

EAST CHALLOW NEIGHBOURHOOD PLAN 2022-2031

CONSULTATION STATEMENT

Volume 2. APPENDICES



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| CALBER FACILITIES MANAGEMENT LTD |
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MINUTES

Of

Meeting held with

East Challow Neighbourhood Plan Steering Group

On

6th December 2016

| | | | |
|----------|---|---|--|
| Present: | Vanessa Bosley (VB) Francis Webb (FW) Chris Nugent (CN) | Caroline Dunston (CD) Evelyn Constance (EC) Peter Rumsey (PR) | Helen Butcher (HB) Robin Bashford (RB) Les Cannings (LC) |
|----------|---|---|--|

| | | Action |
|-----------|---|-----------|
| | | |
| 1 | Evelyn Constance opened the meeting with an overview of the steering group's aims and responsibilities. | |
| 2 | Peter (PR) was appointed as the group's chairman. | |
| 3 | Les (LC) was appointed as the groups vice chairman | |
| 4 | Les (LC) was appointed as the temporary group secretary. | |
| 5 | It was agreed that all future meetings would be held on a Monday (dates to be agreed) at 8pm in the village meeting room. | Info only |
| 6 | It was agreed that Francis (FW) would book the meeting room on the required dates. | FW |
| 7 | It was agreed to distribute the steering group guide and local plan to all present. | LC |
| 8 | It was agreed to invite [REDACTED] (VWHDC) to a future meeting at his convenience. | PR |
| 9 | It was agreed to ask [REDACTED] for her advice and guidance on the groups e-mail address. | VB |
| 10 | It was proposed that the groups role and project plan would be discussed and agreed at the next meeting. | |
| | Next meeting to be held on Monday 12 th December @ 8pm | |

CALBER FACILITIES MANAGEMENT LTD

**MINUTES
Of**

Meeting held with

East Challow Neighbourhood Plan Steering Group

On
12th December 2016

Present: Helen Butcher (HB) Peter Rumsey (PR) Les Cannings (LC)
 Francis Webb (FW) John Smith (JS) Robin Bashford (RB)

Apologies: Vanessa Bosley (VB) Caroline Dunston (CD) Chris Nugent (CN)

| | | Action |
|-----------|---|---------------|
| 1 | The minutes of the previous meeting were read, approved and signed off by the chair (PR) | Info only |
| 2 | It was suggested that the local school, WI, Church, Cricket Club, British Legion & local businesses be invited to participate in the steering group. | Info only |
| 3 | Les (LC) declared his interest as a potential financial or pecuniary benefit as a local landowner. | Info only |
| 4 | PR informed the meeting that [REDACTED] (VWHDC) had invited him to a meeting on the 4 th January 2017 at their Milton Park offices, LC to attend with him and HB and RB showed interest in possibly attending. It was agreed that PR would forward the email invite to them. | PR T/A |
| 5 | It was agreed that all individual members of the steering group would be invited to cast their votes on any future group decisions. | Info only |
| 6 | It was agreed to hold all future meetings on the 2 nd Monday of every month. | Info only |
| 7 | It was suggested setting up a steering group web site at a later stage, there is a parish council site already in place and Peter will speak to [REDACTED] regarding this. | PR T/A |
| 8 | FW suggested that CFO (Community First Oxfordshire) may be able to assist the group but it was decided to see how the VWHDC meeting goes before approaching them. | Info only |
| 9 | It was discussed that HB heads up the project plan. | Info only |
| 10 | It was discussed that RB heads up the Archaeology, Ecology and Sustainability part of the plan. | Info only |
| 11 | In Caroline's absence it was suggested that she may be interested in promoting village resident input and communication. | Info only |
| 12 | It was agreed that PR would contact [REDACTED] in order to see if she would be interested in assisting the group with advice and help going forward. | PR T/A |
| 13 | It was suggested that a draft questionnaire be formulated to put to the village residents. PR will approach CD in order to see if she would be interested in taking this forward. | PR T/A |
| | Next meeting to be held in the village hall meeting room on Monday 9 th January 2017 @ 8pm | |

MINUTES
Of

Meeting held between

East Challow Neighbourhood Plan Steering Group

And

Vale of the White Horse District Council

At 135 Milton Park

On

4th January 2017

Present: Peter Rumsey (PR) Les Cannings (LC) Caroline Dunston (CD)
Francis Webb (FW) Vanessa Bosley (VB)
[REDACTED] (CH - VWHDC) [REDACTED] (RH – VWHDC)
[REDACTED] (WS – VWDHC)

Apologies: Emma Wright (EW) Rob Bashford (RB) Helen Butcher (HB)

| | | |
|---|---|--|
| 1 | Introductions were made by all present | |
| 2 | WS suggested that there were risks in applying for small village status and strongly recommended that this is not done at the present time as the local plan is already in place. | |
| 3 | WS enquired why the group was formed and how they saw future developments, PR felt that any development should be seen as building a better community, the group were asked if they had any particular requests and the bypass, Pub, shop and village green were mentioned. | |
| 4 | The group confirmed that they have appointed posts and the plan is ongoing with Helen C (who had sent her apologies) taking the lead. | |
| 5 | The community engagement office is available and RR will ask them to contact CD to confirm what support they can provide. | |
| 6 | WS suggested that the group carry out a SWOT analysis on both the group and the wider village in order to evaluate what strength, skills and considerations they have, he also offered help with a questionnaire and suggested speaking to Wantage group. | |
| 7 | WS suggested that the group consider the options that we have and where the group would propose where any funding and resource are directed, what was their emerging vision. It was proposed that we speak to Blewbury or Faringdon on this as they both have their own groups. CH suggested that the group prepare a draft plan and put this to the village. | |
| 8 | Basic conditions were raised and WS offered assistance in understanding these as the process evolves but we are not at that stage yet. | |
| 9 | It was confirmed that a site can be allocated by the group and was free to meet any developers, it was however advised that the group are cautious of offering to much information to the developer. | |

| | | |
|----|--|--|
| 10 | It was confirmed that £10,000 is available from VWHDC on production of an acceptable plan, as part of this budget and forecast of where the money was to be spent. It was suggested that a meeting should be arranged with VWHDC at the time to discuss and agree this. The group were made aware that it is best to use consultants for difficult to obtain information only. | |
| 11 | It was confirmed that the Parish Clerk can be responsible and manage the groups funds, it was however suggested by RS that their hours are monitored as there will be a cost for this. | |
| 12 | WS and CH suggested speaking to Cumnor or Appleton groups regarding community engagement strategy as they had come up with some interesting ways to get people involved. | |
| 13 | VWHDC confirmed they would be happy to review the project plan once complete if H would like to forward it to RR | |
| 14 | VWHDC feel that the web site was good idea the group could also have a small allocation on the VWHDC web site. | |
| 15 | As a conclusion it was agreed that the group need to implement:- A. A project plan B. A SWOT analysis of the group C. A SWOT analysis of the wider village D. A community engagement strategy E. A vision of project plan | |

MINUTES
Of

Meeting held with

East Challow Neighbourhood Plan Steering Group

On

9th January 2017

Present: Peter Rumsey (PR) Les Cannings (LC) Robin Bashford (RB)
Francis Webb (FW) Helen Butcher (HB) Chris Nugent (CN)

Apologies: Vanessa Bosley (VB)

| | | |
|----|---|---------------|
| 1 | The minutes of the meeting held on 12 th December 2016 were read, approved and signed off by the chair. | |
| 2 | Les declared his interest as a potential or pecuniary benefit as a local landowner. | |
| 3 | It was felt that the meeting held with the VWHDC on the 4 th January had been very useful and constructive. | Info only |
| 4 | The Parish Council Web site seem to be the ideal place to put any steering group news or events. It was agreed that an entry regarding the village SWOT would be placed in the Challow News. | PR T/A |
| 5 | It was agreed to give some thought to having a steering group logo or branding, CN agreed to put something together in order to develop this more. | CN T/A |
| 6 | PR has approached [REDACTED] regarding assisting the group, she would prefer not to on a regular basis but would be more than happy to assist if the group are struggling on any particular issue. | Info only |
| 7 | It was agreed that PR & CN would attend the neighborhood planning conference on Friday 20 th January at Watlington. | Info only |
| 8 | It was discussed that the old airfield at Woodhill Lane may be a brown field site, it was agreed that RB would investigate this and put something together regarding this. | RB T/A |
| 9 | It was agreed to meet to discuss the SWOT analysis for the group at the next meeting on the 20 th February. | Info only |
| 10 | It was also agreed to meet at the cricket club with a proposed date of the 3 rd March to discuss the village SWOT with the villagers invited in order to discuss their ideas and visions of the village for the future. PR to put something together to promote this to the village. | PR T/A |
| 11 | FW to provide a list of organizations to contact inviting them to be involved | VW T/A |
| 12 | LC to provide a list of the tenants of Grove Technology Park if possible. | LC T/A |
| 13 | PR offered to draft a letter for submission to both 11 + 12 above | |
| 14 | HB has made progress with the project plan and will forward this to the group, LC offered to deliver hard copies of these to both FC and CN. | |
| 15 | A meeting with Dandara was proposed for the 6 th March | PR to confirm |

| | | |
|----|---|--|
| 16 | Locality funding may be available for people that may have the skill set and the screening plan will need to be added to the questionnaire. | |
| | Next meeting to be held in the village hall meeting room at 8pm | |

MINUTES
Of

Meeting held with

East Challow Neighbourhood Plan Steering Group

On

6th February 2017

Present: Peter Rumsey (PR) Les Cannings (LC) Robin Bashford (RB)
Francis Webb (FW) Helen Butcher (HB) Chris Nugent (CN)
Caroline Dunston (CD) Olwyn Nugent (ON)

Apologies: Vanessa Bosley (VB) Blair Freebairn (BF)

| | | |
|----|---|--|
| 1 | Minutes of previous meeting were read and approved | |
| 2 | Les declared his interest as a potential or pecuniary benefit as a local landowner. | Info only |
| 3 | It was agreed to hold the SWOT meeting with the villagers at 7.30pm with the steering group arriving at 7pm. | Info only |
| 4 | It was agreed that notices will be put in the church and two village notice boards inviting people to the meeting. | FW to action |
| 5 | It was agreed to distribute notices through village residents doors, PR to draft, LC to print and CN and others to distribute. | PR to write, Les to print and all to distribute. |
| 6 | CN has prepared a draft neighborhood plan logo which is due to be sent to an artist/designer to complete which will hopefully be presented at the next meeting. | CN to action |
| 7 | RB offered to investigate the old airfield boundaries | RB to action |
| 8 | The old Country Club development company was discussed and it was agreed to contact them. | PR T/A |
| 9 | The Project plan that HB has prepared was discussed and small amendments suggested. All agreed it was a great effort on Helens part. Once amended then HB will forward to all concerned for approval before sending the first draft to Rachel (VOWHDC). HB also confirmed that she would forward the sustainability documents to all group members that to date she has used in preparing the project plan. | HB T/A |
| 10 | The two consultants whose details we have were discussed and it was agreed to contact them to arrange a meeting on separate evenings with at least three of the group in attendance. It was agreed to propose Monday evenings. | PR T/A |
| 11 | It was agreed to write to VOWHDC to enquire why when East Challow has recently had approximately 200 dwellings, why they should require more. | PR T/A |
| | Next Meeting at 8pm on Monday 20 th February in the Village Hall meeting room. | |

MINUTES
Of

Meeting held with

East Challow Neighbourhood Plan Steering Group

On

22nd February 2017

Present: Peter Rumsey (PR) Vanessa Bosley (VB)
Francis Webb (FW) Chris Nugent (CN)
Caroline Dunston (CD) Olwyn Nugent (ON)
[REDACTED] (JL) (Bluestone Planning)

Apologies: Robin Bashford (RB) Blair Freebairn (BF) Helen Butcher (HB)
Les Cannings (LC)

| | | |
|---|--|-----------|
| 1 | Purpose of the meeting was to meet with [REDACTED] of Bluestone Planning and discuss how he might work as a consultant with the Steering Group, if appointed. | |
| 2 | <p>JL estimated the cost (inc. VAT) for him to attend each future meeting for 2 hrs to advise and guide us could be a fixed fee of £500 approx.</p> <p>The meeting discussed potential technical reports as follows;</p> <ul style="list-style-type: none"> • Housing Needs Analysis • Landscape Analysis (to determine where further housing might best be located) • Strategic Environmental Assessment (SEA) (probably needed only if we want to formally allocate an area) • Rural Community Design Study (ie. what would best help build community for the future) • Baseline Characterisation Study (ie “where are we now”. Could readily be done by individual group members taking on one element each) • Basic Condition Statement (could probably be plagiarised from existing successful NPs elsewhere in VOWH) • Community Consultation Statement (intimately linked with the proposed consultation questionnaire). <p><i>NB. JL didn't seem keen on getting involved with designing/interpreting the questionnaire. However, I think CFO (the consultant we meet on 27 March) have done this for East Hanney.</i></p> <p>JL undertook to prepare a proposal for us re his future involvement, based on fixed fee elements. He suggested each of the elements above might be about £3k.</p> | Info only |

MINUTES
Of

Meeting held with

East Challow Neighbourhood Plan Steering Group

On
27th February 2017

Present: Peter Rumsey (PR) Francis Webb (FW) Chris Nugent (CN)
Caroline Dunston (CD) Olwyn Nugent (ON)
[REDACTED] (HL) (CFO – Community First Oxfordshire)

Apologies: Robin Bashford (RB) Blair Freebairn (BF) Helen Butcher (HB)
Les Cannings (LC) Vanessa Bosley (VB)


| | | |
|---|---|-----------|
| 1 | Purpose of the meeting was to meet with [REDACTED] of CFO and discuss how CFO might work as a consultant with the Steering Group, if appointed. | Info only |
| 2 | <p>HL presented the capabilities of CFO as a not-for-profit organization with extensive experience of neighbourhood planning, with funding from some local authorities and strong links with others, and with specialist support available in key areas (planning, environmental assessment, housing needs). She tabled two examples of CFO proposals prepared for other NP Groups.</p> <p>The Community Engagement Questionnaire was discussed. HL estimated the cost for preparation, management and reporting as £3300 for a community of 2000 houses, and therefore substantially less for East Challow. The questionnaire will embrace a housing needs survey.</p> <p>The issue of development site allocation was discussed. HL suggested that we can take the initiative on this and CFO would score any identified sites to aid selection of the “best site(s)” for the village.</p> <p>HL stressed that CFO would want to work closely with us, if appointed, and would always be prepared to “go the extra mile” if required. She is prepared to attend our 13th March public meeting, if invited, and give a presentation on the NP process.</p> <p>HL will prepare a proposal for us for (a) full support throughout the NP process, and (b) questionnaire management and reporting and attendance at village meeting on 13th March only. Hope to provide proposals within a week.</p> <p>The steering group expressed a wish to ensure that CFO’s proposals should be framed in a manner to ensure adequate project cost control.</p> <p>HL will confirm VAT status of Locality and VOWH funding.</p> | Info only |

**Village Meeting
13th March 2017**

INVITATION TO VILLAGE ORGANISATIONS

The email below, or a similar one, was sent to the following village-related organisations, on or before 17th February 2017:-

St Nicholas Church
The Mission
East Challow Womens Institute
Thames Valley Police (Wantage Neighbourhood Team)
East Challow Village Hall
Royal British Legion
Challow & Childrey Cricket Club
St Nicholas Primary School
Cllr Yvonne Constance, VOWH DC and Oxfordshire CC
East Challow Neighbourhood Watch


St Nicholas Church
East Challow

Dear Jeff

EAST CHALLOW – THE FUTURE OF OUR VILLAGE

The Parish Council has appointed a Steering Group to lead the development of a Neighbourhood Plan for the village of East Challow. The completed plan, which will be the subject of a village referendum in the near future, will set a vision for the future of our village and will include planning policies for the development and use of land in the parish.

The Steering Group would like to invite members of the church to a meeting to explore and contribute to the ideas and vision behind the plan on Monday 13th March 2017 at East Challow Cricket Club, starting at 7.30pm. If anyone would like transport to and from the meeting, please call the number below.

We hope that you will be able to contribute to the plans for our village. If you would like any further information please contact me.

Yours sincerely
Peter Rumsey (Chair of Neighbourhood Plan Steering Group)

.

