

EAST CHALLOW NEIGHBOURHOOD PLAN 2022-2031

CONSULTATION STATEMENT

Volume 1.



East Challow Parish Council

June 2022

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1. INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) Part 5 of the Regulations sets out what a Consultation Statement should contain. It

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where appropriate, addressed in the proposed Neighbourhood Plan.

This statement is submitted under Regulation 15 to support the draft East Challow Neighbourhood Plan.

2. AIMS

The aims of the East Challow Neighbourhood Plan consultation process were:

- a) to involve as much of the community as possible so that the Plan was informed by the views of the local people and other stakeholders.
- b) to engage with as wide a range of people as possible.
- c) to capture all comments and correspondence and record how consultation shaped the policies that emerged, and then ensure that results of consultation were made available to all via the website.

3. BACKGROUND AND HISTORY OF THE PROCESS AND CONSULTATION

The development of East Challow Neighbourhood Plan was undertaken by a Neighbourhood Plan Steering Group on behalf of the East Challow Parish Council. The Neighbourhood Plan was initially conceived in 2016. A steering group was put together at a meeting on December 6 (Appendix 1) with the process initiated by County Councillor Yvonne Constance with a further meeting on December 12th (Appendix 2). Further meetings were held in January and February 2017, one of which took place with a Vale officer to provide guidance (Appendices 3-7). In March 2017 an open meeting was held in the village to explain the neighbourhood plan process to villagers, seek initial views on key issues and seek support for the whole process (image below). A personal invitation was distributed to every household (Appendix 8). Thirteen of the companies in the Plan Area and ten other local organisations were invited to this meeting. More than seventy villagers took part in an exercise to examine the strengths, weaknesses of the village, and the threats and opportunities facing it in the future (SWOT analysis, Appendix 9).



A meeting was held on March 23rd 2017 between the steering group and Dandara, a housing development company with plans for a large development immediately north of the village, at Dandara's request (Appendix 10), followed by steering group meetings on April 3rd and May 22nd 2017 (Appendices 11 and 12). Further meetings took place on June 5th (Appendices 13) and November 10th, the latter which also took place in the presence of a Vale officer (Appendix 14). In June 2017, a community questionnaire was circulated and completed by 40% of households. During September to November the results of the community and youth survey were analysed (Appendices 4a and 4b of the Plan). Further meetings took place on January 17th, March 9th and April 23rd 2018 (Appendices 15-17). A further meeting between the steering group and Dandara took place on May 14th (Appendix 18), again at Dandara's request, following by two additional meetings of the steering group on October 29th and November 28th (Appendices 19 and 20).

The minutes of these meetings were published on the parish council website (<http://www.eastchallowpc.co.uk/neighbourhood-plan/meeting-notes-and-minutes/>) and are listed as Appendices 1-23.

An initial pre-submission consultation draft of the Neighbourhood Plan was developed in 2018 but following the loss of key personnel from the Steering Group, a review of the policies and restructuring took place. This resulted in the re-initiation of the plan during the summer of 2019 with the aim of developing new background evidence-based documents and policies.

The new steering group comprised 4 parish council members, including the chair of the steering group, the parish council RFO, who was also clerk to Shrivenham parish council and had overseen the development of their neighbourhood plan, and four additional residents representing different parts of the village and commercial activity.

In August 2019 informal contact was made with all the businesses in the Plan Area to determine their main issues regarding being based in the Plan Area. This provided basic information on which the formal business survey was developed (Appendix 5 of the Neighbourhood Plan).

Members of the steering group met twice in October 2019 (Appendices 21 and 22) and again in January 2020 (Appendix 23). The chair had also been in contact with the VWHDC neighbourhood plan officer who offered to provide advice when needed. These meetings provided the new chair with background information on the whole plan process. The need for a degree of urgency was noted to avoid problems with any predicted planning changes in national legislation. There was also a perceived need to carry out new housing, parking and business surveys after a period of two years. Discussions on funding the plan process also took place as this was an important issue. The new group also thought that more detailed landscape and village character assessments were needed. A number of the existing documents from the first phase of the plan development were to be re-used including the community and youth surveys and the report on green corridors.

A steering group meeting took place in November 2019 with Bluestone Planning which was appointed to support the plan development and provide support with document preparation. The company was selected from three possible companies on the basis of the strength of the work that they had done on the Shrivenham Neighbourhood Plan. The steering group met again in January 2020 to discuss progress and the new time-line which was approved.

A housing and business survey was carried out through the Plan Area in August 2020. These are presented in Appendices 3 and 5 of the main Neighbourhood Plan document.

