continue to be an attractive, safe and healthy town with a sustainable economy. Provision is seldom impossible and we welcome suggestions as to how the following might be addressed.
- H.7 **Improved primary health care provision.** The current GP surgery is at capacity and cannot significantly expand on the current site. Small adjustments to the current building are planned but it is imperative that a new site is found to allow service expansion³. The problem is likely to be exacerbated by NHS England’s increasing focus on a smaller number of larger “hub” centres for primary health care – thus Wallingford is expected to continue serving the local villages.
- H.8 **Secondary school provision.** Wallingford secondary school is at capacity. Planned expansion (currently under construction) will allow a further 2 classes of entry per year for a total capacity of 1,500 pupils but this does not take account of many large-scale developments recently given planning permission in the area⁴.

³ The Oxfordshire Clinical Commissioning Group has objected to further major development in Wallingford on these grounds (see representations made to P18/S2506/O) and the GP surgery has approached the Town Council for assistance in finding a new site. (Wallingford Town Council minutes of the meeting of Full Council of 29th June 2020).

⁴ P19/S4477/FUL, P20/S0718/HH, P20/S0304/FUL, P19/S0433/FUL, P17/S3499/FUL, P18/S1010/FUL, P16/S3608/O

- H.9 **Improved roads.** There are 5 routes in to Wallingford – two involve single carriage-way bridge crossings across the Thames (one of which is a Scheduled Monument). The third, through Winterbrook to the south, is to all practicable purposes, also single carriage-way. These three are all routinely congested, and even minor disruption to the surrounding road network leads to gridlock. Residential roads are regularly used as “rat-runs”. Congestion and accessibility are major restrictions on the viability of bus services. Four of the five routes converge directly on the cross-roads in the town centre which is the focal point of the AQMA. An integrated, large scale strategic view, of road improvements is needed with the aim of reducing the volume of through traffic and its speed.
- H.10 **Improved walking and cycling facilities**
- Pavements and road crossing facilities where pavements alternate sides of the road in many areas of the town are inadequate, narrow and poor quality, this is particularly the case along Reading Road and in the town centre. There are inadequate crossing facilities and off-road routes. Walking facilities for the disabled whether in wheelchairs or mobility vehicles are urgently needed.
 - Facilities for crossing major routes e.g. the bypass are particularly poor and dangerous and are likely to deter walkers and cyclists from accessing train services at Cholsey and using public footpath routes in rural areas around the town.
 - Cycling facilities are very limited, safe routes need to be established and signed and adequate cycle parking facilities provided.
- H.11 **Improved public car parking.** There is a shortage of public car parking places which limits the attractiveness of the town’s retail and tourism offering. Poor on street parking is a major cause of concern for residents in some parts of the town. In 2017 SODC proposed to allow mixed public and private use of the new car-park to serve the Wallingford school expansion but these plans were ultimately not delivered. Whilst we recognise this issue needs to be carefully considered such that increased parking does not lead to conflict with the need to encourage alternative sustainable modes of transport, this remains a high priority for many residents.
- H.12 **Commuter train service.** The Cholsey to Wallingford railway line has the potential to offer sustainable transport connections to Didcot, Oxford and Reading. Wallingford station is within a 15-minute walk of the town centre. Cholsey parish council have expressed concerns that growth in Wallingford will inevitably lead to increased on street car parking in the village of Cholsey. A commuter service would greatly alleviate this.
- H.13 **Increased potable and waste water services.** The 2016 Water Cycle Study⁵ stated that “the level of development [in Wallingford] is likely to exceed current capability of [potable] mains within this area”, and furthermore that “the wastewater network capacity in this area is unlikely to be able to support the demand anticipated.” This study predated a large number of speculative housing site applications which have since been given permission. Future demand is now higher than predicted in 2016 and the shortages in water services even more acute.
- H.14 **Maintenance of Wallingford’s Scheduled Monuments.** The Monuments are fully and freely accessible to all residents and visitors as they comprise two large parks for recreation and

⁵ <http://www.southoxon.gov.uk/sites/default/files/Water%20Cycle%20Study%20Phase%20I%20-%20OS%20Oxfordshire%20District%20Council.pdf>

events, bounded by the ramparts and ditches of the original core Anglo-Saxon town. Placed on the Heritage at Risk register of Historic England, the statutory authority, in 2018, together with the Castle Motte and remains of St Nicholas College in the Castle, both freely accessible from the highly valued Castle Gardens park, they are all owned by the Town Council which does not have sufficient disposable funds to restore the monuments, or its Grade I Listed Town Hall. The Council is seeking to establish a charitable trust to raise funds towards the work [subject to confirmation by Full Council early 2021], with estimates having been received totalling £2.5 million.