East Challow Neighbourhood Plan Steering Group

S.W.O.T Analysis

S

Strengths

- Passionate and committed to retaining Village identity
- Experienced Project Manager
- Heritage knowledge
- Strong historic knowledge
- Available time
- Safeguarding legacy for future generations
- Housing needs background
- Local business knowledge

W

Weaknesses

- Would like a more diverse group membership
- Lack of planning knowledge or experience
- No environmental or sustainability knowledge

O

Opportunities

- Money saving on consultants
- Money to pay consultants
- Access to report production facility
- Access to VWHDC

T

Threats

- Village apathy
- Possible size and cost of S.E.A
- May be ignored or overridden by local governments / national accessibility of funds from VWHDC and locally

East Challow Neighbourhood Plan Steering Group

S.W.O.T Analysis

From meeting held 13th March 2017

S

Strengths

Facilities – Park, Tennis Courts, Allotments & Village School
2 Church's
Thriving Village Hall
Sports Clubs
British Legion
Proximity to Wantage
Proximity to Grove Technology Park
Rural setting
Access to the countryside
Good footpath network

W

Weaknesses

A417 going through the village
Parking throughout the village
Amount of traffic on the road / Sat Nav routing
Lost the (Nursery) Playgroup – closed July 2016
No bus service other than those on the A417
No Pub
No Shop

O

Opportunities

Create Cycle tracks
Create additional parking spaces
Larger school
Section 106 planning
To develop the identity of the Village
To develop more village amenities
Better links to Grove Business Park
Reduce main A417 speed limit from 40 to 30
Closer links with Wantage
Reduce vehicle access to Village Hill (one way?)

T

Threats

Planned developments with approval
No planned expansion to the school
Flooding risk
Change of use from byway to Cornhill Lane
Sewage network unable to cope
Western relief road will add additional traffic to artery roads

MINUTES
of

Meeting held with

East Challow Neighbourhood Plan Steering Group & Dandara

On

23rd March 2017

PRESENT

Parish Council & Neighbourhood Plan Steering Group

Vanessa Bosley, Francis Webb, Olwyn Nugent, Les Cannings, Peter Rumsey, Helen Butcher
Apologies: Robin Bashford, Caroline Dunstan, Chris Nugent

District & County Councillor
Dandara
Define

Yvonne Constance

[REDACTED]
[REDACTED]

MEETING NOTES

The meeting was requested by Dandara to allow them to present their development proposals to the Neighbourhood Plan Steering Group.

Dandara tabled outline plans for proposed development of land in the area of Woodhill Lane, East Challow. They contend that the development, about 750 houses over 10-12 years, would finance construction of the proposed Western Relief Road. The site is not yet allocated by VOWH, but Dandara have signed up the necessary land parcels with the three landowners involved, in anticipation that development will be possible in due course.

Dandara would like to see their proposals considered in preparation of the NP, in particular to allow the village to consider the benefits that might accrue; eg.

substantially reduced long-term traffic flow on the A417,
dedicated village traffic management arrangements long-term and during construction,
non-specified new or improved village amenities,
curtailment of the threat of further sprawling development in the village,
new school and playing fields within the new development,
clear and guaranteed green space between the village and the new development,
non-specified measures to guarantee the future of the village as a pleasant rural settlement

Notwithstanding the above, the Parish Council and Steering Group representatives expressed great concern at the impact of so large a development in close proximity to the village, which could mean the end of East Challow as a rural village even if the final benefits are substantial.

Dandara were briefed on progress with the East Challow NP. In particular, design of the main consultation questionnaire is underway and villagers' views on the pros and cons of the proposed development could be sought in this way, probably supported by presentations at village meetings.

MINUTES
Of
Meeting held with

East Challow Neighbourhood Plan Steering Group

On
3rd April 2017

Present: Peter Rumsey (PR) Francis Webb (FW) Chris Nugent (CN)
Caroline Dunston (CD) Olwyn Nugent (ON)
Apologies: Vanessa Bosley (VB) Blair Freebairn (BF) Les Cannings (LC)
Robin Bashford (RB) Helen Butcher (HB)

| | | |
|---|--|--------|
| 1 | Minutes of previous meeting were read and approved | |
| 2 | CN/ON presented a selection of draft logos for discussion. A logo showing a triple-bar gate was selected by the meeting. The words “East Challow Neighbourhood Plan” will be written on the bars. ON will arrange final artwork for use on the consultation questionnaire. | ON |
| 3 | PR reported on funding. £10k has recently been received from VOWH and HB is starting the work required to obtain funding from Locality / My Community. Provision is being made for additional funding for a SEA (Strategic Environmental Assessment) in case one is needed in the future. | HB |
| 4 | Dandara’s proposals for the Woodhill Lane development were discussed and it was agreed that the proposed development and its potential benefits and drawbacks should feature in a major way in the questionnaire. The results of the village SWOT analysis will also be used in framing questions for the survey. | CD/CFO |
| 5 | CD has prepared initial thoughts on the questionnaire, in discussion with HB, and is meeting with CFO on Friday 7th April to discuss further and to brief them on what is required. CFO will be asked to prepare a draft and present to us on Friday 28 th April. It was agreed that the village should be invited to an open meeting again, one week after delivery of the questionnaires, to encourage participation. | CD/CFO |
| 6 | The need for further publicity for the NP was discussed. Ideas included sandwich boards and a banner to be located around the village. PR will explore sources and costs. | PR |
| 7 | Next Meeting at 8pm on FRIDAY 28 th APRIL in the Village Hall meeting room at which it is hoped that CFO can present the first draft of the questionnaire for review and discussion. (A suitable Monday could not be found for this meeting) | All |

EAST CHALLOW NEIGHBOURHOOD PLAN STEERING GROUP

MINUTES

Of

Meeting held with

East Challow Neighbourhood Plan Steering Group

On

22nd May 2017

Present: Peter Rumsey (PR) Les Cannings (LC) Chris Nugent (CN)
 Francis Webb (FW) Helen Butcher (HB) Olwyn Nugent (ON)
 Caroline Dunston (CD) Robin Bashford (RB)

Apologies: Vanessa Bosley (VB)

| | | |
|----|--|--------------|
| 1 | Minutes of previous meeting were read and approved | |
| 2 | Les declared his interest as a potential pecuniary benefit as a local landowner | Info only |
| 3 | It was agreed to amend the wording for Cornhill Lane which were noted. | Info only |
| 4 | It was agreed to put the youth survey on to survey monkey with details of the main survey. Various ways were discussed on how to target this age group and it was decide to distribute to them on their way home from school. | Francis T/A |
| 5 | It was agreed to print off 400 main copies and 50 youth copies. | |
| 6 | If the survey goes out mid-June as planned, Caroline to ask [REDACTED] when to expect the results in. | Caroline T/A |
| 7 | Helen to request a copy of the monthly group statement from [REDACTED] | HB T/A |
| 8 | It was agreed to place the roadside signs on the grass verge by the Cricket Club and the other one on the Village green by the telephone box. It was decided to put a padlock and chain on to these if at all possible. | Info only |
| 9 | It was agreed to put one large sign on to the bus shelter and one either on the green or fence by the Goodlake. Peter, Chris & Les offered to put these up at the appropriate time. | Info only |
| 10 | It was suggested that another group meeting with [REDACTED] (VOWHDC) needs to be arranged in order to see how they can assist, Peter to try and organize during working hours when hopefully other members of the group will be in a position to attend. | PR T/A |
| 11 | Community first, Oxfordshire have not been very pro-active, it seems that they have to be continually reminded. It was agreed that the questionnaire is fine but their proposal should be questioned as they did nothing towards the survey. | HB T/A |
| 12 | Peter requested copies of the photographs taken at the Village meeting. | Les T/A |
| 13 | Peter suggested that all group members should read the quick guide on the ECPC website in order to plan for the final document. | All T/A |
| 14 | It was raised regarding confirmation that group members are covered on the ECPC Public Liability Insurance. | FB T/A |
| | Next Group Meeting to be arranged when all the responses are in - in the Village Hall @ 8pm | |

MINUTES
Of
Meeting held with

East Challow Neighbourhood Plan Steering Group

On
5th June 2017

Present: Peter Rumsey (PR) Francis Webb (FW) Vanessa Bosley (VB)
Caroline Dunston (CD)
Apologies: Les Cannings (LC) Chris Nugent (CN)
Robin Bashford (RB) Helen Butcher (HB) Olwyn Nugent (ON)

| | | |
|---|--|--|
| 1 | <p>This meeting was called at short notice to discuss comments received by email from VOWH following a meeting of the steering group with VOWH on 31st May 2017 (see attached copy)</p> <p>A number of amendments to the draft questionnaire were agreed and subsequently incorporated in the final questionnaire distributed to every residence in the parish.</p> | |
|---|--|--|

██████████@southandvale.gov.uk) Fri, Jun 2, 2017 10:59 am

To **salimabay** ██████████

Cc ██████████@southandvale.gov.uk, ██████████
██████████@southandvale.gov.uk, ██████████@southandvale.gov.uk

2017_06_01_Final comments Yout...docx (63 KB)

2017_06_01_Final Comments Ques...docx (5.7 MB)

Dear Peter,

Please find attached our comments for the questionnaire. These are recommendations and so it is up to you whether you decide to go with them.

Our aim is to help groups to make good quality neighbourhood plans that successfully plan for towns and villages. The support we offer is set out on our website and we are happy to set up regular meetings to discuss progress and support you to prepare your plan. The approach to community engagement so far is excellent!

We are happy to support you in preparing site allocations for your neighbourhood plan. Generally, my feeling is that including the Dandara site in the questionnaire is a little too early and that first it would be good to talk through the process in more detail about delivering sites through your neighbourhood plan.

There are risks with including the section about the 'Dandara' site in the questionnaire. These are as follows:

- There is a risk to the neighbourhood plan and parish council by raising expectations within the village about 'benefits' that subsequently are not delivered.
- A clear process for allocating sites should be followed and we can support you. This is so alternative options can be tested to ensure that the most sustainable site is chosen. The risk is that your neighbourhood plan does not pass independent examination and risks successful legal challenge. We are mindful that this process would likely require Strategic Environmental Assessment (SEA), site assessments, and a 'call for sites' process. Viability assessments are also likely to be useful for understanding what benefits can be delivered. This guidance document should help with understanding the wider context of this kind of proposal in a neighbourhood plan: <http://mycommunity.org.uk/wp-content/uploads/2016/09/NP-Site-Assessment-Toolkit-Final-version.pdf>
- That said, we would be happy to support a site selection process and have the expertise to do so. You might also consider applying for support from Locality, if you haven't done so already. We are happy to help you with that application.
- If you would like to include something about housing in your questionnaire, you might wish to include something generic regarding site allocations. I make the following suggestion for you to consider:
 - "Would you like to see the neighbourhood plan deliver a site for housing
 - You might also choose to include sub-questions on this topic - ? if it could deliver one or more of the following: ***list*** ?" for example. There remain risks associated with this approach for similar reasons outlined above.

Finally, ██████████ our Young People's Coordinator has made some initial comments also. Both ██████████ and ██████████ are able to support the NP group in your work with children and young people. Please contact ██████████ if you would like to discuss further.

Best wishes,

██████████
Planning Policy Officer (Neighbourhood)
South Oxfordshire and Vale of White Horse District Council

EAST CHALLOW NEIGHBOURHOOD PLAN STEERING GROUP

NOTES OF MEETING

with

Vale of White Horse DC

Present:

VWH: [REDACTED], [REDACTED] < >, [REDACTED] < >

ECNP: Peter Rumsey, Les Cannings, Frances Webb, Trevor Hayes, Caroline Dunstan

ECPC: Vanessa Bosley

1. VWH have no problem with the ECNP position statement regarding Dandara's proposed development, ie.

"The result of the village consultation showed only 39% in favour of further substantial housing development if this would mean improved village facilities or infrastructure. However, in view of Dandara's unique proposition to construct the Western Relief Road in conjunction with their proposed development, the meeting agreed that our NP should keep the possibility open, but that the proposed site should NOT be formally allocated. We also agreed that Dandara should be invited to make a presentation to the village (as they have requested), to ensure that residents are as well informed as they can be, but on the understanding that the NP steering group does not have a preference for or against the development."

2. The classification of East Challow as a Larger Village in the VWH Local Plan was a strategic decision relating primarily to EC's perceived potential as a Larger Village, rather than the classification applying at the time of publishing the Local Plan. VWH claim that ECPC were fully informed, at the time, of the reasons for the classification. ECPC challenged this and will investigate past correspondence. We were informed that a challenge to the classification was not within the remit of ECNP; any changes can only be introduced at the time of the next formal revision of the Local Plan.
3. ECNP's desire to preclude future development on the fields between Wantage and EC (or, indeed, anywhere else) can only be met by careful reasoning – either for the case of allocating as Local Green Space, or on the basis of non-coalescence with Wantage.
4. ECNP should request a Screening Opinion from VWH once draft policies have been formulated.
5. VWH suggested that EC villagers be encouraged to look at the results of the Consultation Survey by highlighting some key findings to them.

Peter Rumsey
10th Nov 2017

East Challow Neighbourhood Plan Steering Group

Minutes of Meeting

On

17th January 2018

Attendees

ECNP Group

Peter Rumsey (PR) Helen Butcher (HB) Francis Webb (FW) Chris Nugent (CN)
Caroline Dunstan (CD) Olwyn Nugent (ON) Trevor Hayes (TH)
Apologies: Les Cannings (LC)

Portus & Whitton (P & W)



NOTES

P & W have been engaged by the ECNP Group to produce a character assessment of the village to assist the Steering Group in evidencing character, design, green space and coalescence policies.

This would comprise:

Landscape Character Assessment (LCA)

To assess the rural context and setting of East Challow. This would look at values that have been made about the landscape, including designations and constraints such as Scheduled Ancient Monuments, Conservation Areas, listed buildings, registered historic parks and gardens, ancient woodland, registered battlefields, Sites of Special Scientific Interest, local wildlife sites and nature reserves. The nature of different types of development (i.e. housing and/or commercial development) might also be taken into account in terms of scale, height, potential design and layout as well as its effect on tranquillity.

On completion of the desk study, a site survey would be undertaken to record relevant factors within each LC parcel

Village Character Assessment (VCA)

To produce an assessment of East Challow in its landscape context, including:

- A) Desk-based work: to give an understanding of the historic character and development of East Challow, using available sources
- B) Workshop and site survey

P & W described how they are proceeding with this work and requested input on local issues identified by the ECNP Group. Discussion followed.

East Challow Neighbourhood Plan Steering Group

Minutes of Meeting

On

9th March 2018

Attendees

ECNP Group

Peter Rumsey (PR) Helen Butcher (HB) Francis Webb (FW) Chris Nugent (CN)
Caroline Dunstan (CD) Olwyn Nugent (ON)
Apologies: Les Cannings (LC) Trevor Hayes (TH)

TVERC Thames Valley Environmental Records Centre

██████████, ██████████ < >

NOTES

In developing our environmental policies evidence is needed of the types of habitats and species we have in the village and how connected the various green areas are. Thames Valley Environmental Records Centre can provide this type of data, including information on invasive non-native species, protected species and a map containing priority habitats.

██████████ described how this information would be collated and used for East Challow and invited discussion to help identify the relevant corridors. The ECNP group asked that consideration be given to the developing LGS policies for the NP.

TVERC will use the feedback from the discussion to provide maps of our proposed green corridors for the final NP document.

ECNP Village Meeting

23rd April 2018

held at

Challow & Childrey Cricket Club

Present:

ECNP Steering Group

Representative of Community First Oxfordshire (CFO), Consultant to ECNP

Representative of Dandara (Property Developer)

The following villagers:-

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Meeting Notes:

1. The ECNP introduced the NP draft policies developed to date and distributed a summary of the policies.
2. The ECNP Chair confirmed that Dandara had been invited to the meeting because of the impact that their development would have on the village, and because they were undertaking to construct the new Western Relief Road as part of the scheme.
3. Villagers raised issues on a number of the policies but the meeting focussed in on the proposal from Dandara to build 750 houses on land to the north of the village, either side of Woodhill Lane. A number of villagers raised concerns about the impact of the development on the village. One particular concern was that the new development effectively meant that East Challow would effectively connect the village with Wantage and Grove.
4. The ECNP Chair stated that the NP intended to maintain a neutral position with regard to the Dandara development because of the perceived advantage to the village of the new Western Relief Road.

East Challow Neighbourhood Plan Steering Group

Minutes of Meeting

On

14th May 2018

Attendees

ECNP Group

Les Cannings (LC) Helen Butcher (HB) Francis Webb (FW) Chris Nugent (CN)
Caroline Dunstan (CD) Olwyn Nugent (ON) Trevor Hayes (TH)
Apologies: Peter Rumsey (PR), Vanessa Bosley (VB)

District & County Council Yvonne Constance

Dandara [REDACTED]

NOTES

The meeting was in two parts:-

1. (Dandara not present) To allow the ECNP Steering Group to discuss the Dandara proposal for development of 750 houses on the fields of of HELAA land parcels EACH8, 10, 11, 12, 13 and construction of the Western Relief Road. In particular to decide whether we should consider embracing a detailed study of this development within the ECNP.

We have taken advice from our planning consultant ([REDACTED]) regarding the issue, quoted below:-

"I am worried that you are considering preventing development on such an extensive tract of land that it will not be considered sustainable development and you will have the NDP thrown back at you by the LPA and/or the examiner. You can (in carefully constructed circumstances) restrict development in small areas but it becomes more difficult if you wish to sterilise very large tracts. This is because the new NPPF (in draft) is asking for more housing and for local plans to be reviewed very 5 years. This means that planning authorities will always be looking for new development land and they will resist any NDP policies that might cause them difficulties in the future."

