

Planning Services

HEAD OF SERVICE: Adrian Duffield



CONTACT OFFICER: **Will Sparling**

Planning.policy@whitehorsedc.gov.uk

Tel: 01235 422600

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By email

Julia Evans - Parish Clerk, East Challow
Parish Council
eastchallowpc@gmail.com

135 Eastern Avenue
Milton Park
ABINGDON
Oxfordshire
OX14 4SB

11 November 2016

Dear East Challow Parish Council

Approval of Area Designation for the East Challow Neighbourhood Plan

I am pleased to inform you that the East Challow area designation, submitted on 13 September 2016, was approved by the Head of Planning, Adrian Duffield, on 11 November 2016. The consultation for the area designation received eight representations in total (seven were statutory consultees). I have attached copies of these.

Yours sincerely

William Sparling

William Sparling
Senior Planning Policy Officer (Neighbourhood)

1. Environment Agency

creating a better place



Vale Of White Horse Council
Environmental Services Directorate
Vale of White Horse District Council 135
Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Our ref: WA/2006/000281/OR-33/IS1-L01
Your ref:
Date: 17 October 2016

Dear Sir/Madam

East Challow Neighbourhood Plan - Area Designation Consultation

Thank you for your email dated 27 September 2016 consulting the Environment Agency on the application to designate the East Challow Neighbourhood Plan area. We aim to reduce flood risk, while protecting and enhancing the water environment. At this stage we have minimal comments to make other than to highlight any key environmental constraints within our remit that affect the proposed designated area.

Flood risk

There are areas of flood zone 2 and 3 within the designated area. For further information please consult the Local Authorities Strategic Flood Risk Assessment and Surface Water Management Plans. You need to ensure a sequential approach is taken to the selection/location of any site allocations to avoid areas at high risk of flooding and that relevant policies comply with the National Planning Policy Framework, paragraphs 100-104.

Watercourses

The Childrey Brook and tributaries run through the proposed neighbourhood area. This is a designated water body within the [Thames River Basin Management Plan](#) (ID number GB106039023370). This watercourse is currently failing to reach good ecological status under the Water Framework Directive (WFD). Its current status is moderate. Please note that developments within or adjacent to this watercourse should not cause further deterioration and should seek to improve the water quality based on the recommendations of the Thames River Basin Management Plan. There may be opportunities to improve the watercourse in conjunction with other objectives such as enhancing open spaces, parks and recreation. Furthermore, should a Sustainability Appraisal/Strategic Environmental Assessment of your neighbourhood plan be required, an assessment of the potential impacts on the Childrey Brook and tributaries under WFD should be included.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of

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environmental information and ideas on incorporating the environment into plans. This is available at:

<http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>.

Yours faithfully

Judith Johnson
Sustainable Places team
Environment Agency – Thames Area

Direct dial 020 3025 9495

e-mail planning-wallingford@environment-agency.gov.uk

End


2. Historic England



Mon 24/10/2016 16:51

Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>

FW: East Challow Neighbourhood Plan Area Designation Consultation

To:  Nina Merrill

Dear Nina

Thank you for consulting Historic England on the proposed area for designation of the East Challow Neighbourhood Plan. We do not wish to raise any concern about the area proposed.

We would be grateful if Vale of White Horse District Council would bring to the attention of the Neighbourhood Plan Steering Group the concentration of listed buildings found in older 'historic' core of the village. These include a range of buildings that might be considered typical of a small downland village, as well as the more surprising listed mid-19th century factory building at Challow Industries. In formulating their proposals for the neighbourhood plan the steering group will need to give consideration to any potential impacts on these buildings, including indirect impacts through development in their settings and demonstrate that they have sought to avoid or minimise any potential sources of harm to their conservation. The steering group may also wish to consider whether any further buildings, or an area of the village might be identified as important for its historic interest at a local level and should therefore be considered as a 'non-designated heritage asset' within the plan and subsequent decision making.

The steering group should also be aware that the site of the Roman Villa at East Cornhill Farm, just outside the plan area may suggest that there is a wider area of archaeological potential that needs to be considered with care for potential impacts to subsurface remains when considering opportunities for new development. The National Planning Policy Framework requires that non-designated archaeological remains of equivalent interest to remains designated as scheduled monuments, should be preserved in-situ except in wholly exceptional circumstances. We recommend that they consult the County Historic Environment Record for any further records of non-designated archaeological remains within the plan area.

We hope these comments are of assistance to the neighbourhood plan steering group and the District Council but would be pleased to provide more information or answer any queries if it can assist either organisation.

Yours sincerely

Robert Lloyd-Sweet

Rob Lloyd-Sweet | Historic Places Adviser | Historic Places | South East
Direct Line: 01483 252028
Mobile: 07825 907288

Historic England | Eastgate Court | 195 – 205 High Street
Guildford | GU1 3EH

3. Highways England

Nina Merritt

From: Gonet, Teresa <Teresa.Gonet2@highwaysengland.co.uk>
Sent: 11 October 2016 12:21
To: Planning Policy Vale
Cc: Planning SE; Blake, Patrick
Subject: FAO: Nina Merritt - Highways England response to East Challow Neighbourhood Plan Area Designation Consultation

For the Attention of: Nina Merritt

Consultation: East Challow Neighbourhood Plan Area Designation Consultation

Dear Nina,

Thank you for your email dated 27 September 2016, advising Highways England of the above consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN). M4 in this case.