Eight online meetings took place with the RFO and Bluestone between March 2020 and June 2021 with the steering committee and parish council being updated in March 2021. The online meetings were used to review progress with the preparation of policies by Bluestone and background text for the plan prepared by the chair of the steering group and progress with additional supporting evidence documents and regular reviews of the timeline for submission.

Progress on the plan was fed back to the parish via the printed parish newsletter which is produced monthly and delivered to every household. This was done in August, September, October and November 2021 and in January and April 2022 (Appendices 24-29).

Contact was made during September 2021 with local landowners regarding proposed Local Green Space sites. These included L.J. Canning, The Wasborough Estate and the Wilts and Berks Canal Trust (LG3, The Canal west), various landowners (LG2, The Canal east – unregistered), Matthews Homes and Abbey Developments (LGS 18a and 18b, newt ponds), The Wasborough Estate (LG3, The Canal west, the cricket club), LF Developments (LG19, Grove Business Park) and Sovereign and VWHDC (LGS9, The Cut). The draft letter and an example email are included as Appendices 30 and 31.

A pre-submission informal consultation was undertaken with VWHDC in October 2021, resulting in a number of changes to the draft Plan. These changes were included in the developing consultation response table (Section 5, p.13 below). An online discussion also took place with Oxfordshire County Council officers about designation of some of the local green spaces which are regarded as the responsibility of County Highways, on 14th January 2022 and subsequently in email correspondence (see Section 5, p.12 below).

A formal public consultation into the Pre-Submission version of the Neighbourhood Plan and associated supporting evidence base documents began on November 10th 2021 and finished on December 24th 2021 (lasting 6 weeks in total, prolonged by 2 days because of 2 days' delay in delivery of the printed versions of the plan). Residents were notified of the extension by Facebook and the website. Advanced publicity for this included several mentions in the village monthly newsletter (September, October and November 2021 Appendices 25-27). The December issue, which appeared mid-month, and which is delivered to every household in the parish, carried a flier as a reminder (Appendix 32).

Notification and reminders were also posted on the village Facebook pages and mentioned on the parish council website (www.eastchallowpc.co.uk/neighbourhood-plan/) and via a series of posters and a banner placed at strategic points at the entrance and exits to the village (see images below).



Hard copies of the plan were displayed for 6 weeks in the aisle of St. Nicholas's Church (image below, left) and the Challows and Childrey Cricket Club (image below, right) for the full period. A member of the steering group was available at the cricket club on all these days during the display hours for any questions. Residents were asked to mail, call or write to the steering group chair with their comments.



Throughout the process the chair has remained in frequent email contact with Bluestone Planning and the RFO who were particularly supportive.

4. LIST OF FORMAL CONSULTEES

The complete list of formal consultees, contacted by email (Appendix 33) is shown in the table below.

Statutory consultation bodies	Organisation/contact
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Oxfordshire County Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	South Oxfordshire District Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Vale of White Horse District Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	West Berkshire District Council
Local County Councillor	Yvonne Constance
Local District Councillor	Nathan Boyd

Local District Councillor	Eric Batts
Local District Councillor	Matthew Barber
Local District Councillor	Ron Batstone
Local District Councillor	Andrew Crawford
Local District Councillor	Howard Woollaston
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Wantage Town Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	West Challow Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Letcombe Regis Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Letcombe Bassett Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Childrey Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Denchworth Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Grove Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Goosey Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Sparsholt Parish Council
A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority	Kingston Lisle Parish Council
The Coal Authority	The Coal Authority

Homes England	Homes England
Natural England	Natural England
The Environment Agency	The Environment Agency
Historic England	Historic England
Network Rail	Network Rail
Highways England	Highways England (now National Highways)
Fresh Water Habitats Trust	Fresh Water Habitats Trust
North Wessex Downs Area of Outstanding Natural Beauty	North Wessex Downs Area of Outstanding Natural Beauty
Letcombe Brook Project	Letcombe Brook Project
Marine Management Organisation	Marine Management Organisation
Any person:-	
To whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003	BT
who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	EE
who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	Three
who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	EMF Enquiries – Vodafone & O2
where it exercises functions in any part of the neighbourhood area —	
a clinical commissioning group established under section 14D of the National Health Service Act 2006;	Oxfordshire Clinical Commissioning Group
the National Health Service Commissioning Board;	NHS England
a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Avison Young (on behalf of National Grid)
a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	National Grid
a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Cadent