"...the link road is in the local plan and the transport plan. You can't just put together a petition and say you don't want it anymore! If you really don't want it, you will need to work with the planning and highways authorities to convince them in the next round of their local plan and local transport plan that the proposal should be dropped. Until you do this, the policies encourage private sector finance (such as Danderra <sic>) to provide this infrastructure. "

She concludes that if we want to examine the possibility of restricting development on EACH 08, 10, 11, 12, 13, we need to hire either a planning professional or a landscape professional to fully review all the sites around the village (in more detail than the existing Landscape Character Assessment) and prepare a full planning analysis.

The original objectives for the ECNP included to "encourage sustainable development if it can contribute to the development of the Western Relief Road and reduce the current traffic flow on

the A417." The Group concludes that we do not have funding for the additional cost of doing this, and are reluctant to delay the NP programme in the light of our consultant's comments above.

2. To respond to Dandara's request for a meeting to present their latest information and proposals; Dandara were present for this part. Dandara presented results of latest traffic analyses and other studies comparing before and after construction of the Western Relief Road.

East Challow Neighbourhood Plan Steering Group

Meeting

29th October 2018

Attendees

ECNP Group

Peter Rumsey, Les Cannings, Francis Webb, Chris Nugent,
Caroline Dunstan, Trevor Hayes
Apologies: Helen Butcher, Olwyn Nugent,

EC Parish Council Vanessa Bosley, Francis Webb, Sarah Parker

NOTES

The meeting was requested by Dandara to update the ECNP Group and the PC on progress, in particular the findings of their own surveys following the presentation given by them in the village hall on 27th June 2018.

A discussion was held on the site selection process adopted in the NP. The Chair clarified that the NP will not include any allocated sites for development since there is already significant further housing development which has received planning permission and the results of consultation do not indicate a significant housing need.

ECNP confirmed that they do not intend that the NP should take a position either for or against Dandara's proposed development. The original objectives for the ECNP included to "encourage sustainable development if it can contribute to the development of the Western Relief Road and reduce the current traffic flow on the A417" but the impact of the 750 new houses proposed would have a major impact on the village.

East Challow Neighbourhood Plan Steering Group

Meeting

28th November 2018

Attendees

ECNP Group

Peter Rumsey, Les Cannings, Francis Webb, Chris Nugent,
Caroline Dunstan, Trevor Hayes
Apologies: Helen Butcher, Olwyn Nugent,

EC Parish Council Vanessa Bosley, Francis Webb, Sarah Parker

NOTES

The meeting was held to discuss the Draft Presubmission Document submitted to VWHDC for informal comment in July 2018 and the response from VWHDC received on 5th September 2018.

The PC stated they had received a number of questions about the NP which they were finding it difficult to answer. It was agreed that the questions would be forwarded by the PC to the NP team who would provide appropriate responses.

The NP team agreed to arrange for a hard copy of the Draft Presubmission to be available to the PC.

East Challow Neighbourhood Plan Steering Group

Wednesday 2nd October 2019

East Challow Village Hall Committee Room 7:30pm

AGENDA:

- I. Introductions**
- II. Apologies**
- III. Declaration of Interest**
- IV. Standard Process**
- V. ECNP So Far**
- VI. Preliminary Feedback**
- VII. Topics Covered in the Plan**
- VIII. Policies Development**
- IX. New Process**
- X. Funding**
- XI. Next steps – Assistance**
- XII. AOB**

I. Introductions: Dr. Paul Barrow, Julia Evans, Helen Butcher, Olwen Nugent, Chris Nugent, Sarah Parker and Vanessa Bosley.

II. Apologies: Les Cannings, Rob Bashford, Caroline Dunstan, Peter Rumsey and Trevor Hayes.

III. Declarations of Interest: No declarations of interest.

IV. Standard Process: Dr Paul Barrow questioned evidence from the village questionnaire that was done some time ago. Julia Evans spoke of the consultation process. Sarah Parker said no formal engagement had been made. Helen Butcher said there had been but the evidence needs to be found.

V. ECNP Steering Group So Far: Needs to hold one more event to get the villagers engagement with the Steering Group. Sarah Parker spoke of the service from CFO. Dr Paul Barrow spoke of what work he has done on the NP already.

VI. Preliminary Feedback: Julia Evans spoke of her knowledge from working with other Parish's Neighbourhood Plans e.g. Shrivenham and Uffington. She spoke of working with [REDACTED] (Bluestone) and what high-regard she has for his work/commitment, also the help as a consultant he could give to ECNP Steering Group. [REDACTED] (of VWHDC) had been approached by Dr Paul Barrow for her thoughts on the NP. Ms Bryson had sent information and ideas on what she felt still

needs to be done. It was decided to source funding so help from [REDACTED] could be sort. Julia Evans and Dr Paul Barrow would arrange to meet with Jeremy.

VII. Topics Covered in the Plan: Village Character Assessment, value of land in this area, preservation of the village rather than joining with Wantage. Valued views – important – open view to Grove Business Park, rights of way – footpaths. Sarah Parker said she intends to start a dog-walking group. Green Space Report. We need a separate report on evidence already obtained. Julia Evans spoke of a Housing Policy – What sort of housing do we want? Etc. Helen Butcher and Olwen Nugent said this had already been done. Julia Evans said it may need to be revisited. A housing needs assessment needs to be done. Helen Butcher was adamant that work had been done and will look into emails from the last three years. Julia Evans suggested that she makes a 'hidden page' for the NP – to put such information on.

VIII. A Heritage Assessment Policy was thought to have been done but needs to be reviewed. The Village Green and local area to this should also have a policy written, the conservation and enhancement of such assets. Also listed buildings including Trevoise and Rose Cottage. Views from Challow Park/preservation orders on trees e.g. a landscape assessment/policy. The Cricket Club and it's plans for the next 50 years(?) as a leisure amenity. A Parking Assessment (work is needed on this). Julia Evans spoke about how any new developments must conform to these policies. Sarah Parker spoke of the flood plan and congruence with Wantage. Growth will happen naturally, growing with the needs of residents. Jeremy Fawn has said a 'Business' Policy should also be included with written evidence of such. Helen Butcher reported that this had been done by Les Cannings.

IX. Jeremy Fawn would also prepare an evidence-based review – a rights of way assessment, revision of policy and community engagement. Julia Evans reported that many of the policies written are too 'woolie'; this would be the key area that Jeremy Fawn could help with. Dr Paul Barrow and Julia Evans spoke about the writing of new policies.

X. Funding: Julia Evans will apply for grant funding of £9K. ECPC may need to put some money into the fund. Sarah Parker spoke of her last conversation with Peter Rumsey and the need to get access to the information he still holds. This will need to be assessed. Helen Butcher said she would look into this. It was felt that Caroline Dunsden would also have documentation. Chris Nugent said he would approach Caroline regarding any information. Dr Paul Barrow said he would take the

Chairmanship and work with Julia Evans and Jeremy Fawn. A priority is to identify areas that are lacking. Paul Barrow will collect information. A budget is needed to fund the new work. A new set of Terms of Reference are needed. It was noted that Trevor Hayes had worked on the transport policy. Robin Bashford worked on the Heritage Policy (we need to find out what he's actually done).

XI. Next Steps – Assistance: Julia Evans said she wanted to know what are expectations are of [REDACTED] (Bluestone) before engaging him. Julia Evans said she would provide a hidden website, it would give an overview of work which has been done, it could have a table of contents and gaps can then be identified.

XII. AOB: It was agreed to meet again at the end of October. Meeting closed at 9:00PM.

East Challow Neighbourhood Plan Steering Group meeting Oct 30th 2019

Village Hall, Committee Room 7.30pm

Agenda

1. Apologies
2. Declarations of interest
3. ECNP so far – where we are now
4. ECNP so far – notes from meeting Oct 2 2019
5. Preliminary feed-back.
 - i. Julia Evans EC RFO re: consultation and funding
 - ii. Deborah Bryson (VWHDC) re: support
6. Identification of gaps in evidence.
7. Policy development
8. Next steps
 - (i) new community survey
 - (ii) Business survey
 - (iii) Any missed points
9. AOB
10. Next meeting

ECNP STEERING GROUP MEETING

Tuesday 28th January 2020

At 7.30pm in the Committee Room, East Challow Village Hall

AGENDA

Today is survey to provide data to generate policies

1. Apologies
2. Minutes of the previous meeting
3. Bluestone Planning proposal – sign off – VAB ✓
4. Housing Needs Survey – consideration of quote
5. Define actions for Parking and Traffic Surveys
6. Employment Survey – discussion to agree objectives, approach and next actions
7. Other surveys discussion to agree objectives, approach and next actions
 - a. Local Green Spaces
 - b. Play parks and open spaces
 - c. Rights of Way
8. Draft project Plan for discussion – JF
9. AOB
10. Date of next meeting

- need to check evidence – do we have enough? what is outstanding?
- further consultation.
- other evidence – history style, what else
- business
- canal
- courts

Garden waste collection

Many of us have had problems with garden waste collection (Brown bins) in the last few weeks and it is likely to continue, so a brief summary might help.

Biffa is operating with approximately 20% fewer staff than is needed. Driver shortages is a national issue also affecting supermarkets. The increased demand for drivers means that many are tempted by more lucrative and attractive jobs than collecting rubbish. Brexit also reduced the driver pool. The issue came to a head more than a month ago when seven rounds were unable to go out which led to significant disruption. Biffa have been doing their best to try and manage the situation by a recruitment drive, staff incentives, earlier collections, weekend working and diverting supervisors. If the Vale didn't divert the garden waste resources to collect food waste, residual waste and recycling then Biffa would not be able to collect these, but they'd also struggle to catch up, which would have knock on effects.

The main queries the Vale have had are around not delivering on commitments; rebates/refunds/compensation; cancellations; lack of notice/bins already full; no direct communication with customers/Covid & Brexit not applicable. New customers have also been affected– some have had a bin but no collections.

Customers are being contacted. To prevent this situation escalating the Vale suggest pausing new subscriptions until further notice

Billing takes place every week, so customers will continue to get an invoice/DD collected until further notice. This will undoubtedly generate some further complaints. Pausing billing/collecting DDs for all customers, is relatively straightforward with cash-flow being the main (negligible) impact but there would be knock- on effects that would need working through. There is currently no contractual need to take this action as the Vale is still aiming to meet their 20 contractual obligations, but this is being kept under review with the option of giving additional collections or a free period being most likely.

It is worth remembering that the Stanford-in-the-Vale recycling takes green waste at no charge.

However, we are pressing the Vale to reconsider the issue of rebates and to explore restarting collection sooner than they had planned.

The most common questions and comments are similar to those received by the contact centre:

Comment: Requests/demands for refunds.

Response: The Vale is contacting customers individually.

Question: Why weren't customers given any notice.

Response: It wasn't always possible to give notice since on the problem Monday morning the business continuity plan was activated because there were insufficient drivers available to provide the waste service as a whole. This meant, suspending the garden waste service to prioritise everyone's food waste, recycling and rubbish collections.

We are asked to keep an eye on www.whitehorsedc.gov.uk/gardenwaste for updates.

Air quality

A county-wide consultation on air quality is under way – please see (www.consultation.oxford.gov.uk/policy-and-communications/new-air-quality-website/). The deadline to submit your comments is 5 September.

Oxfordshire Plan

The County Council is asking us to give them our thoughts on the Oxfordshire Plan 2050, particularly in relation to: how we work/transport, proposed levels of growth and how this might affect the rural landscape, housing/affordable homes, renewable energy/the move to zero carbon, communication and the source of our food. The consultation is now open for 10 weeks until Friday 8th October. See www.oxfordshireopenthought.org/oxfordshire-plan.

A brief update on the East Challow Neighbourhood Plan

I am sure that you had forgotten about this, but we have been beavering away on it and the first draft is almost complete. Once we and the consultant are happy that it looks in good shape it will be assessed informally by the Vale and then it goes for a pre-submission.

Cllr Dr Paul Barrow
Ridgeway Ward

Garden waste

I wish I could say something positive about this as it's gone on far too long and is likely to go on a bit longer. The lorry driver shortage is international – it's slightly worse in Poland and slightly better in Germany. The Vale have consulted their lawyers about the contract with Biffa but that is historical and won't help sort out the mess. The use of vans has been suggested but I'm told there is also a shortage of van drivers! What is happening??! I have asked about reimbursement and have been told that no-one will be out of pocket but I don't think that is the point and it is galling when we pay the Vale by Direct Debit for a service that doesn't happen. I know that other options are being considered but it is not beyond the wit of man to solve this and it needs to be solved now!

Call for sites

You may remember that in May this year the Vale published a call for new sites for development. These can be seen at [https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=1452801049&CODE=8B72402ACF0CFD51F6AB222314EA1C1F&NAME=Call%20for%20Sites%20Register%20%E2%80%93%20May%202021\(V2\)&REF=VALE_SITES_REG_MAY21&REFERER_URL_IN=&SOVA_IN=VALEE#exactline](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=1452801049&CODE=8B72402ACF0CFD51F6AB222314EA1C1F&NAME=Call%20for%20Sites%20Register%20%E2%80%93%20May%202021(V2)&REF=VALE_SITES_REG_MAY21&REFERER_URL_IN=&SOVA_IN=VALEE#exactline). Don't forget that these are speculative and most are unlikely to succeed not least because the Vale has been building more houses than have been allocated to it. It is not a list of confirmed sites and no planning permission is associated with their publication.

East Challow Neighbourhood Plan

A full first draft of this is now complete and we will soon enter the consultation phase where copies will be available to village and parish residents for comment, located at various places in the village and online. More on this very soon.

One of the appendices to the plan will be a Parish Footpath Survey. Have a look at it if you can. Some of the footpaths north of the village have not been used for a long time and need clearing which we will do something about. These could be really nice rural walks which could make a change from walking across to Childrey and back or along the canal to West Challow on a nice day! I would appreciate your thoughts on this and whether it seems like a good idea.

Civil Parking Enforcement

This is now set to begin November 1st and hopefully should improve parking in Wantage. It will be introduced gradually over 8 weeks to get residents used to the idea.

White Horse Community Lottery

Please don't forget the Vale lottery <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/community-support/white-horse-community-lottery/> which supports local good causes and has a jackpot of £25,000!

.... and please don't forget (*note deadline*)

Oxfordshire Plan 2050 consultation (<https://www.oxfordshireopenthought.org/>) deadline 8th October

Cllr Dr Paul Barrow
Ridgeway Ward

East Challow Neighbourhood Plan

In the last newsletter I mentioned that the first full draft of our neighbourhood plan is complete and that we will soon be entering the public consultation phase. This is intended to begin on November 1st but it might be a little later. We have sent the draft to the Vale for an informal first look and expect it to be back by the third week of October. Any corrections will then be made and we will advertise around the village to let residents know exactly when and where they can find hard and online copies of the plan and how to comment. There will be six weeks between the start and end of the consultation.

Broadband

Broadband speeds in the village are pretty good (generally around 20-30 Mbps) but they could be even better and anyone running a business from home or even working from home may like to see this higher. The problem arises from the fact that we have optic fibre to the box but copper wire from there to individual houses. OCC plan to provide full fibre to property (with speeds of <1000 Mbps) by April 2025, starting in April 2022 which should cover all of our parish. Some of the hard-to-reach properties in the Ridgeway ward have a separate pot of money provided by central government for this purpose but as far as I can see our parish will not need this. We are in fairly frequent contact with [REDACTED] (Digital Infrastructure) at OCC about this and I will provide updates as and when anything occurs of relevance.

HOSC

We had the first HOSC (County Health Overview Scrutiny Committee) meeting on Sept 23rd under the new county leadership. I have mentioned before that we remain concerned about the county community health strategy, particularly regarding local community hospitals. The review of health strategy is powering ahead but with no scrutiny at all so far. I sometimes think that we caused Oxford Health so many problems over the roll out of community health in OX12 that they are trying to avoid scrutiny. That's not a good idea! And I hope I can report a bit more positively next time.

New planning applications

Two planning applications were approved at the planning committee which are relevant to the village.

P20/V0738/FUL (Crest Nicholson site, uplift of 11 extra houses). The only positive thing is that the houses and others in the cluster (36) will be provided with EV charging points.

P21/V1338/FUL (MacTaggart and Mickel site). Because of the footpath along the A417, trees have been taken out but will be replaced. Committee members were unhappy with it and also with the fact that the footpath from the village hall to the A417 is still blocked, due to reopen in February, but school kids are required to use the road-side path. We are trying to get them to open it earlier. Jenny Hannaby has also been very helpful in this.

Three new applications:

P21/V2702/FUL Hill Farm, Faringdon Road.

P21/V2678/HH The Old Appleyard, Main St.