Having examined the above documents, we do not offer any comment to this proposal.

Sent on behalf of Patrick Blake – Spatial Planning Manager at Highways England.

Teresa Gonet,
OD SE Spatial Planning Team
Highways England | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ
Tel: +44 (0) 300 470 1165

Web: www.highways.gov.uk, www.highwaysengland.co.uk



Registered in England and Wales No. 9346363

4. Southern and Scottish Energy

Nina Merritt

From: Gaskell, Chris <chris.gaskell@sse.com>
Sent: 25 October 2016 15:13
To: Planning Policy Vale
Cc: Thacker, Martin
Subject: Vale News Oct 2016 - Neighbourhood Plans

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Planning Policy,

I refer to your 'Vale News Oct 2016' below and in particular the Neighbourhood Plans Update.

I have previously commented on that for Blewbury, but not for East Challow nor Sutton Courtenay, with Ashbury 'falling' within one of my colleagues' 'patch'.

However, for the avoidance of any doubt, for all four of the Neighbourhood Plans, I can confirm that, at this present time, I have no comments to make.

Regards,



Scottish & Southern
Electricity Networks

Chris Gaskell
Network Connections Planning Engineer
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1 Woodstock Road, Yarnton, Kidlington, Oxfordshire, OX5 1NY
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5. Health and Safety Executive



Health and Safety Executive

Vale of White Horse District Council
135 Eastern Avenue
Milton Park
MILTON
Oxon OX14 4SB
ATTN: NINA MERRITT – PLANNING POLICY

Hazardous Installations Directorate

John Moran

CEM HD5E
2.2 Redgrave Court
Merton Road
BOOTLE
L20 7HS

Tel: 0151 951 4551

LOCAL.PLANS.CEMHD.5@hse.gsi.gov.uk

<http://www.hse.gov.uk/>

Mr J Neilson – Head of Unit
27 September 2016

Dear Sir/Madam

CONSULTATION ON YOUR NEIGHBOURHOOD PLAN – REPRESENTATIONS BY HSE EAST CHALLOW NIGHBOURHOOD PLAN DESIGNATION CONSULTATION

Thank you for your request to provide a representation on the above consultation document. When consulted on land-use planning matters, HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard establishments and major accident hazard pipelines (MAHPs) is achieved.

We have concluded that we have no representations to make on this occasion. This is because our records show that the boundary and the land within does not encroach on the consultation zones of major hazard establishments or MAHPs¹. As no encroachment has been detected, HSE does not need to be informed of the next stages in the adoption of the East Challow Neighbourhood Plan.

¹ Planning authorities are advised to use HSE's Planning Advice Web App to verify the advice given. The Web App is a software version of the methodology used in providing land use planning advice. It replaces PADHI+. All planning authorities should have an authorised administrator who can access the Web App; further information is available on HSE's website: <http://www.hse.gov.uk/landuseplanning/padhi.htm>. HSE also advises that you contact pipeline operators for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their presence

If you have any questions about the content of this letter, please contact us at the address given.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Moran', with a horizontal line underneath.

John Moran

HM Specialist Inspector of Health and Safety (Risk Assessment)

6. Network Rail

Nina Merritt

From: Morgan Barbara <Barbara.Morgan@networkrail.co.uk>
Sent: 20 October 2016 14:25
To: Planning Policy Vale
Subject: East Challow Neighbourhood Plan Area

Dear Sir/Madam

Network Rail has been consulted on the Designation of a Neighbourhood Area by East Challow Parish Council. Thank you for providing us with this opportunity to comment on this Planning Policy document.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

East Challow Parish Council area plan includes a section of railway / Network Rail land within the proposal map.

Level Crossings

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing.

Vale of White Horse Council have a statutory responsibility under planning legislation (***Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010***) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. Therefore, as the East Challow Parish Council will be the authority in this case they will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above mentioned level crossings.

Whilst Network Rail has no objection in principle to the Designation of a Neighbourhood Area by East Challow Parish Council, we would request the opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).

We trust these comments will be considered in your preparation of the forthcoming Neighbourhood Development Plan document.

Regards,

Barbara Morgan
Town Planning Technician (Western and Wales)
1st Floor, Temple Point
Redcliffe Way, Bristol BS1 6NL

Tel: 0117 372 1125 – Int: 085 80125

Email: townplanningwestern@networkrail.co.uk

7. Natural England

Date: 04 October 2016
Our ref: 197225
Your ref: East Challow Neighbourhood Plan



East Challow Neighbourhood Area Consultation
Planning Policy
Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton, OX14 4SB.

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY
planning.policy@whitehorsedc.gov.uk

T 0300 060 3900

Dear Sir/Madam,

East Challow Neighbourhood Plan Area Designation Consultation

Thank you for your email dated 27/09/2016 notifying Natural England of the above Neighbourhood Planning Area.

Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.

However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.

Natural England's role

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.

Planning policy for the natural environment

Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.

The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as the neighbourhood plan or order is developed.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully,

Victoria Kirkham
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

8. Dr. Eugenie Buchan

Event Name	East Challow Neighbourhood Plan Area Designation Consultation
Comment by	Dr. Eugenie Buchan
Comment ID	4
Response Date	10/10/16 14:25
Consultation Point	East Challow Neighbourhood Plan Area Designation Consultation (View)
Status	Submitted
Submission Type	Web
Version	0.1
Do you think the submitted area is suitable to undertake a neighbourhood plan?	Yes