a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Scottish and Southern Energy Power
a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	UK Power Networks
a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;	Last Mile Asset Management
a sewerage undertaker; and (v)a water undertaker;	Thames Water Developer Services
a sewerage undertaker; and (v)a water undertaker;	Thames Water Planning Policy
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Wilts and Berks Canal Trust
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Challows and Childrey Cricket Club
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	East Challow Scouts
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Royal British Legion
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Denchworth Local History Group
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Oxford Field Paths Society
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	White Horse Harriers
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Challow Afternoon Club
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Challow Paramotor Club
voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Maymessy, Faringdon Road
bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	Oxford Community Action

bodies which represent the interests of different religious groups in the neighbourhood area;	Vale Benefice
bodies which represent the interests of persons carrying on business in the neighbourhood area	NFU Mutual Wantage
Educational establishments	St. Nicholas CofE Primary School
Educational establishments	King Alfred's Academy
W&G Estate (Landlord)	John Smith
W&G Estate business	Wantage 4x4
W&G Estate business	1 st Choice Car and Bodyworks
W&G Estate business	Vale Powder Coatings
W&G Estate business	JG Motor Services
W&G Estate business	Mission Motorsport
W&G Estate business	OnSite General
W&G Estate business	RJC Construction
W&G Estate business	TVE Hire and Sales
W&G Estate business	Buildbase Wantage
W&G Estate business	Vale Hydrotherapy
W&G Estate business	Contec Precision Engineering
W&G Estate business	RCS Motors Ltd
W&G Estate business	Hilldson and Sons Ltd
W&G Estate business	Thames Ceilings
W&G Estate business	C&G Joinery
W&G Estate business	Ridgeway Precision Engineering
W&G Estate business	Progressive Physiotherapy Ltd
W&G Estate business	P.A.Howett Ltd
W&G Estate business	System Supply Industries Ltd
W&G Estate business	ab-Furniture
W&G Estate business	Argos Irrigation
Grove Business Park (Landlord)	Richard Lyall (Agent)
Grove Business Park	John Lewis of Hungerford
Grove Business Park	Astrosystems
Grove Business Park	Phosphonics Ltd
Grove Business Park	GT Carpentry Ltd
Grove Business Park	Forensic Access Ltd
Grove Business Park	Intagroup Ltd
Grove Business Park	Airbox Systems Ltd
Grove Business Park	Mattingley Ltd
Grove Business Park	Dr. Olaf Biedrzycki Pathology Services Ltd
Grove Business Park	Alecto Forensics
Grove Business Park	Cube Commercial Concepts Ltd
Grove Business Park	Aasvogel
Grove Business Park	Lawton Building Engineering Services
Grove Business Park	Calber Facilities Management
Grove Business Park	CMS Industries

Grove Business Park	Revolution Sports Industries
Grove Business Park	Boston House
Grove Business Park	WILA Lighting
Grove Business Park	SJA UK Ltd
Grove Business Park	TFD Health Fitness
Grove Business Park	Crown Packaging
Grove Business Park	Procar International
Grove Business Park	GC Tiling
Grove Business Park	New Seasons Natural Products
Grove Business Park	Enterprise DB UK Ltd
Grove Business Park	ATSI Ltd
Business in Main Street	Haynes of Challow
Business in Main Street	Mellor's Garage
Business in Main Street	LJ and CA Cannings

5. SUMMARY OF KEY RESPONSES TO PRE-SUBMISSION CONSULTATION

(Please refer to Consultation Response Table at Appendix 34 for detailed responses)

Oxfordshire County Council

The main comment from Oxfordshire County Council (OCC), and which was subsequently discussed with them in correspondence and an online meeting held on 14th January 2022, pertained to designated Local Green Spaces 7 and 8 which are a part of the maintained highway. It was appreciated and understood that the designation did not in any way preclude any work on the land by OCC or utility companies. However, the Steering Group representatives explained that the land is maintained by the parish council and has important amenity value for the Plan Area. Mature trees grow on LGS7 and the land is used for dog walking.

Note was taken of the changing situation regarding the stringency of parking standards.

A number of more minor comments were made with appropriate amendments being incorporated into the revised version of the plan.

Vale of White Horse District Council

The main comments from the Vale of White Horse District Council to the pre-submission consultation were:

- A recognition of the work that had been done and the extent of consultation with the public and the amount of evidence collected. This is acknowledged.
- That clarity in the presentation, including linking information with policies could be improved. Extensive rewriting was done to ensure improve clarity.