P21/V1755/FUL Valentine Food Catering Trailer, Grove Business Park

The first few items are parish related but nevertheless important

East Challow neighbourhood Plan – reminder



I have mentioned that we are currently undertaking the public consultation phase of our neighbourhood plan which requires feed-back from parish residents. The consultation started on November 10th and will close on December 22nd. Hard copies are located in the church (Mon-Wed 10am-4pm) and cricket club (Thurs-Sat in Nov and Wed-Fri in December, 2-4pm). It is also available on the parish council website <http://www.eastchallowpc.co.uk/neighbourhood-plan/>

Please make sure you look at this and feed back any comments to me paul.barrow@whitehorsedc.gov.uk or leave comments in the church or cricket club.

Speeding VAS/SID

You may have seen that the speed indicator (VAS – Vehicle Activated Speed) sign outside the Old School House has been replaced free of charge by the county council. We are negotiating with them to see if we can get a bigger, flashy SID (Speed Indicator Device – see <https://www.elancity.co.uk/evolix-radar-speed-sign/>) similar to the one in East Hanney and elsewhere.

Covid cases, masks and common sense

Levels of Covid continue to increase and in Oxfordshire (<https://phdashboard.oxfordshire.gov.uk/>) the total number of cases in the last three months (the area under the graph) is greater than during last winter! Whether or not we receive further advice from central government this winter, the county director of public health is encouraging us all to wear masks where appropriate.

Please also remember that vaccines have been effective at controlling measles and other killer diseases for decades and a vaccine was responsible for eliminating smallpox from the world. Vaccination has been shown to be effective since the days of Pasteur (1879!). Please get yourself Covid-vaccinated if you haven't already done so.

Cllr Dr. Paul Barrow

DC report for Newsletter January 2022

As everywhere, later December and early January is a quiet period in terms of district council activity with many people taking a long holiday. However, life goes on here as everywhere.

Covid

From the beginning of December the Omicron variant of Covid became superimposed on the very slow increase in cases caused by the delta variant with the result that the number of new cases has shot up and although the number of new daily cases in Oxfordshire fluctuates wildly, in the first week of the New Year, daily cases were around the 1000-1500 mark. This time last year the number of new cases was half that. However, this time last year we saw 50-75 deaths daily and in this last week there has been 1 in Oxfordshire! The value of vaccination, clearly! Having said that there is an increasing problem with NHS and care home staff shortages so we must hope this situation does not deteriorate. But vaccination will reduce the number of Covid-positive patients requiring ICU support since >80% of those in ICU are unvaccinated, undoubtedly some of whom may have been vulnerable but for whom vaccination may have kept them out of hospital. This combined with staff shortages has caused big delays in a number of routine and other elective surgical procedures.

Neighbourhood Plan

I would like to thank those who contributed to the progress of the village neighbourhood plan by submitting comments. These have all been useful. These will now be incorporated into a final version for formal submission to the Vale.

Footpath around the Crest Nicholson site

We are all concerned about the delay in completing (or even starting) the footpath on the A417 around the Crest site with the risks to school kids crossing the road there – which they do. I have contacted the Crest Site Manager and OCC Highways. They have been waiting for a cable to be laid. SSE are supposed to be doing this at the end of January and I am told that the footpath should be complete by mid-March.

Speeding

Speeding through the village on the A417 remains a problem. We met in late January with the county council highways officer about siting a Speed Indicator Device (SID, see www.elancity.co.uk/evolis-radar-speed-sign/ as an example). We are also exploring the county council's "20's Plenty" and have found out that we can, as far as we know, include the A417 which would make a big difference if coupled with a very visual SID. There is a 20 mph limit on the A361 on the way into Burford – slightly different situation possibly? We will see what can be done.

Rain and flooding

We have had quite a lot of rain in the last few weeks and no sign of flooding down on the A417 at Haynes. Fingers crossed! I am hoping that having pressed for and having had the ditch along Woodhill Lane cleared out this will stop flood water backing up and take the pressure of the road drains. Well, someone once said something about counting chickens hatching so I had better not say any more!

Happy New Year!

Cllr Dr Paul Barrow
Ridgeway Ward

DC report 20220411

Local developers

We are still having problems with the local developers fulfilling their duties to the community. I was told by Crest Nicholson that the footpath along the A417 would be complete by April 8th. After chasing them this has been pushed back to 10th June. The work needs to be started by May 9th otherwise the county council will start proceedings to call in the bond.

Similarly, I have reported earlier on the delay in getting the footpath completed through the McTaggart and Mickel site. This was meant to be complete by August last year! Despite being given assurance that it would be open by the end of February this has also been pushed back to the middle of this month! I wrote to the company directors (in Glasgow) but you get very little out of these people, just bland assurances that mean nothing.

This state of affairs has now been passed to the Chair of the Planning Committee for review. Both District and County Councils need more leverage with these people.

One positive thing that has come out of pressure on Crest is that they have said that they will replace the two promised small Vehicle Activated Signs (VAS) with the more expensive and flashier Speed Indicator Devices (SID). Guilty conscience maybe??

Council tax rebate

As a result of sharply rising energy costs residents in properties in Bands A-D will receive a single £150 payment from central government. No need to do anything. The district will contact you or, if you already pay by Direct Debit, the money will go straight into your bank account.

Wetland plants

The Freshwater Habitats Trust (FHT) is trying to stop the decline of rare wetland plants and are asking for volunteers to help prevent further decline and restore populations by growing some plants at home! During summer 2022, FHT can deliver a pack of seeds or seedlings with all the necessary equipment to grow your plant in a location convenient to you (preferably some garden space outside, or somewhere it will get some sunlight e.g. a windowsill). When your plant has grown, FHT will collect it from you to plant out at one of Oxfordshire's high-quality wetland habitats. To find out more see their website: <https://freshwaterhabitats.org.uk/projects/oxfordshires-freshwater-network/growet/>. Lizzie Every (eevery@freshwaterhabitats.org.uk) is their Community Engagement Officer so please contact her if you want to get involved.

Broadband

Oxfordshire County Council are continuing the roll-out of the Ultra-Fast Optic Fibre Broadband to the villages, including East Challow. The spines to which individual houses could be connected are being laid in East Challow during this spring and summer.

Ukraine

The Vale is working with the other Oxfordshire councils to put in place a new system for managing the national hosting scheme for Ukrainian refugees. The situation is changing frequently as we get further guidance from central government. The Vale website is the best place for residents to find the most current information on ways of helping, including making a donation (<https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/support-for-ukraine/>) which will also give you the link to the government "Homes for Ukraine" scheme.

Woodhill Lane and flooding

All these infrastructure projects seem to take forever! We have been working for 2 years to prevent the flooding that we have seen several times on the A417 near Haynes. Water drains through culverts into the ditch along Woodhill Lane and into Woodhill Brook. The ditch along the lane is partially cleared. The drainage culvert leading from the road to the ditch is partially collapsed and will be repaired – no date as yet but hopefully before the autumn.

Neighbourhood Plan

Just in case you had forgotten about this, we are now nearing completion for submission to the Vale. More in this when we get feedback from them.

Cllr Dr. Paul Barrow

Paul.Barrow@whitehorsedc.gov.uk

<https://www.facebook.com/Cllr-Dr-Paul-Barrow-104943001583284>

Address

Date

Dear x

East Challow Parish - Neighbourhood Plan – Potential Site for Local Green Space Designation

Name of Site - x

As you may be aware, East Challow Parish Council is drawing up a Neighbourhood Development Plan following the enactment of the Localism Act 2011.

The Plan will influence and shape future decisions over the growth and development of the parish until 2031 and one of the key issues that has been identified from our survey and assessment work is the need for Local Green Spaces (LGS) to be identified.

National policy makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances. These LGS can be designated through the local plan or through neighbourhood plans. Please see: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities> and <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space> for further information.

In this regard, we have appraised a number of sites which have been proposed to us by local residents. We understand that that you are the owner of the land x and your site / sites has / have been highlighted as potential LGSs.

We are writing to you to seek your views on this proposed designation. Your views will be taken into consideration once the Neighbourhood Plan goes out to consultation, which will take place in the next few weeks.

The work to determine whether sites are suitable LGS candidates has included a comprehensive LGS assessment for each site, using a recognised methodology and criteria as set out in the National Planning Policy Framework (NPPF). A copy of the assessment for your site(s) is enclosed with this letter.

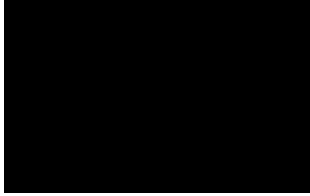
As part of the Neighbourhood Plan pre-submission consultation, the assessment will be available for public scrutiny in a few weeks' time, as it is imperative that an open and transparent site selection process is followed and is seen to be followed by the community.

Following this consultation, the Submission draft of the Neighbourhood Plan will eventually be published for wider consultation. In this regard, the Neighbourhood Plan and its content will be subject to the potential for future review / modification and it may be the case that your site is not carried through into the final 'Made' Plan as a Local Green Space.

It should also be noted that Neighbourhood Plans must undergo independent examination and an examiner will consider whether or not the areas that are proposed to be designated

as Local Green Spaces meet the criteria required. After this process there will be further modifications and the Plan can only be adopted if it successfully passes a local referendum.

In the meantime, we will keep you informed of the progress of the Plan and include you in our future consultations such that you can make appropriate representations at each stage of the process.



Cllr Dr Paul Barrow
Chairman
East Challow Neighbourhood Plan Steering Group

Barrow, Paul

From: Barrow, Paul
Sent: 14 October 2021 13:53
To: [REDACTED]
Subject: RE: East Challow Neighbourhood Plan - Local Green Space allocation

Thanks for this, [REDACTED] and for the information.
Best wishes
Paul

From: [REDACTED]@savills.com>
Sent: 14 October 2021 12:04
To: Barrow, Paul <Paul.Barrow@whitehorsedc.gov.uk>
Subject: RE: East Challow Neighbourhood Plan - Local Green Space allocation

****EXTERNAL****

Dear Paul

Thank you for sending this information through. I have now had a chance to consult with the family.

You are correct in your assertion that my client owns the Cricket Ground and the area identified on the Canal. Whilst there are no plans to alter the existing arrangements for either area, indeed the Cricket Club have recently signed a new 25 year agreement, the family ask that neither site is designated a local green space in the East Challow Neighbourhood Plan.

Thank you again for your email; I would be grateful if you could acknowledge receipt of my email.

Kind regards

[REDACTED]

[REDACTED]
Associate Director
Rural

Wytham Court, 11 West Way, Oxford, OX2 0QL



Tel : +44 (0) 1865 733 309
Mobile : +44 (0) 7834 625 763
Email : ACPeters@savills.com
Website : www.savills.co.uk



Before printing, think about the environment



From: Barrow, Paul [<mailto:Paul.Barrow@whitehorsedc.gov.uk>]
Sent: 24 September 2021 12:55
To: [REDACTED]@savills.com>
Subject: FW: East Challow Neighbourhood Plan - Local Green Space allocation

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Dear [REDACTED]
Please ignore this last letter. I inadvertently included the wrong designation! (A lot to send out today!)
Apologies
Best wishes
Paul

From: Barrow, Paul
Sent: 24 September 2021 12:07
To: [REDACTED]@savills.com>
Subject: East Challow Neighbourhood Plan - Local Green Space allocation

Dear [REDACTED]
I hope that all is well with you.
We are putting together a neighbourhood plan for East Challow and are in the process of allocating local green spaces. I have attached a letter about this together with relevant attachments for the two pieces of land that we believe are managed by Savills, the Wilts and Berks Canal (west) and the Cricket Ground.
Could you have a look at these and let us have your opinion.
Many thanks
Best wishes
Paul

Dr Paul Barrow
Ridgeway Ward
Vale of White Horse District Council

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East Challow Neighbourhood Plan

Public Consultation



The public consultation of the East Challow Neighbourhood Plan will begin on November 10th and continue for six weeks until December 22nd. Please make use of this period to look at the plan and its appendices which will be available for scrutiny in St. Nicholas's Church, from 10 am – 4 pm Mon-Wed and Fri-Sat and in the Cricket Club, 2-4 pm Thurs-Sat in November and Wed-Fri in December. It will also be available online on the East Challow parish council website

(<http://www.eastchallowpc.co.uk/neighbourhood-plan/>).

We ask residents to feed-back comments to the neighbourhood plan steering group, chaired by Councillor Paul Barrow, by (i) email to paul.barrow@whitehorsedc.gov.uk or (ii) written comments handed into The Old Vicarage, Letcombe Hill, East Challow OX12 9RP or left at the church or cricket club.

Please include your name and contact details, and preferably your address, in your feed-back.

We will remind residents in the December parish newsletter and look forward to receiving your comments.

East Challow Neighbourhood Plan Steering Group

Note: The aim of a Neighbourhood Plan is to manage any further development, whether housing or business, that is likely to take place in the village and parish up to 2031 to ensure that it meets the requirements and needs of the parish and its population. The plan describes the village and parish and how we would like it to be maintained. It lists a number of policies which will need to be taken into account should any further development be proposed.

East Challow Neighbourhood Plan

Note for consultees

Dear ,

You are being contacted as an organisation with interests or potential interests in the parish of East Challow, South Oxfordshire.

The aim of a Neighbourhood Plan is to manage any further development, whether housing or business, that is likely to take place in the village and parish up to 2031 to ensure that it meets the requirements and needs of the parish and its population. The plan describes the village and parish and how we would like it to be maintained. It lists a number of policies which will need to be taken into account should any further development be proposed.

The plan will be available for scrutiny for a period of 6 weeks beginning Wednesday 10th November. It can be seen at <http://www.eastchallowpc.co.uk/neighbourhood-plan/>. If you have an interest in making comments on this please send these to the chairman of the East Challow neighbourhood Plan Steering Group, Cllr Dr. Paul Barrow at paul.barrow@whitehorsedc.gov.uk.

I am attaching the publicity leaflet associated with the public consultation.

We look forward to hearing from you.

Cllr Dr Paul Barrow

Chairman

East Challow Neighbourhood Plan Steering Group

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| Statutory and other Consultee Comments | | | | | |
| Oxfordshire County Council | | | <p>Overall View of Oxfordshire County Council Oxfordshire County Council welcomes the opportunity to comment on the East Challow Neighbourhood Plan and supports East Challow Parish Council's ambition to prepare a Neighbourhood Plan.</p> <p>Strategic Comments District: Vale of White Horse Consultation: East Challow Neighbourhood Plan 2021 – 2031 (Pre-Submission Document) Team: Strategic Planning Team Officer's Name: Sarah Steere-Smith Officer's Title: Planner Date: 17/12/202</p> <p>Background East Challow is a rural village, with the Ridgeway to the south and Vale of White Horse to the north. East Challow is just over 1 mile from the centre of Wantage (to the east) and about 8 miles from Faringdon (to the west) with part of the parish within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The Neighbourhood Plan area is identical to the parish boundary. The Neighbourhood Plan notes that any future development in the village is likely to consist primarily of infill development. East Challow is identified as a 'larger village' in the settlement hierarchy in the Vale of White Horse District Council Local Plan Part 1 and Part 2 and no housing development targets were set for the village. The Neighbourhood Plan does not allocate any development sites. L4 Local Green Spaces (and Appendix 9 Local Green Spaces) Oxfordshire County Council were informed, as the landowners, on 24th September 2021 via an emailed letter, that Hedge Hill Road Green (LG7) and Letcombe Hill Green (LG8) were proposed to be designated as Local Green Spaces. The County Council do</p> | | |

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| | | | <p>own a large part of these two sites, but not the entirety of either. However, both Hedge Hill Road Green (LG7) and Letcombe Hill Green (LG8) are wholly part of the maintained highway (they are within highway land and the County Council is the relevant Highway Authority).</p> <p>Plan: LG7 Hedge Hill Road Green Plan: LG8 Letcombe Hill Green</p> <p>The plans above show the extent of maintained highway (shaded pink). This information can be found directly on the mapping tool on this webpage: Map of streets we maintain Oxfordshire County Council</p> <p>Where land has highway status, this takes legal precedence over the rights of the sub soil owner and no works can take place without the County Council's approval. The highway status of the land means that the public have the right to pass and repass over it and public utilities have the right to site equipment on or within it. It is unclear how any green space status could affect this, or the County Council's ability to carry out any highway works or improvements in the future and we would not want to fetter this ability in any way.</p> <p>Oxfordshire County Council responded with an emailed letter (contained in Annex 2) on 8th October 2021, stating that LG7 and LG8 should not be designated as Local Green Spaces due to the fact they are part of the maintained highway. We would again take this opportunity to request that these two sites; LG7 and LG8 are not designated as Local Green Spaces due to the reasons outlined above. Therefore, the County Council objects their inclusion as Local Green Spaces in the presubmission East Challow Neighbourhood Plan.</p> <p>Appendix 9 Local Green Spaces notes that for LG7 Hedge Hill Road Green and LG8 Letcombe Hill Green the owners for both sites have been contacted but doesn't record that their majority owner does not agree to their designation.</p> <p>Rail</p> | Objection noted – sites retained in Plan. | Discussions have taken place with the Highway Authority concerning the two parcels owned by Oxfordshire Highways. The Steering Group has decided to continue to designate sites LG-7 and LG-8 as Local Green Spaces due to the value of these green areas to the local community. |

