

APPENDIX 3  
LOCAL GREEN SPACES  
EVIDENCE BASE

1. HELAA reference EACH02

NPPF criteria 1 – This field comprises of 4.73 hectares of agricultural land and is privately owned. It is in close proximity to the village. On one side it is adjacent to residential properties and on another side it edges on to a byway open to all traffic. It is situated on the west of the village.

NPPF criteria 2 – The field overlooks the natural beauty of the North Wessex Downs Area of Outstanding Natural Beauty. Planning permission has already been rejected as a result of this. There is a scheduled monument Roman villa adjacent to it.

NPPF criteria 3 – This field is one of the few parcels of land in the village with views to the North West Downs Area of Outstanding Natural Beauty.

Planning has been refused in the past:-

Application No : P14/V0298/FUL

Full application for the construction of 50 dwellings and garages with associated access, infrastructure and landscaping (revised plans including revised layout)

Site Location : Land off Windmill Place East Challow

Sept 2016

Planning permission REFUSED for the following reason(s) :

*“The site is an unallocated site outside the built up settlement of East Challow. The proposal would represent an exposed and isolated extension of development into open countryside out of character with the existing form and layout of this part of the village. In turn the proposal would be visually intrusive in this open and rural landscape and detract from the rural setting of East Challow. The adverse harm is considered to significantly and demonstrably outweigh the scheme benefits. As such the proposal is considered contrary to policies GS1, GS2, H11, NE9 and DC1 of the adopted Vale of White Horse local plan, core policy 44 of the draft Vale of White Horse local plan 2031 Part 1 and paragraph 17 of the National Planning Policy Framework.”*

2. HELAA reference EACH018

NPPF criteria 1 – This field comprises of 8.36 hectares agricultural land and is privately owned. It is in close proximity to the village.

NPPF criteria 2 – There are archaeological constraints in the fields either side and there is evidence of historic ridge and furrow farming, which is typical of village life in medieval times. The site has listed buildings nearby. There is possible evidence of Pipistrelle bats.

The area is traversed by Public Right of Way 196/6.

NPPF criteria 3 – This field shows example of medieval farming in East Challow.

Planning has been refused in the past:-

Strategic Housing Market Assessment (SHMA), March 2014

(details awaited from VWHDC)

### 3. Parcel of land between Hedgehill Road and A417 Challow road

NPPF criteria 1 – This piece of land is in close proximity to the village. There are residential properties along one side. The land is owned by Oxfordshire County Council and is maintained by the Parish Council. There are several established trees and a footway runs across part of the parcel.

NPPF criteria 2 – It is used by villagers for walking and also has a village bench. It enhances the character of the village as a rural village.

NPPF criteria 3 – This parcel of land acts as a green buffer and also is a vital open area giving expression of space and welcome to the entrance of the village from the East.

### 4. Wide grassed verges alongside Goodlake House and A417 Challow road.

NPPF criteria 1 – The wide strips of land run either side of the A417 Challow road on the east side of the village. They also comprise of hedgerows and there are many daffodils planted along the hedgerow. The land is owned by Oxfordshire County Council and is maintained by Parish Council.

NPPF criteria 2 – The wide grass verges are evident as you enter the main part of the village from the east. They definitely give East Challow its character and give the village a pleasant appearance and passive enjoyment for villagers.

NPPF criteria 3 – The wide grass verges on the south side of A417 Challow road have footpaths running through them which are regularly used by the villagers. They also give an open area giving expression of space and welcome to the village from the East.