- It was felt that the background information on which policies were developed could be expanded. This was done.
- The inclusion of Principle 8 seeking to work towards reduced carbon emissions and energy self-sufficiency was welcomed. Acknowledged.
- There were typographical errors and some issues of clarity resulting from the size of maps rendering it difficult to read small text on the maps. Typographical errors have been corrected throughout and maps scaled up to facilitate interpretation of small text.
- Improvements in cross-referencing within the document and to appendices were required. This was done.
- To reconsider the use of hyperlinks in the document, since these could break. These were deleted or other links were found where appropriate.
- A number of changes to the policies were suggested which required reworking. Where these are not general issues they are summarised below, since the policies are at the core of the plan. The comments and responses may be seen in detail in the Consultation Response Table; the major points raised being:
 - (i) Policy L2. This contained too many issues. These have been reduced as they summarise the main recommendations at the end of each character area section in the East Challow Landscape Character Assessment
 - (ii) Policy L2. More emphasis should be given to the role of the AONB within the Plan Area. Text was amended although only a small southern-most part of the Plan Area lies within the AONB.
 - (iii) Policy HO1. There was too much emphasis on the needs of local residents rather than the district as a whole. This has been amended.
 - (iv) Policy D1. Policies should guide development rather than requiring a fixed outcome. Reference should be made to the Design Guide and Parish Character Appraisal and the Local Plan part 1 Core Policy 38 Design Strategies for Strategic and Major Development Sites. We altered the wording to reflect the advice given.
 - (v) Policy HE1. Greater reference to the non-designated heritage assets should be made. This has been done.
 - (vi) Policy E1. Recommendations to change some text and change the text around Broadband roll-out were accepted and amended appropriately.
 - (vii) Policy E2. Recommendations to change some text and to recognise changes regarding change of use. Recommendation to delete text related to accompaniment of change of use by training which is outside of the scope of neighbourhood plans. Appropriate amendments have been made.
 - (viii) Policy C1. There were recommendations to review whether some points would be better suited to be in Policy C2. We have followed this advice.
 - (ix) Policy CL1. Recommendation to change text to remove excessive restriction in terms of low carbon compared with national or local plan policies. The suggested change was made.

- (x) Policy CL2. Recommended text change to replace a paragraph which required changes to low carbon homes and electric vehicle charging points rather than suggesting the changes. The policy title should also be renamed. These suggestions were all made.
 - (xi) Policy FP1. Recommendations to reword the policy to require integration with green infrastructure network and have access to public transport and community facilities through footpaths and cycleways. The policy was reworded accordingly.
 - (xii) Policy FP2. Suggested rewording of the title to “Existing Footways and cycle routes”. This change was made.
 - (xiii) Policies FP3 and FP4. Recommendations to combine these two policies since the LPP2 already safeguards the route of the canal. Since protection of the route is adequate there was a recommendation to delete the policy and retain it as an aspiration. This was not done because of the importance with which the canal is regarded within the Plan Area both for exercise and a valuable green space and centre for biodiversity.
 - (xiv) Policy P1. The recommendation was to contact the County Council about a policy on parking standards. The provision of electric vehicle charging points should be encouraged rather than required as there is currently no evidence to support their requirement. The title should be reworded to “Parking Facilities”. These changes were made.
 - (xv) Policies EV2 and EV1. Greater distinction should be made between these two policies with Policy EV1 concentrating on green corridors and Policy EV2 on biodiversity. Policy EV2 should also reflect the Environment Act 2021 requiring all new development to deliver an upgrade of 10% in biodiversity. The titles should be changes accordingly. The policies were changed appropriately.
- Appendix 11. The assets within the curtilage of the church would be protected by the national designation and their removal is recommended. Not all of these assets, which are easily removed, are registered as separate items and we wanted to ensure that they were recorded as such. We have moved the church items to a separate section towards the end of the list.

Comments from Network Rail, Natural England, The Marine Management Organisation, Thames Water and Historic England were of a general nature and did not require any changes to be made. The comments by the Wiltshire and Berkshire Canal Trust and Chairman of East Challow School Board of Governors were supportive and appreciated. A minor change was suggested by the White Horse Harriers and Wantage Active Travel Groups which was made; otherwise, their comments were supportive.

Comments were made by Four individual residents which required minor changes of text related to parking, housing development and community aspirations.

Several organisations including most significantly Homes England, West Berkshire District Council, Highways England and The Environment Agency did not reply to the request for comments.

The Plan and supporting documentation was amended to reflect the changes highlighted above and it was provided informally to the VWHDC for a final informal review prior to submission. The final submission version of the Neighbourhood Plan documents will be formally submitted for examination in accordance with the regulatory requirements in due course.