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| | | | <p>The Parish may wish to consider referring to Vale of White Horse Local Plan Part 2 Core Policy 19a: Re-opening of Grove Railway Station.</p> <p>Other matters Policy D1 'Alignment of Development with the Vernacular Architecture and Density in the Village and Parish' notes in point 6 'provide fibre Broadband to the edge of each development plot'. This is supported - any new homes or commercial premises should be built to have 21st century digital infrastructure installed at the build phase. This will significantly mitigate environmental impacts of any proposed development. More people will be able to work from home, reducing the amount of traffic on the roads & connected homes and offices will optimise environmental controls reducing power consumption and pollution. In policy L2 'Ensuring that the Village Remains a Part of an Essential Rural Landscape' and policy L3 'Preservation of Important Views and Vistas' - please consider using the phrases 'Local Character Area' and 'Parish Character Area' in full, rather than the acronyms within the actual policy wording to avoid any potential confusion in the application of these policies. For further details explaining County services relevant to neighbourhood planning please see: Neighbourhood planning guide Oxfordshire County Council</p> <p>Transport Development Control Comments District: Vale of the White Horse District Consultation: East Challow Neighbourhood Plan Team: Transport Development Control Officer's Name: Andrew Mason Officer's Title: Assistant Transport Planner Date: 16th December 2021</p> | <p>Amended</p> <p>No change</p> <p>Amended</p> | <p>Text added to section 5.7</p> <p>Noted and acknowledged</p> <p>Corrected throughout the plan text</p> |

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| | | | <ol style="list-style-type: none"> 1. East Challow Parish Council has produced a Neighbourhood Plan (2021 – 2031), dated: September 2021 (Pre-submission Version) which is reviewed in the following, from a Transport Development Control point of view, as a statutory consultee on planning applications and planning plans. 2. The Neighbourhood Plan should look to encourage walking and cycling within East Challow alongside finding solutions to the existing car parking problems in the village. There is concern the extant parking issues may be exacerbated by new developments and the plan wishes to ensure new developments have adequate off-road parking. A cycle link to Wantage is desired and the improvement of cycle and walking links within the village are ambitions of the plan. Securing transport flow through East Challow and no congestion, resulting from car parking, is deemed a concern by the local plan. 3. Ensuring green corridors are enhanced, and regenerated where they have become obstructed, in line with environmental issue. The development of green corridors will encourage walking and cycling and maximise environmentally friendly movement both within and outside the Parish. 4. There is parking available by the recreational area and school car park. The car park next to the football pitch is unused. 5. Relevant Policies to transport include: <ol style="list-style-type: none"> i. Policy 1: Parking should be in line with standards with no overspill and sufficient off-street parking. Electric charging points should be available. ii. Policy FP 1: New developments should integrate with the current green infrastructure network and provide access to public and community transport and connect with the social and | <p>Comments noted</p> <p>Comment noted</p> <p>Comment noted</p> <p>Comment noted</p> <p>Noted</p> <p>Noted and amended</p> <p>No change</p> | <p>Active transport (walking and cycling is mentioned I policies FP1 and FP2.</p> <p>This is covered by policy P1</p> <p>This is covered in policy FP1 and a cycle track from Wantage to East Challow and further is an aspiration c.</p> <p>This is covered in policies EV1 and FP1</p> <p>The football pitch car park is mentioned (Cornhill Car Park) in the parking survey (Appendix 8) but is unused because of the poor quality access route via Cornhill Lane.</p> <p>Mention is now made of County Council standards. Provision of EV charging points is encouraged – policy P1.</p> <p>This is covered by policy FP1.</p> |

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| | | | <p>community facilities of the village via new or enhanced footpaths, cycleways and other routes.</p> <p>iii. Policy FP 2: Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to new housing, the village centre, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.</p> <p>iv. Objective 9: To increase the number of footways, rights of way and cycle routes. Principle 9 supports this Objective.</p> <p>v. Principle 11: “To ensure that traffic flow through the residential areas of East Challow are not hindered by on -street parking from new developments.”</p> <p>vi. Objective 11: New dwellings should provide sufficient parking on site. 6</p> <p>vii. Housing Policy HO1 transport links outside the Parish as the population is more mobile and works outside the Parish – ref. Appendix 5. Transport links should focus on footways and cycle lanes to address environmental issues.</p> <p>viii. Principle 12: “To ensure that the Plan Area preserves and enhances its natural environmental landscape, particularly maintaining and increasing natural green corridors for recreation, biodiversity and carbon absorption.” Ref. Appendix 7. Objective 12 confirms this principle.</p> <p>Comments reviewed by: Paul Yoward (Senior Engineer)</p> <p>Transport Strategy Comments District: Vale of White Horse Consultation: East Challow Neighbourhood Plan 2021 – 2031 (Pre-Submission Document)</p> | <p>Comment noted</p> <p>Comment noted</p> <p>Comment noted</p> <p>Comment noted</p> <p>Comments noted</p> <p>Noted</p> | <p>No change required</p> <p>No change required</p> <p>No change required</p> <p>No change required</p> <p>No change required</p> <p>No change required.</p> <p>All comments appreciated.</p> |

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| | | | <p>Team: South & Vale Infrastructure Development Locality Officer's Name: Edward Masterson-Cox Officer's Title: Transport Planner Date: 15/12/2021</p> <p>Acknowledgement of / intention to comply with 20mph speed limits as the new norm for new developments and residential areas needs mentioning.</p> <ul style="list-style-type: none"> • Oxfordshire County Council cabinet members voted to promote 20mph speed limits county-wide [105/21] on 19 October 2021. Given OCC overtaking parking enforcement county-wide – and the ongoing theme of parking problems through the draft NP – specifying the intention to adhere to OCC's parking standards would be beneficial in the neighbourhood plan, in partnership with proposed policies. This should work in conjunction with Policy P1 on page 78 <p>Archaeology Comments District: Vale of White Horse Consultation: East Challow Neighbourhood Plan 2021 – 2031 (Pre-Submission Document) Team: Archaeology Officer's Name: Steven Weaver Officer's Title: Planning Archaeologist Date: 15/12/2021</p> <p>This plan sets out a thorough and comprehensive description of the historic environment assets and constraints in the parish and includes appropriate and well considered policies for dealing with them. We therefore have no further comments to make on this plan.</p> <p>Education Comments District: Vale of White Horse</p> | <p>Amended</p> <p>Amended</p> <p>Noted</p> | <p>This will be done. The aspiration is that it will be done as soon as possible to reduce speeding traffic through the centre of the village.</p> <p>Text has now been added to policy P1 to demonstrate compliance with the county council parking standards.</p> <p>Supportive comments welcomed.</p> |

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| | | | <p>Consultation: East Challow Neighbourhood Plan 2021 – 2031 (Pre-Submission Document)</p> <p>Team: Sufficiency & Access</p> <p>Officer's Name: Nicola Jones</p> <p>Officer's Title: Senior officer</p> <p>Date: 14/12/21</p> <p>Education have no comments.</p> <p>Annex 2</p> <p>Letter from [REDACTED]</p> | Noted | No change required |
| Oxfordshire County Council (subsequent consultation email dated 17 th February 2022) | L4 and P1 | Local Green Space Sites LG-7 and LG-8; Section 7.20 (parking) | <p>1. Possibility of transferring ownership of the highways land within proposed Local Green Spaces LGS7 and LGS8. Discussing this with Nick Blacow, Highways Records Manager:</p> <ul style="list-style-type: none"> There are tests to be met to prove the land is not needed as Highways Land. A Stopping up Order would be needed (either through S116 of Highways Act or S247 of Town and Country Planning Act). Highways status takes precedence over ownership of the sub soil – therefore, seeking to purchase these parcels through removing the highways status of them, would mean the owner of the sub soil would have the freedom to do as they wished with the land – which potentially could include not keeping it as a green space. If the overall objective is to keep these green spaces as green spaces – seeking to purchase these parcels may have the unintended consequence of increasing the chance of them not being green spaces. <p>2. Regarding the parking standards question, the response from Paul Yoward, Senior Transport Engineer in Transport Development Control was:</p> <ul style="list-style-type: none"> The OCC Parking Standards are being reviewed and there will, likely be a component of those standards that | Noted | <p>The two LGS sites are retained in the submission version of the Neighbourhood Plan. Whilst the response from OCC (which followed a meeting to discuss the issue on 14th January 2022).</p> <p>The reason for OCC Highways to continue to hold the land is understand to have originated from the road realignment when the 'new' route of the A417 was introduced, turning the original north / south route into a local residential road. The land in between the old and new roads has been retained for highway purposes ever since.</p> <p>The two parcels of land are very important to the local community and are planted with trees for amenity purposes (in the case of LG-7) and the embankment on the southern edge of LG-8 is also planted up for visual screening purposes.</p> <p>East Challow PC maintains these areas (grass mowing etc). The designation of the two spaces as Local Green Spaces would not prevent the Highway Authority from carrying out any of its</p> |

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| | | | <p>responds to particular geographical areas. Ultimately, the guidance of the National Planning Policy Framework (2021) dictates that parking should be adequate parking and by custom the appropriate demonstration of this is through Transport Assessments (TA). I do not envisage supporting documentation such as this no longer providing that role and so this is the answer to the second question, which I can give more definitively. TAs respond to the specifics of a location through reference to policy and the practicalities of the specifics of a locale. This will take into account highway safety issues if written correctly and will be audited by the Council with reference to such matters in the round. Highway safety is a matter that trumps many other considerations in most circumstances.</p> <ul style="list-style-type: none"> • In response to particular Planning Applications it is possible for the Parish to give consultations to recommend parameters they consider appropriate for development under their purview. • The principles of the National Planning Policy Framework (NPPF) state that sufficient parking should be provided and the notes from the NP do not contradict this. • The note regarding development not leading to a reduction in parking is consistent with our parking standards as any that we would have would lead to a provision of parking in this location that is for any proposed development. If they intend to say that the proportion of parking is not reduced, then this may be an additional issue where parking standards are revised these may be consistent with a marginal reduction in the proportion of parking. • It might be noted in the design of future estates that enforcement of parking on-street would tend to be inherent in the layout of the highways by adjusting the carriageway widths. | | <p>statutory duties nor would it prevent utility companies etc from undertaking necessary works on the land. Therefore whilst the Parish Council would be willing to consider acquiring the two sites (a matter which was suggested to OCC Highways and which elicited the response of 17th January 2022) in the interim they wish to protect them as Local Green Spaces.</p> <p>The comments on parking are noted. The response has been provided in the context of a question to the Highway Authority about whether they would consider more stringent parking standards for new development being introduced in the village, and is so, what level of evidence would be needed in order to support any more stringent standards and justify a departure from the adopted parking standards.</p> |

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| | | | <ul style="list-style-type: none"> I might also note that the guidance of the NPPF would take precedence over the NP as would parking standards of OCC. <p>The review of the OCC Parking Standards is likely to be complete towards the end of the year.</p> | | |
| Vale of White Horse District Council | | General | <p>Overall, it is clear that the group have worked hard to develop a plan that will help to shape development within East Challow. The priorities of the community are clear, and this is reflected within the plan.</p> <p>There are some things which could be improved, and we would be happy to advise on these. For example, at times, the presentation of the information is a bit disjointed, and it is unclear where that information sits in the document with reference to the relevant policies. There are occasions where the supporting text does not fully match up with the policy and this may be because the policy is trying to cover too many topics. In order to ensure the plan is implemented to its full effect, we recommend considering the structure of the information within the plan to match up with the policy.</p> <p>The plan is supported by robust evidence and it's clear that the public have been engaged with the plan preparation. Overall, there is a solid basis for a good neighbourhood plan to be developed and we are happy to help support to achieve this. We can locate the Community Survey within the appendices; however, the youth community survey seems to be missing.</p> | <p>No change to this comment</p> <p>Noted</p> | <p>Comment acknowledged and appreciated</p> <p>Recommend we revisit this after making the other changes in a full read-through</p> |
| | | 1.3 (p. 5) | <p>The aim of developing a neighbourhood plan is to provide planning policies that help to direct development and guide planning decisions within the local area, which reflects the priorities within the community. The policies are developed to help guide applicants and are used by planning officers. The plan can and should be used by residents commenting on planning</p> | Actioned | This has been sent to the Vale officer |
| | | 2.1 (p. 5) | | Amended | The text has been altered to include this reference to guidance for planning applications |

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| | | | applications, however the second sentence should also reflect the role of the plan to guide planning decisions. | | |
| | | | Remove the additional 'a' between the words 'prepared' and 'by' | Amended | A removed |
| | | 2.2 (p. 5) | The vision for the plan is presented in a clearer manner in section 6. We recommend checking the consistency between this paragraph and the vision set out in section 6 | Amended | Text transferred from section 6 to 2.2 to make more consistent. |
| | | Principles (pp. 6 and 7) | It would be helpful to provide more background on how the principles were developed. For example, explain how they were identified/developed in consultation with the local community. | Amended | The origins of the principles i.e. from the surveys carried out have been added to the original text. |
| | | | We welcome in particular principle 8 which seeks to work towards reducing carbon emissions and energy self-sufficiency | No change | Comment appreciated. |
| | | 2.8 (pp. 7 and 8) | There is a comprehensive list of studies and reports which were undertaken to support the plan. However, there are a few missing which have been added as an appendix and support the policies within the plan. It would therefore be useful if the following were also included; <ul style="list-style-type: none"> - Footpaths and Public Rights of Way - Parking survey - Green Corridors | Corrected | These documents were available for public review during the consultation period on the East Challow website under Neighbourhood Plan and were available as hard copies in two sites in the village. These surveys have been added as entries g) to i) in section 2.8. on page 8. |
| | | 2.13 (p. 8) | At the end of the first sentence, the following wording 'unless material considerations indicate otherwise' should be added. Planning applications are determined in accordance with relevant policies in the development plan unless material considerations indicate otherwise. | Amended | Suggested text has been added |
| | | 2.13 (p. 8) 3.7.4 (p. 13) | In these two places, there is commitment to review the plan every five years. Although we support reviewing the plan, it may be worth ensuring some flexibility. Consider the following | Amended | The text has been altered as suggested |

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| | | | wording <i>'The plan will be reviewed when appropriate, taking into account changes to national and local policies and local circumstances.'</i> | | |
| | | 3.5.1 (p. 10) | The third sentence of this paragraph refers to the plan area. However, we recommend reviewing this reference as the plan does not set out/explain the plan area until later in the document. | Amended | The East Challow Plan Area has been changed to East Challow parish. |
| | | 3.7.1 (p. 12) | This is the first time the plan area is clarified. It is referred to in the sections above but it's not clear what the plan area is until this paragraph. It may be helpful to change the order that this is presented. | Amended | The earlier change referring to the parish rather than plan area is now explained by the statement that the Plan Area covers the entire parish. |
| | | 3.8.1 (p. 13) | This paragraph repeats a statement made in paragraph 2.11. We recommend removing the reference in 2.11 and keeping the reference in this location. | Amended | The reference has been removed from section 2.11 and the two following paragraphs renumbered. |
| | | 4.1.6 (p. 14) | Now we are at the end of 2021, it may be worth considering the tense of this sentence. Instead of using the 2011 census data, more updated information can be found in the 2019 census. | Amended | Reference to 2019 mid-year estimate data from ONS added. |
| | | 4.2.8 (p. 16) | It may be worth putting this reference either as a footnote or earlier in the text and to remove the italics. | Amended | Footnote added. |
| | | 4.3.2.1 (p.16) | Is it meant to refer to figure 4 rather than 5 in the last sentence? | Amended | The Figure number has been changed to 4. |
| | | Fig. 10 (p. 20) | We recommend making this map bigger as it is difficult to read the key. | Amended | Map enlarged |
| | | 4.3.2.9 (p. 20) | Suggest replacing the number '2' with the word 'two' to be consistent with 'three' | Amended | Correction made |

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| | | Fig. 12 (p. 21) | This may need to be relabelled as it appears the map originated from the Vale of White Horse District Council and can be found in appendix E of Local Plan 2031 Part 1. | Amended | The correct reference has been added |
| | | 4.4.1 (p. 22) | In order to be consistent, it may be worth mentioning the 2019 statistics in paragraph 4.16. | Amended | New text added to reflect 2019 data |
| | | 4.6.5 (p. 27) | It would be helpful to clarify what is meant by 'frequent bus service'. | Amended | Every three hours, added to the text |
| | | 5.2.2 (p. 30) Principle 3 | Missing an open bracket before the letters i.e., | Amended | Open bracket added |
| | | 5.6.1 (p.32) | We recommend changing the first part of the second sentence to the following; 'In June 2019, the UK legislated for a net-zero target for carbon emissions by 2050' | Amended | Text altered as suggested |
| | | 5.7.1 (p. 32) | The link currently does not work. Consider if the link is necessary. Hyperlinks can always break, so it is important to ensure there is sufficient information to enable the reader to find the document. | Amended | Text revised; footnote added and quotation from report. |
| | | 5.9.1 (p.33) | We suggest referring to Local Plan 2031 Part 2 as well as there are policies within LPP2 which relate to the environment and biodiversity including one on the Wilts and Berks Canal and on Air Quality and Noise Pollution. | Amended | Mention made of Local Plan Pt 2 in addition to Pt 1 |
| | | 6.1.1 (p. 34) | There is a vision earlier in the document. We recommend cross referencing to ensure consistency between the two or consider removing the first one. | | |
| | | 7.1.1 (p.35) | The list of appendices does not match the numbering of the documents. It also does not include all of the appendices supporting the plan. We suggest cross referencing the names of the appendices to those listed in this paragraph. | Amended Amended | Cross reference has been added to section 2.2 The list has been corrected to include all the appendices. |

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| | | 7.2.1 (p. 35) | This refers to a Community Survey (appendix 4), however this is not listed in the paragraph above. | Amended | Appendix 4 has been added to the list above. |
| | | 7.2.11 (p. 41) | Before 'Figure 34', add an open bracket. | Amended | Open bracket added. |
| | | Fig. 34 (p. 41) | The format of this map needs amending to ensure the map is clear and is easy to read. We recommend this figure is presented as a full page so that the details in the images and keys are legible. | Amended | Map has been updated and resized |
| | L1 | Policy L1. Maintaining the separate identifies of East Challow, Grove and Wantage | <p>Letcombe Regis is also listed in the Policy but is not referenced in Objective 1 and Principle 1 which just mentions Grove and Wantage. With Windmill Hill between East Challow and Letcombe Regis there is a different relationship between this area than East Challow and Grove/Wantage and adding in Letcombe Regis may water down the strength of this policy with regards to Grove and Wantage gap. Letcombe Regis may be added to deter development in the south western corner of the village which is more about the rural setting of the village and landscape Character rather than retaining a separate Identity from Letcombe Regis, Policy L2 Landscape Character may be more relevant for the south west of the village.</p> <p>We suggest rewording the second bullet point to instead make reference to the development plan rather than the current adopted local plans. This is to future proof as the council have committed to undertake a new joint local plan with South Oxfordshire.</p> <p>With regards to the last bullet point, we would suggest slightly rewording to the following; <i>'In the case of open countryside, it is limited to that which is considered appropriate development for the open countryside as set out in the development plan and national planning policy.'</i></p> | <p>Amended</p> <p>Amended</p> <p>Amended</p> | <p>Agree that Letcombe Regis confuses the issue of separation from Wantage and Grove and which remains a major threat. Under LP pts 1 and 2 it is highly unlikely that merger with Letcombe Regis will happen. Mention of Letcombe Regis in the policy has therefore been deleted. Under justification from the evidence base Letcombe Regis remains being mentioned since Landscape Character Area 1 does separate East Challow from Letcombe Regis.</p> <p>The bullet point has been altered to "It is allocated in the Vale of White Horse Local Development Plan, currently in the Local Plan Parts 1 or 2"</p> <p>The text has been amended as suggested</p> |

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| | L2 | Policy L2 – Ensuring that the character remains a part of an Essential Rural Landscape | <p>We consider that this policy is trying to cover too many issues in one policy. We are concerned that by including this long list, it can sometimes be argued that the character area proposals relate to isn't covered by the list. An example would be the parkland area identified in the east of the village, which is not intimate, tranquil or of small-scale pastoral character which is one of the features listed in the policy. It would be clearer if the topics (landscape character, agricultural practices, tree retention and planting, highways, tranquillity, lighting, Public Rights of Way and Habitats) were separated into shorter sharper policies.</p> <p>The built up area of East Challow is not within the AONB, however the South of the parish does lie within the North Wessex Downs AONB. The NPPF (paragraphs 176 and 177) recognises the importance of conserving and enhancing landscape and scenic beauty in AONBs.</p> <p>It states that the scale of extent of development within the AONB should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts. It also states that permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. It sets out criteria applications would be assessed against.</p> <p>We therefore recommend replacing part of the policy with the following wording;</p> <p><i>'Development proposals should preserve or where appropriate enhance the landscape character of East Challow Parish, taking into consideration the recommendations of the Landscape Character Assessment and Parish Character Appraisal.'</i></p> | <p>Amended</p> <p>Amended</p> <p>Amended</p> | <p>First and second paragraphs of policy amended to include recommended text below. The remainder of the policy text has been retained in its current form. The points 1-12 are especially important because they summarise the main recommendations at the end of each character area section in the East Challow Landscape Character Assessment (NP Appendix 1).</p> <p>Although the built up area of East Challow does not lie in the AONB excessive development will have an impact on the AONB, the southern-most part of the parish lying in the AONB. NPPF 176 is already mentioned and 177 has been added.</p> <p>A small section of text from paragraph 177 has been included.</p> <p>See comments above</p> |

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| | | | <p><i>Any proposals within the North Wessex Downs AONB must demonstrate how it conserves and enhances landscape and scenic beauty. Major development in the AONB will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest.</i></p> <p><i>As appropriate to their nature and scale, development proposals should:</i></p> <p><i>1-12'</i></p> <p>We recommend amending points 1 to 12 to reflect the above comments.</p> | | |
| | L3 | Page 44, justification from evidence base | <p>The link to the North Wessex Downs planning guidance note does not currently work. Hyperlinks can always break and so it is important to ensure there is also sufficient information to enable the reader to find the document.</p> | Amended | A number of additional documents have been referenced as footnotes and evidential extracts added to the Plan text. |
| | | Policy L3 - Preservation of Important Views and Vista | <p>To ensure clarity, we recommend writing in full the name of evidence documents rather than abbreviating to LCA and PCA.</p> <p>We also recommend including a map, showing the important views and vistas into the plan</p> | Amended | <p>The abbreviations have been expanded to the full names throughout the document.</p> <p>A map of the important views and vistas has now been included in the Plan.</p> |
| | L4 | L4 – Local Green Spaces | <p>It is important to have maps showing the extent of the Local Green Space Designations. We therefore recommend bigger maps for clarity.</p> | Amended | Map has been updated and resized. Additionally, individual LGS maps are now included after policy L4 |
| | | | <p>Local Green Space 15b is not shown on the map within the Local Green Space report. This does not need to be listed in the policy as being separate to Fuller's Grove Amenity Space, as play spaces are not normally separated.</p> | Amended | Main map has been updated and the distinction between LG-15a and LG-15b is now clear on the individual LGS maps after policy L4 |

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| | HO1 | HO1 – Ensuring that Further development benefits the existing local populations and reflects their needs | <p>We recommend removing the word ‘proposed’ as once ‘made’ they will be accepted as local green spaces if passed through examination.</p> <p>We currently do not have any objections to the areas owned by the district council, and which are being proposed as local green space designations.</p> <p>Developments on any site should meet the need of the whole district unless the site is a rural exception site where consideration will be given to a specific housing need. It is therefore advised that this section is amended as follows to make reference to ‘district wide need’ as well as identified local needs;</p> <p><i>‘Proposals for residential development should have regard to both the district wide need and the local housing need as identified in the East Challow Housing Needs Survey.</i></p> <p><i>Where appropriate, proposals should make provision to meet:</i></p> <ul style="list-style-type: none"> <i>– the needs of first time buyers and young people (starter homes or first homes)</i> <i>– the needs of older people or those with disabilities including new homes that are suitable or capable of adaptation to facilitate lifetime independent living.’ [not accept]</i> <p>We suggest mentioning within the supporting text that the District Council’s Housing Allocation Policy has a requirement of 20% allocation to people with a strong local connection to the parish.</p> <p>We recommend amending the title of the policy to ‘<i>Policy HO1 - Local Housing Needs</i>’</p> | <p>Amended</p> <p>No change</p> <p>No change</p> <p>Amended</p> <p>Amended</p> | <p>The word proposed has been removed</p> <p>That is appreciated</p> <p>The policy as worded meets the needs of the community and relies upon the best available local evidence in the form of the East Challow Housing Needs Survey 2020.</p> <p>However the evidence base text following the policy has been amended to provide clarity by referring to the local allocation policy (see below) as suggested.</p> <p>Reference to allocation policy added to justification section following policy HO1.</p> <p>The title has been changed to “Ensuring That Further Development Benefits the Existing Local Population and Reflects the Needs of the Parish”</p> |

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| | D1 | D1 – Alignment of Development with the vernacular architecture and housing density | <p>Overall, this policy and the character assessment provides a clear design rationale for new development which is in accordance with national and local policy.</p> <p>The opening part of the policy needs reconsidering. It should guide development, however instead it starts with stating the outcome.</p> <p>Point one of the policy is too strongly worded. Development proposals should have regard to the design guide and the parish character appraisal. We therefore recommend the following wording;</p> <p><i>‘1. have regard to the Vale of White Horse District Council Design Guide and the Parish Character Appraisal. In doing so, proposals should have regard to the design code and the local character areas.</i></p> <p>The requirement for a design guide specific to the site for any major development proposals duplicates the requirements within Local Plan Part 1 Core Policy 38: Design Strategies for Strategic and Major Development Sites to provide a design strategy and a design and access statement. We therefore recommend removing this requirement from the policy.</p> <p>We also recommend considering removing point 7 as development proposals would need to have regard to locally distinctive features and materials as set out in the design guide and character appraisal. Also, as there is no second policy for extensions, we also recommend referring to appropriate design for new development to existing buildings as a second objective to policy D1 and/or in the supporting text.</p> | <p>Amended</p> <p>No change</p> <p>No change</p> | <p>The wording of point 1 has been changed to are guided by the VWHDC Design Guide and the Parish Character Appraisal and Design Code, where appropriate reflecting the local vernacular in the historic parts of the village (including Main Street and Letcombe Hill). New major development should be subject to an agreed Design Code specific to the site, with an agreed overall palette of materials (based on this appraisal or subsequent later appraisals) and suitable house types. Reliance on standard house types and generic designs which do not represent the area are to be avoided.</p> <p>Comment noted but on consideration this part of the policy is to be retained.</p> <p>Comment noted but on further consideration point 7 is to remain un-altered</p> <p>Reference to extensions added to first part of policy for clarity.</p> |

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| | HE1 | Policy HE1 – Protection of Heritage Assets in the Village and Parish | We recommend rewording the first paragraph of the policy as it currently reads as an objective or aim. We recommend the following wording; <i>‘The effect of development proposals on Local Heritage Assets should be taken into account in determining the planning applications concerned. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.’</i> | No change | The policy has been retained as originally drafted because the first part refers to designated assets, and the second part of the policy refers to non-designated heritage assets. |
| | | | We recommend making reference to the non-designated heritage assets report within the supporting text. | Amended | This has now been done |
| | | | Add a close bracket to the end of policy for consistency. | Amended | Close bracket inserted |
| | E1 | Policy E1 – General Development of Businesses in the Parish | To ensure the policy is not unduly onerous we recommend deleting ‘particularly’ and replacing ‘ <i>where the following criteria are met</i> ’ with ‘ <i>and are particularly encouraged to, where appropriate, [reword to not accept]</i> ’ | Amended | “Particularly” has been deleted and the last clause has been changed to “will be supported and are particularly encouraged, where all of the following conditions are met”. Addition of the word “all” to the first part of the policy for clarity. |
| | | | Listing out other neighbourhood plan policies in bullet point one is not necessary as the plan will be considered as a whole and all relevant policies will be taken into account. | Amended | Specific policy references removed from text, reference to Local Plan added |
| | | | With regard to point three, Broadband is provided by utility companies and therefore the focus should be on ensuring the development is capable of being connected to superfast broadband. | Amended | Point 3 amended |
| | | | | | |

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| | E2 | Policy E2 – Development of New Businesses in the Parish | <p>Listing out other neighbourhood plan policies in bullet point one is not necessary as the plan will be considered as a whole and all relevant policies will be taken into account.</p> <p>The first part of the policy states that employment uses are only supported in the business estates and other areas already in employment use or existing buildings. This is not compatible with chapter 6 of the National Planning Policy Framework and in particular paragraphs 84 and 85. We recommend the first paragraph is reworded to as follows;</p> <p><i>‘Proposals to develop new businesses will be supported provided the development is appropriate to the locality having regard to the requirements within the neighbourhood plan and the supporting design code for the plan.’</i></p> <p>Regarding the second point, development can only be required to mitigate its own impact. We therefore recommend you focus instead on requiring the business to be capable of adequately meeting its access needs.</p> <p>Consideration is required to the recent change to the use classes. Further information on the use classes can be found here: https://www.gov.uk/guidance/when-is-permission-required [acknowledge]</p> <p>You should bear in mind that some change of uses are permitted under permitted development rights and so the requirements set in the last part of the policy will not apply.</p> <p>Point 4 in the criteria requires that proposals resulting in the loss of existing businesses through change of use should be accompanied by an employment skills and training plan, which sets out how the developer intends to mitigate the loss of</p> | <p>Amended</p> <p>Amended</p> <p>Amended</p> <p>Amended</p> <p>Rejected</p> | <p>This text has been changed</p> <p>The text has been revised as suggested</p> <p>Minor changes made</p> <p>Fifth part of policy (immediately before points 1-4) amended to reflect permitted development rights</p> <p>These are locally important material planning considerations and therefore are proposed to be retained.</p> |

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| | | | employment. This is beyond the scope of a neighbourhood plan as therefore recommend this last point is deleted. | | |
| | | Page 65, paragraph 7.12 | The title needs relabelling to refer to C1 and C2 rather than C1A and C1B. | Amended | The title has been changed accordingly. |
| | C1 | Policy C1 – Provision of New Community Facilities and Policy C2 – Preservation of Existing Facilities | Point B of policy C1 would be better suited to sit within policy C2 as it talks about the loss and preservation of existing facilities. | Amended | This part of policy C1 has been moved to policy C2 |
| | C2 | | The references to alterations to existing facilities in policy C2 would be better suited as point b for policy C1 as this discusses extending and adaption which could potentially provide new or better facilities. Local Plan 2031 Part 2 provides policy guidance on the delivery or extension of new facilities and a criterion against the loss of facilities. In some places your policies replicate the requirements within this policy, however, they also miss out on some of the criteria within policies DP8 and DP9 of LPP2. We therefore recommend reviewing this policy in light of the comments above. | | The first part of policy C2 has been relocated to the second part of policy C21 as suggested. Policy C2 has been amended to include references to other factors that are addressed in a similar way in policy DP8. |
| | CL1 | Policy CL1 | As currently worded, this policy would not meet the basic conditions. The policy is more restrictive towards low carbon energy generation proposals than national and local plan policies. In addition, the Planning and Energy Act 2008 only allows local planning authorities to set out and apply policies in their local plans which require compliance with energy efficiency standards for new homes that exceed the requirements of the Building Regulations. It does not extend to those developing neighbourhood plans. In fact, the Written Ministerial Statement 2015 sets out that qualifying bodies preparing neighbourhood plans should not set in their emerging neighbourhood plans any additional local technical standards or requirements relating to | Amended | The policy has been amended to retain the first part of the policy as originally drafted, and to introduce the two new paragraphs suggested by the VWHDC at the end of the policy. |

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| | | | <p>the construction, internal layout or performance of new dwellings.</p> <p>The third paragraph would also be better suited as supporting text.</p> <p>We therefore recommend the following alternative policy wording;</p> <p><i>‘Development proposals are encouraged to secure a proportion of their total regulated energy from decentralised and renewable or low carbon sources. Development proposals are also encouraged to create opportunities for co-location of energy producers with energy users and facilitate renewable and low carbon energy innovation.</i></p> <p><i>When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local landscape and environment, including any cumulative impact of these proposals.’</i></p> <p>We also suggest retitling the title of the policy to <i>‘Local Renewable and Low Carbon Energy Generation’</i></p> | | |
| | CL2 | Policy CL2 | <p>We support the aspirations set out in the first paragraph; however, this is something that cannot currently be required. It can however be encouraged and therefore we suggest replacing the first paragraph with the following;</p> <p><i>‘Development proposals are encouraged to explore innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels.’</i></p> | Amended | The policy title has been amended as suggested. |
| | | | | Amended | The first part of policy CL2 has been amended as suggested. |

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| | | | <p>With regard to the second part regarding EV charging points, we again support your ambitions. Oxfordshire County Council have developed a EV charging strategy which you can use or refer to, to help justify your proposals.</p> <p>The requirement for new homes to be provided with installed electric vehicle charging points goes beyond what is required within the Local Plan and National Planning Policy. We therefore suggest rewording the last paragraph to the following;</p> <p><i>‘Proposals which seek to provide new homes with installed electric vehicle charging points will be encouraged.’</i></p> | | |
| | FP1 | Policy FP1 – Integration of Public and Community Transport with Community Facilities and Green Infrastructure | <p>Rename the policy title to <i>‘Innovative Approaches to Construction’</i></p> <p>Development can only be required to mitigate its own impact. We recommend amending the policy wording to the following;</p> <p><i>‘New developments should integrate well with the existing green infrastructure network and have access to public transport, community facilities via footpaths and cycleways.’</i></p> | Amended Amended Amended | <p>The text has been changed as proposed.</p> <p>The title has been changed as proposed.</p> <p>Wording of policy revised to address comments</p> |
| | FP2 | Policy FP2 – To improve and expand existing footways and cycle routes | <p>The last sentence is overly onerous and should therefore be deleted.</p> <p>We recommend rewording the title of this policy to <i>‘Policy PF2 – Existing Footways and Cycle Routes’</i></p> | No change Amended | <p>This is a local issue and we regard this last sentence as important.</p> <p>The title has been changed as proposed.</p> |

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| | FP3 and FP4 | Policy FP3 – Maintenance of the Wilts and Berks Canal and Associated Infrastructure and Policy FP4 – Maintenance of the route and alignment and infrastructure of the Wilts and Berks Canal | <p>These two policies could be combined into one policy. LPP2 currently safeguards a continuous route corridor for the restoration of the Wilts and Berks Canal using the historic line wherever possible. Therefore, there is strong policy protection as any proposals will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with no overall adverse effect, and that potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality have been fully assessed and taken into account.</p> <p>Within development policy 32 of LPP2, there is also consideration to infrastructure and ensures that development protects the integrity of the canal corridors alignment and its associated structures.</p> <p>Therefore, although we recognise the importance of the Wilts and Berks canal to the local community, there is already a strong policy on the restoration and protection of the canal. National Planning Policy sets out that policies should serve a clear purpose and duplication should be avoided. We therefore recommend this policy is removed and re-inserted in the plan as a community aspiration.</p> | No change | The Canal corridor is a valuable recreational resource for the local community and there is a desire to preserve this recreational resource and to ensure future development does not prejudice the ability to continue to fulfil that role. |
| | P1 | Policy P1 – Ensuring that on and off street parking facilities free movement of traffic and does not | <p>Have you been in correspondence with the County Council regarding this policy?</p> <p>We have experienced parking policies within neighbourhood plans being removed or altered during the examination process</p> | Responded | The county council have responded separately – see 22 February 22 separate response above . |

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| | | inconvenience residents | <p>Parking provision will be provided in line with the standards set by the county council, and this is where some policies within plans have been deleted or altered if they are seen to go beyond the standards set by the county council. We suggest looking at policy MC5 of the Wallingford Neighbourhood Plan as an example of a parking policy which was successful in getting through the examination process.</p> <p>We support your ambition to provide sufficient EV charging cable, however we suggest this should change to 'encourage' rather than using the word 'should'. Examiners of previous plans, such as Wallingford, have amended policies which use the word 'require' and 'should' to be encouraging policies. It is likely that charging facility point requirements will be determined through updates to the building regulations, however there is currently no local evidence to support the requirement of them currently.</p> <p>Currently, the requirement in your policy to require sufficient electric vehicle charging cable goes beyond what is required within the Local Plan and has therefore not been viability tested. We therefore suggest rewording this to encourage rather than using the wording 'should'.</p> <p>We also recommend rewording the policy title to '<i>Policy P1 – Parking Facilities</i>'</p> | <p>Amended</p> <p>Amended</p> <p>Amended</p> | <p>The text of the policy has been amended to acknowledge and adhere to OCC's maximum parking standards.</p> <p>The text of the policy has been changed as suggested</p> <p>The title has been altered as suggested</p> |
| | EV1 | Policy EV1 – Maintenance of Mature Trees and Existing Hedgerows as means to enhance existing green | <p>Overall, the plan does a good job of identifying the key biodiversity assets of the parish and seeks to protect and where appropriate enhance these within the context of what is possible in a neighbourhood plan.</p> <p>We do however have a comment on policies EV1 and EV2.</p> | No change | Acknowledged and appreciated |

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| | EV2 | corridors and the natural environment and Environment Policy EV2 - Maintain and Enhance Green Corridors | <p>Both of these policies relate to the protection and enhancement of biodiversity and green corridors. Both policies include mention of green corridors and EV2 also relates more generally to the protection and enhancement of biodiversity. We would recommend that a clearer distinction is drawn between the two policies to avoid confusion, EV1 could deal with Green Corridors and EV2 be specific about biodiversity (EV2 would also need re-naming). We also recommend Policy EV2 is amended to reflect the requirements of the Environment Act 2021 which requires all new development to deliver a minimum of a 10% net gain in biodiversity. This policy and the supporting text could also then go on to reflect the Parish aspirations for what type of locally appropriate habitats might be enhanced to deliver this 10% net gain requirement.</p> <p>We suggest rewording policy EV1 to 'Policy EV1 – Green Corridors' and policy EV2 to 'Policy EV2 – Biodiversity'</p> | Amended | Amended accordingly as recommended below |
| | | Appendix 2 Character Assessment and Design Guide | The character assessment and design guide provide a good assessment of local character, referencing buildings of historic interest which make a significant contribution to character as well as public realm features and locally distinctive architectural features. | Amended | Reference has been made in the justification text to the Environment Act 2021 with aspirations to improve particular areas of the local natural environment and habitats |
| | | Appendix 11 – Non designated heritage assets | The Non-Designated Heritage Assets (NDHA) list provides a good evidence base for considering applications affecting the identified assets. The buildings of historic interest mentioned in the Character assessment are of local historic interest and would therefore be suitable for inclusion on the NDHA list. This would not affect property owners' permitted development rights but would increase the protection given to historic local character in planning applications affecting them or within their setting. | Amended | Amended as suggested |
| | | | | No change | Acknowledged and appreciated |
| | | | | Amended | Appendix 11 has been updated and additional explanatory text provided at Section 7.9 of the Plan. |

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| | | | <p>Non-designated heritage assets 5-11 within the curtilage of the church all date from prior to July 1948 and are therefore protected by the national designation of the church. We would therefore recommend removing these from Appendix 11 to avoid presenting them as undesignated. A wealth of information is accessible from the church's listing at https://historicengland.org.uk/listing/the-list/list-entry/1048593?section=comments-and-photos from Church Care but any further information on the items listed can be added to the church listing through 'enriching the list' (accessible by the link above) which would inform any relevant future applications.</p> | | |
| SSE Networks, Yarnton, OX51NY | | | No comment | No response required | |
| Network Rail | | | <p>Thank you for consulting us on the East Challow Neighbourhood Plan. This email forms for the basis of our response.</p> <p>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.</p> <p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund</p> | | |

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| | | | <p>rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p><u>Level Crossings</u></p> <p>Any development of land which would result in a material increase or significant change in the character of traffic using rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that they safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.</p> <p>There is 1 level crossing just outside the plan area:</p> <p>Grove Bridleway + Telephone Level crossing (MLN1 61m 37cns)</p> <p>Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose, ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned if any future development impacts on the safety and operation of any of the level crossings listed above. The safety of the operational railway and of those crossing it is of the highest importance to Network Rail.</p> <p>Level crossings can be impacted in a variety of ways by planning proposals:</p> <ul style="list-style-type: none"> • 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 | No change | This crossing lies outside the parish and crosses between land in the parishes of Grove and East Hanney. We do not consider it necessary include this in the neighbourhood plan although we appreciate the point. |

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| | | | <ul style="list-style-type: none"> • 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 • By any development or enhancement of the public rights of way <p>It is Network Rail's and indeed the Office of Rail Regulation's (ORR) policy to reduce risk at level crossings not to increase risk as could be the case with an increase in usage at the level crossing in question. The Office of Rail Regulators, in their policy, hold Network Rail accountable under the Management of Health and Safety at Work Regulations 1999, and that risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges or diversions.</p> <p>The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-</p> <ul style="list-style-type: none"> • (Schedule 4 (j) of the Town & Country Planning (Development Management Procedure) Order, 2015) requires that <i>"...development which 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 a railway"</i> (public footpath, public | | |

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| | | | <p>or private road) the Planning Authority's Highway Engineer must submit details to both the Secretary of State for Transport and Network Rail for separate approval.</p> <p>We would appreciate the council providing Network Rail with an opportunity to comment on any future planning policy documents. We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy.</p> <p>We trust these comments will be considered in your preparation of the forthcoming Plan documents.</p> | | |
| | | | | | |
| Natural England | | | <p>Thank you for your consultation request on the above dated and received by Natural England on date 7th November 2021. At this time, Natural England is not able to fully assess the potential impacts of this plan on statutory nature conservation sites or protected landscapes or, provide detailed advice in relation to this consultation. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.</p> <p>The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the deciding authority to determine whether or not the plan is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the impacts of the plan on the natural environment to assist the decision making process.</p> <p>Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the National</p> | No change | No comment needed |

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| | | | <p>Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:</p> <ul style="list-style-type: none"> •a neighbourhood plan allocates sites for development •the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan •the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan. <p>Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.</p> <p>Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.</p> | | |
| Marine Management Organisation | | | <p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing grants.</p> <p><u>Marine Licensing</u></p> | No change | No comment needed |

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| | | | <p>Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Local authorities may wish to refer to our marine licensing guide for local planning authorities for more detailed information. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that would affect a protected marine species.</p> <p><u>Marine Planning</u></p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the</p> | | |

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| | | | <p>Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist. If you wish to contact your local marine planning officer you can find their details on our gov.uk page.</p> <p>See this map on our website to locate the 6 marine plan areas in England. For further information on how to apply the marine plans please visit our Explore Marine Plans service.</p> <p>The East Inshore and Offshore marine plans were adopted on the 2nd April 2014, becoming a statutory consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe.</p> <p>The South Inshore and Offshore marine plans were adopted on the 17th July 2018, becoming a statutory consideration for public authorities with decision making functions. The South Inshore and South Offshore Marine Plans cover the coast and seas from Folkestone to the River Dart in Devon.</p> <p>The North East Inshore and Offshore marine plans were adopted on the 23rd June 2021 statutory consideration for public authorities with decision making functions. The North East Inshore and Offshore marine plans cover the coast and seas from Flamborough Head to the Scottish border.</p> <p>The North West Inshore and Offshore marine plans were adopted on the 23rd June 2021 statutory consideration for public authorities with decision making functions. The North West Inshore and Offshore marine plans cover the coast and seas from the Solway Firth border with Scotland to the River Dee border with Wales.</p> <p>The South East Inshore marine plan was adopted on the 23rd June 2021 statutory consideration for public authorities with decision making functions. The South East Marine plan covers the coast and seas from Felixstowe in Suffolk to near Folkestone in Kent.</p> | | |

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| | | | <p>The South West Inshore and Offshore marine plans were adopted on the 23rd June 2021 statutory consideration for public authorities with decision making functions. The South West Inshore and Offshore marine plans cover the coast and seas from the River Severn border with Wales to the River Dart in Devon.</p> <p><u>Minerals and waste plans and local aggregate assessments</u></p> <p>If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:</p> <ul style="list-style-type: none"> • The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry. • The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply. • The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply. • The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply. <p>The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments must consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.</p> | | |

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| | | | | | |
| Thames Water | | | <p>Thank you for consulting Thames Water on the above document. Thames Water is the statutory water and sewage undertaker for the South Oxfordshire area and is hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012. Thames have the following comments on the Neighbourhood Plan review:</p> <p>General Information</p> <p>New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the National Planning Policy Framework (NPPF), February 2021, states: “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”</p> <p>Paragraph 28 relates to non-strategic policies and states: “Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”</p> <p>Paragraph 26 of the revised NPPF goes on to state: “Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary...”</p> <p>Water and Wastewater Infrastructure Delivery</p> <p>The way water and wastewater infrastructure will be delivered has changed. Since the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through</p> | No change | No changes needed in response to general comments |

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| | | | <p>water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.</p> <p>It is important not to under estimate the time required to deliver necessary infrastructure. For example to understand, design, and deliver local network upgrades can take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works extension or new treatment works could take up to 10 years.</p> <p>Thames Water has limited powers under the Water Industry Act 1991 to prevent connection to its network ahead of infrastructure upgrades. In some circumstances it may be necessary to phase development in order to avoid adverse amenity impacts for existing or future users such as internal and external sewer flooding, pollution of land, and water courses and / or issues with water supply in the form of no or low water pressure. To minimise the likelihood of requiring such conditions developers are advised to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme.</p> <p>Policy on Water and Wastewater Infrastructure</p> <p>In order to help ensure that new development is aligned with any necessary water and wastewater network upgrades required to support it we would request that the following text is incorporated within the Neighbourhood Plan:</p> <p>"Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.</p> <p>Thames Water encourages developers to use our free pre-planning service (https://www.thameswater.co.uk/preplanning). This service can tell developers at an early stage if we will have capacity in our water and/or wastewater networks to serve their development, or what we'll do if we don't.</p> | | |

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| | | | <p>The developer can then submit this as evidence to support a planning application and we can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes”.</p> <p>Site Specific Comments Please also find enclosed site specific comments on sites included in the Neighbourhood Plan from a clean water and waste water perspective.</p> | <p>Amended</p> <p>No change</p> | <p>Additional text added to section 7.14 to refer to the new pre-planning service.</p> <p>No site specific comments were included and no response after a reminder</p> |
| Wiltshire and Berkshire Canal Trust | | | <p>Thank you for giving the Wilts & Berks Canal Trust (WBCT) the opportunity to comment on the East Challow Neighbourhood Plan 2021 – 2031 Pre-Submission Version. As you are aware, the Wilts & Berks Canal passes through the middle of East Challow Parish and the WBCT has been active in enhancing and maintaining aspects of this section of the canal and promoting its restoration in the long term. We therefore have a keen interest in the planning of the Parish and any prospective development that may affect the canal.</p> <p>Background to Comments The objectives of the WBCT are to protect, conserve and improve the route of the Wilts & Berks and North Wilts Canals, and branches, for the benefit of the community and environment, with the ultimate goal of restoring a continuous navigable waterway linking the Kennet and Avon Canal near Melksham, Wiltshire, the River Thames near Abingdon, Oxfordshire and the Thames and Severn Canal near Cricklade, Wiltshire. The aim is to create a sustainable and bio-diverse blue and green corridor that provides a host of attractive life style and economic benefits to our communities and to visitors, as well as providing a safe and welcoming habitat for wildlife. The Wilts & Berks Canal is a major heritage restoration project which includes some new lengths of canal where the original route is now inaccessible. A Restoration Strategy for the Completion and</p> | | |

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| | | | <p>Future Development of the Wilts & Berks Canal has been produced and is supported by all the local authorities along the line of the canal through the Wiltshire Swindon and Oxfordshire Canal Partnership. Already several kilometres of canal and canal towpath have been restored. Work is ongoing along the canal and completed works include a new connection to the River Thames just south of Abingdon. The length of the canal through the Vale of White Horse is recognised and protected in the Vale of White Horse Local Plan, Policy DP32: The Wilts & Berks Canal.</p> <p>The restoration of the Wilts & Berks Canal is a major green and blue infrastructure scheme which will provide significant environmental, recreational, community and economic benefits right across the Vale of White Horse District and beyond. Canal restoration provides a route for cycling and walking, an enhanced environmental resource, opportunity for increased biodiversity, an increased and attractive leisure space and is of general benefit to creating healthy communities. The work of restoration is a focus for community participation and development enabling a wide range of people to engage in positive activities, which can be continued in on-going maintenance. We believe that restoration of the canal will bring significant benefits for the local communities along its length, including East Challow.</p> <p>Support for the Plan</p> <p>We are pleased to note that the East Challow Neighbourhood Plan recognises the importance of the Wilts & Berks Canal as a green corridor and its historic, cultural, recreation, wildlife and carbon absorption value; and that it supports the restoration of the canal and recognises the additional benefits this would provide to the parish and village, including from tourism.</p> <p>WBCT generally supports the Pre-Submission version of the Neighbourhood Plan. We particularly support the following parts of it:</p> <p>Page 32, para. 5.7.2, Principle 10: To ensure that the historic Wilts and Berks Canal, a part of which passes through the parish, is</p> | No change to general and specific comments | Acknowledged and appreciated |

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| | | | <p>maintained in terms of structural integrity and relevant infrastructure for its historic and cultural value, as a biodiverse corridor and for recreational purposes.</p> <p>Page 33, para. 5.9.2: Recognition that the Wilts & Berks Canal is an important green corridor and is a popular walking route for local people.</p> <p>Page 33, para. 5.9.3, Principle 12: To ensure that the Plan Area preserves and enhances its natural environment and landscape, particularly maintaining and increasing natural green corridors for recreation, biodiversity and carbon absorption.</p> <p>Page 34, Objective 5: To protect and maintain the historic and heritage assets of the Plan Area.</p> <p>Page 34, Objective 9: To improve and expand existing footways and other rights of way and cycle routes.</p> <p>Page 34, Objective 10: To protect the canal corridor as a recreation and wildlife habitat.</p> <p>Page 34, Objective 12: To maintain and enhance the existing green corridors and their relationship with the natural environment.</p> <p>Page 40, para. 7.2.9: Recognition that the Wilts & Berks Canal is important as a green corridor for recreation, biodiversity, carbon sequestration and as a contributor to mental and physical well-being for the local population that should be maintained.</p> <p>Page 43, Policy L2: Ensuring that the Village Remains a Part of an Essential Rural Landscape. We support the inclusion of Point 9: “Protecting and enhancing the special, often wooded, character of the Wilts and Berks Canal corridor” as one of the characteristics of the parish that development proposals should reflect.</p> <p>Page 45, Policy L3: Preservation of Important Views and Vistas. We support the inclusion of points 3, 4 and 5: “Views from the Wilts and Berks Canal corridor ...” as being important views that should not be significantly adversely impacted.</p> <p>Page 47, Policy L4. Local Green Spaces. We support the inclusion of LG-2 Canal East and LG-3 Canal West as areas to be designated as Local Green Spaces.</p> | | |

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| | | | <p>Page 72, para. 7.16.3: Recognition that the Wilts & Berks Canal currently provides local residents with a valuable footpath for recreation purposes, forming a section of the Vale Way. and a corridor for wildlife.</p> <p>Page 73, para. 7.16.4: The statement that the Wilts and Berks Canal Trust intends to restore the canal between Swindon and Abingdon and that this would provide additional benefits to the parish and village from tourism.</p> <p>Page 73, para. 7.16.5: Recognition that there are some original infrastructure elements relating to the canal still remaining.</p> <p>Page 73, para. 7.16.6: Recognition that canal restoration can produce both tourism benefits and increased biodiversity; and the statement that maintenance and improvement of the canal is a key aim for the community, in line with Principle 10 and Objective 10.</p> <p>Page 73, Policy FP1: Integration of Public and Community Transport with Community Facilities and Green Infrastructure. We particularly support the requirement that new developments should integrate with the current green infrastructure network.</p> <p>Page 74: Policy FP2: To Improve and Expand Existing Footways and Cycle Routes.</p> <p>Page 75, Policy FP3: Maintenance of the Wilts and Berks Canal and Associated Infrastructure. We welcome the statement that the Wilts and Berks Canal is regarded by the Parish as a recreation area and a wildlife habitat. We strongly support the requirement that all new development should ensure that its value to the community for these purposes is maintained and enhanced.</p> <p>Page 76, Policy FP4: Maintenance of the Route and Alignment and Infrastructure of the Wilts and Berks Canal. We strongly support the requirements that “New development should avoid conflicting with the historic route of the Wilts and Berks Canal unless an alternative alignment of the canal can be provided as part of the development”; and that “Development should avoid impacting adversely on the infrastructure of the Canal”.</p> <p>However, we are not sure of the practicality of the final part of this policy: “Where impacts are unavoidable the infrastructure should</p> | | |

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| | | | be removed and reused in any alternative alignment of the Canal". Where diversions and new alignments of the canal are needed, we aim to build to a higher standard, meeting current safety and construction requirements, and the inclusion of historic infrastructure from the original canal line may not be compatible with this. We therefore request that the final sentence be reworded: "Where impacts are unavoidable the infrastructure should be removed and <u>where possible and practical</u> reused in any alternative alignment of the Canal". | Amended | An amendment to policy FP4 has been made. |
| Historic England | | | <p>Thank you for consulting Historic England on the pre-submission version of the East Challow Neighbourhood Plan. Historic England is the government's advisor on planning for the historic environment including advising on the conservation of heritage assets and champion good design in historic places. As such, our review of the plan is limited to those areas that fall within our remit and silence on other matters should not be treated as agreement or consent.</p> <p>I am happy to confirm that, on this caisson we have no matters to raise for consideration and area pleased to congratulate the steering group on the progress they have made with the plan. We note the care that has been taken to include policies that will protect the Parish's non-designated heritage assets as well as views and green spaces in addition to guiding the character of new development.</p> <p>Our comments are without prejudice to comments we may wish to make on individual planning applications.</p> <p>Please don't hesitate to contact me if you have any queries relating to our comments or would like additional information.</p> | No change | No changes required |
| White Horse Harriers and the Wantage Active Travel Group | | | <ul style="list-style-type: none"> In the appendix on Footpaths and Public Rights of Way, regarding FP11: Although it is technically not within the area of the plan there is no mention of the new footbridge that takes this path over the railway just east of Circourt (road) bridge. This new bridge isn't shown on the | Amended | Although this is just outside the Plan area it forms a part of the footpath from East Challow to Denchworth and we have therefore made the suggested change. |

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| | | | <p>underlying OS map section used in your report although I note it is shown on the latest online OS version. Of course the standard of the rest of the length of the footpath is poor as your report states.</p> <ul style="list-style-type: none"> The only reference to a possible western link road is in the diagram showing land earmarked for this. As someone not living in East Challow I am surprised the plan does not strongly advocate reduction in traffic through the village where possible. (I am not an advocate for more road building, but the eastern section of the Wantage relief road is now being built). Furthermore access to a possible station at Grove will be made easier via this route. Overall there are a set of stated principles and objectives in the plan that are important and I agree with. <p>From the point of view as a member of White Horse Harriers: We make use of a number of the paths and bridle ways in the area covered by the plan. Particular favourites are the canal towpath and the bridle path from East Challow to Childrey. The aims stated in Principle/Objective 9 and Policy FP2 are very welcome.</p> <ul style="list-style-type: none"> We very much welcome Principle/Objective 9 and Policies FP1 & FP2. The importance of routes connecting up is stated in your report and this is an important point. The lack of link from East Challow to the cycle route from Wantage towards Harwell is noted in the report. An opportunity was missed a few years ago when the footpath alongside the road from East Challow to King Alfred's College West site was re-done. This should be at least a shared footpath/cycleway made to the latest standards. ("LTN 1/20" - issued last year as part of the government's "Gear Change" proposals). A good proportion of children going to school do so either on foot | <p>Noted</p> <p>No change</p> <p>No change</p> <p>No change</p> | <p>This is covered in Section 8 of the Plan (community aspirations).</p> <p>Acknowledged and appreciated</p> <p>Acknowledged and appreciated</p> <p>Acknowledged and appreciated</p> |

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| | | | <p>or by bike. The lack of a safe route for them is a great concern. I note that in the neighbourhood plan you do not mention improvements in safety of cyclists and pedestrians (particularly schoolchildren) - which I think is an omission. A wide path here, set back a little from the road would be a big step forward. <i>(As a caveat here: Improvements in safety do not automatically arise from having cycle routes. The design and choice of route is very important.)</i></p> <ul style="list-style-type: none"> • The proximity of East Challow to Grove Business Park suggests that a good pedestrian/cycle route might be established along Woodhill Lane. This is not a public right of way, and I don't think there is regular access to the back of the business park, but maybe this could be achieved. • A western relief road would cut across some existing paths (and the last suggestion above). Ensuring suitable crossings, along with a good pedestrian/cycle path alongside the road would improve access towards Grove - and a possible future station there. <p>I hope the above is useful. It may well be that most (if not all) of the above comments are too specific for a neighbourhood plan. I/we wish you well in getting this plan in place and it being able to exert some control/guidance over future planning.</p> | <p>Amended</p> <p>Amended</p> <p>Amended</p> | <p>Section 7.16.2 amended to refer to cycle safety, and justification section after policy amended to include references to safety and NPPF.</p> <p>The establishment of a cycle path between the W&G industrial estate, East Challow and Wantage is included as a community aspiration.</p> <p>The establishment of a cycle path along Woodhill Lane to Grove Business Park is included as a community aspiration.</p> <p>Mention has been made of the severance of rural PRoWs should the Western Relief Road be constructed.</p> <p>Policy FP2 has been amended to mention that cycle/pedestrian crossing points will be required if the relief road is built. This is supported by core policy 17 in the Local Plan pt 1.</p> <p>A new community aspiration has also been added to Section 8 concerning the provision of shared cycle / pedestrian paths along the route of the relief road to ensure access by a range of means to Grove and the re-opened railway station.</p> |

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| County councillor | | | I agree with the comments of the officers and have nothing to add, except that ECNP clearly cannot designate the green spaces intended on Hedge Hill Road and Letcombe Hill, but is there a provision that would confirm public use of the space when not required for maintenance of the highway? | No change | Please see response to County Council representations as set out above and in Section 7.6 of the Plan. |
| Chairman of East Challow School Board of Governors | | | <p>I have just had a chance to look over the draft East Challow neighbourhood plan. It really is an impressive and valuable piece of work – please do pass on my thanks to all of those involved. My comments are as follows; I should note that I am chair of governors at St Nicholas’ C. of E. Primary School in East Challow but these comments are written wholly in a personal capacity as a resident since 2013.</p> <p>I think that the plan has accurately identified the key priorities for East Challow and has devised suitable principles to support them.</p> <ul style="list-style-type: none"> • It is so important to keep the gaps between East Challow and Wantage / Grove, though these have already been sadly eroded • The plan notes the huge problem of the heavy traffic on the A417, which is visibly worsening year by year (our drive opens directly onto it, and turning onto this road is ever more unpleasant and dangerous); a proper relief road for the west, not the watered-down version meandering through built-up areas that seems now to be envisaged, has to be a high priority – indeed it should be a strict condition for any further development • The emphasis on improving footpaths is welcome – they are in an appalling state, not least with the recent open-ended closure of the path from the Canal Path to the school. Making the Canal Path more useable in wet weather would also be useful. The recent cut back of potentially diseased trees was a great pity; it would be good to see the landowner encouraged to replace them. | <p>No change to general comment</p> <p>No change</p> <p>No change</p> <p>Not accepted</p> <p>No change</p> | <p>The comment is appreciated</p> <p>Agreed</p> <p>Although we appreciate this point, use of any hard surfacing would adversely affect the essentially rural nature of the canal towpath. This has been encountered in other local parishes such as Appleton</p> <p>Cycle paths require separation from pedestrians.</p> |

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| | | | <ul style="list-style-type: none"> Any provision of cycle paths needs to ensure that the needs of pedestrians (especially the old, disabled and children) are not put at risk by cyclists who tend not to be as careful with respect to other users of paths as they expect car users to be of them. The lack of any local shop is deeply regrettable, not least in terms of compelling residents to drive up into Wantage; a community shop (perhaps providing other facilities) would be a wonderful addition to the village, if it could be made financially viable I was pleased to see the supporting comments about the British Legion (to be clear, I have no membership or other connection with this); it really does operate as a community asset and deserves financial support on these grounds. To give one recent example: when the Friends of St Nicholas (the school PTA equivalent) held a craft fair to raise much-needed funds for the school, the Legion allowed use of its hall without charge – the Village Hall would have made a charge, as well as being more restrictive in terms of availability etc. <p>In short, I warmly welcome this draft and believe that it will do a lot of good as it is taken forward.</p> | <p>No change</p> <p>No change</p> | |
| Resident 1 | | | <p>I just wanted to comment on the parking sections of the neighbourhood plan. The parking survey reports available spaces which include private car parks – residents are explicitly not allowed to park in these areas (British Legion, cricket club, and village hall – the latter is the subject of monthly exhortations for residents to keep out). Others are not open 24 hours (ECPC school car park), so cannot be considered suitable for residents, who presumably live in the village round the clock, not just in daylight hours.</p> | Amended | <p>This has been noted and although no change to the policy is required this information has been added to the parking survey.</p> |

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| | | | <p>The inclusion of these spaces in the survey gives the incorrect impression that there is a wilful use of on street parking by lazy residents who could be off in a designated parking area. This is absolutely not the case. When the private spaces are removed, the number of designated spaces available drops by half. There also seems to be no recognition that residents might need to park near their houses, which seems odd.</p> <p>Could this please be corrected to remove private/inaccessible or part-time spaces before going any further?</p> <p>On a similar topic, could the neighbourhood plan also be used to campaign for electrical charging stations for residents with no off street parking? This is a major problem in Oxfordshire – 30-40% of houses have no access to charging and risk being locked out of the electric vehicle revolution, and prevented from making a contribution to preventing the climate emergency. The village does have community parking in the village hall overflow – could this be considered for charging points?</p> <p>I did see the requirement for chargers for new builds, but not for existing houses with no off street parking – if it's there, that's brilliant.</p> <p>I wonder if we could be even more ambitious with requirements for any new builds? A high environmental standard would be heat pumps, solar panels and EV chargers as minimum standard – with the phase out of new gas boilers, this isn't an inaccessible bar and would be a great challenge for new developers to meet. Are these sorts of requirements within the scope of a neighbourhood plan?</p> | <p>No change</p> <p>No change</p> <p>Noted</p> <p>Comments noted</p> | <p>The aim of the parking survey was mainly to determine the parking requirements for the village particularly where parking is difficult. This has been done street by street to show that some parts of the village fair far worse than others. The aim was not to get a view of the village as a whole. This then will provide a guide for further development.</p> <p>As indicated above this information has been added to the text in the parking survey.</p> <p>Provision of electric vehicle charging points in this way is not a land use planning issue. However, it has already been included as a community aspiration in Section 8 of the Plan.</p> <p>Ditto.</p> <p>These issues are picked up in Policies CL1 and CL2 (as amended).</p> |
| Resident 2 | | | I appreciate that this email is outside the consultation period but whilst reviewing the plan with particular interest to the Wilts and Berks Canal I found a couple of items that need correction before the final version. | | |

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| | | | <p>Section 7.18</p> <p>At two locations the Wilts and Berks Canal has been annotated as the Berks and Wilts Canal.</p> <p>There is a reference to section 5.15 which does not exist in the document.</p> | <p>Amended</p> <p>No change</p> | <p>This has been corrected</p> <p>As stated in the text of the Plan this refers to section 5.15 in the Landscape Character Assessment</p> |
| Resident 3 | | | <p>I have now read the revised Neighbourhood Plan. Thank you to you and the team who have worked on it.</p> <p>I have a couple of comments/questions and have noted a couple of typos (separate section below)</p> <p>General comments:</p> <p>5.6 - Mention could be made that there is currently no public EV charging in E Challow or Wantage</p> <p>5.7.2 - Mention could be made that there is currently no cycle route to Wantage or Mellors the village local shop. (my wife was knocked from her bike by a hit and run driver in September near Mellors)</p> <p>7.2.11 - Do you have a bigger (expandable) version of figure 34. I can't read the current plan and when I expand the current picture, it distorts</p> <p>Policy D1 – 1 What is the understanding of “New major Developments” and leading on from this what is the policy intention as to what would constitute a maximum number of dwellings on any new development (including Phases of developments)?</p> <p>Figure 54 – The green corridors seem to surround the proposed Dandara development...</p> <p>Clearly, one of my concerns regarding future planning applications is that future village development is not directed primarily towards the land highlighted by the Dandara proposal (the North East of the village).</p> | <p>No change</p> <p>Amended</p> <p>Actioned</p> <p>Actioned</p> <p>Amended</p> | <p>This is a community aspiration (see Section 8 of the Plan).</p> <p>This has been added a community aspiration (see Section 8 of the Plan).</p> <p>This was provided to Mr. Tyrrell. An enlarged version is now included in the Plan.</p> <p>Large developments are defined as those containing more than 10 dwellings. This information was provided to Mr. Tyrrell.</p> <p>This is land around Woodhill Lane north of the village As stated in policy FP2 loss of footpaths will be resisted. Policy FP2 has been amended to ensure that should the Western Relief Road be constructed cycle and pedestrian crossing points must be included.</p> |

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| | | | <p>How do we boldly state that developments over xx will be considered too large for the village?</p> <p>I also note that there is no mention of the previously stated parcels of land and areas considered for development. What is the feeling on this?</p> <p>Thank you again for your work.</p> <p>Typos spotted</p> <p>4.2.6. ...East Challow had 367 dwellings in July 2017 (EC Parish Council data), including developments of about 70 on the Nalder estate built around 2014, 60 in the Windmill Place area in the 1950s and 80 in the Hedge Hill Road area in the 1960s and 70 on the Nalder Estate. It now exceeds 523 with an additional 88 on the Park Farm estate, a further 38 hedged around Challow Park and 14 apartments on the Woodhill Lane, Old Country Club site.</p> <p>[repetition of the Nalder data and Woodhill Lane are houses not apartments I believe]</p> <p>Policy L2 Point 4 there should be a capital P to be consistent</p> <p>7.7.5 unnecessary full stop after In general</p> | <p>No change required</p> <p>No change</p> <p>Amended</p> <p>Amended</p> <p>Amended</p> | <p>Neighbourhood plans cannot prevent or set a limit in further development.</p> <p>The land plots mentioned in the May 2021 call for development sites are not appropriate for inclusion in this neighbourhood plan which is non-allocating and will run until 2031.</p> <p>Correction noted and amended</p> <p>Correction made</p> <p>Correction made</p> |
| Resident 4 | | | No comments, completely satisfied | No change | |
| SSE Networks | | | No comment | No change | |

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| Asset Protection Network | | | Acknowledged receipt | No change | |
| Cadent Gas | | | Acknowledged receipt | No change | |
| Environment Agency | | | Acknowledged receipt | No change | |
| Highways England | | | Acknowledged receipt | No change | |
| Last Mile | | | Acknowledged receipt | No change | |
| West Berkshire District Council | | | Acknowledged receipt | No change | |
| Homes England | | | Acknowledged receipt | No change | |
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