

## East Challow Neighbourhood Plan Document

### Community Facilities Assessment

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## Contents

SUMMARY .....	4
1 INTRODUCTION .....	6
2 PLANNING POLICY CONTEXT .....	6
3 METHODOLOGY.....	11
4 ASSESSMENT.....	12
5 CONCLUSIONS AND RECOMMENDATIONS.....	26
APPENDIX A: Map of Neighbourhood Plan Area .....	28
APPENDIX B: List of Community Facilities .....	29
APPENDIX C: Community Facilities Map.....	30
APPENDIX D: Detailed Assessment Spreadsheets.....	33

## SUMMARY

This report was prepared as part of the evidence base to assist in the preparation of the East Challow Neighbourhood Plan ('the Plan'). It seeks to assess the level of provision of community facilities within the East Challow Neighbourhood Plan Area, and identify the value of each facility to the community. This report will be used to inform policies within the Plan relating to the provision, improvement and maintenance of Community Facilities.

Where possible this report has followed a methodology agreed with the Neighbourhood Plan Steering Group, and has sought their first-hand knowledge and experience in the local area when describing the value of each facility. The Steering Group have provided the list of facilities which are assessed in the subsequent sections of this report.

A variety of planning policy guidance refers to community facilities, ranging from national advice contained within the National Planning Policy Framework, to local policy contained in Part 1 and Part 2 of the Vale of White Horse Local Plan 2031. These sources will be explored within this document, but all highlight that community facilities are wide ranging in their function and utility, and that they can play an important role in supporting and helping to develop sustainable communities.

This facilities assessment draws a number of conclusions, as follows:

### **Education Provision**

Within the plan area, there is only one school – St Nicholas C of E Primary School. The assessment has identified that there is a pressing need for various improvements and maintenance of the existing facilities to ensure that the School continues to function effectively under pressure from existing and new pupils in the Plan Area.

### **Employment**

Whilst not strictly community facilities, many businesses operating in the Plan area are regarded by the community as such.

Many of these are located within the W&G Industrial Estate, which is a long-standing hub for business enterprises within the Parish. None of the businesses identified have concluded as being in immediate need of investment for maintenance / repair purposes.

Other employment facilities that are valuable to the local community include Canning's and the businesses on Grove Technology Park.

### **Religious Facilities**

There are a number of religious facilities identified within the Plan area, ranging from the historic St Nicholas Church, and the Mission Building, to the Vicarage Hill and New Cemeteries. Both Cemeteries and the Mission Building have been identified as having a very high community value, and with a pressing need for improvements and repairs. Conversely, St Nicholas Church is considered of the highest community value due to its social and cultural impact, but also due to its historic legacy. The Church however has recently undergone renovations, and as such, it is not considered to be in immediate need of further financial investment, although it should be afforded appropriate protection through the Plan.

### **Community Centres**

The neighbouring facilities of the Cricket Club, Royal British Legion and Village Hall are the most prominent community centres with the Plan area, all of which are valued extremely highly by the local community. The Cricket Club is in a generally good state of repair and is able to meet current demands. However, it should be afforded appropriate protection in line with its significance.

The report concludes that the Royal British Legion and Village Hall has a pressing need for repairs and a degree of modernisation for the Royal British Legion is required.

### **Green Spaces and Outdoor Facilities**

The assessment identifies a number of Green Spaces within the Plan area which are of high community value, most notably the Canal Path, Sports Pitch, Play Area, Allotments and Wildflower Meadow. All of these require maintenance etc of one form or another, and are of high value to the community.

The following sections of this report identify what community facilities are currently available within the East Challow Neighbourhood Plan Area, current demand for each of the facilities, the value of the facilities to the local community and details of their general state of repair.

## 1 INTRODUCTION

1.1 Bluestone Planning has been asked by the East Challow Neighbourhood Plan Steering Group ('the Steering Group'), to carry out a community facilities assessment (CFA) as part of the evidence base to assist in the preparation of the East Challow Neighbourhood Plan Document.

1.2 In preparing this report, regard has been had to national and local planning policies that are relevant to the assessment exercise, as well as the requirements/specifications for the assessment as provided by the Steering Group.

1.3 The purpose of the CFA will be to identify the existing facilities, their use by, and value to, the community, and to assess the general state of repair of the facilities. The facilities that will be covered by this assessment include:

- Education facilities;
- Shops, services and other economic based facilities (to the extent that they are of value to the local community, accepting that they are not strictly community facilities);
- Community centres;
- Places of worship and other religious buildings and land;
- Outdoor green space;
- Allotments;
- Play parks and sports equipment; and
- Car parks

1.4 This report assesses the current provision of community facilities to the residents within the East Challow Neighbourhood Plan Area (see plan at Appendix A), and sets out the requirements for improvement or modernisation of those facilities in order to best meet the needs of the community.

## 2 PLANNING POLICY CONTEXT

### **National Planning Policy Framework**

2.1 The Government's policy on planning matters is primarily contained within the National Planning Policy Framework ('the NPPF'), the most recent version of which was published

in February 2019, with amendments in June 2019. It sets out the overall aims and objectives of the planning process, guidance for the preparation of development plan documents, and provides direct reference to community facilities.

2.2 The NPPF urges that the role of the planning system is to contribute to the achievement of sustainable development, of which it identifies three interdependent objectives:

- **An economic objective** – to build a strong, responsive and competitive economy. Specific mention is made to the importance of *“identifying and coordinating the provision of infrastructure.”*
- **A social objective** – to support *“strong, vibrant and healthy communities”*, and ensure the provision of *“accessible services and open spaces that reflect current and future needs and supports communities’ health, social and cultural well-being”*; and
- **An environmental objective** – *“to contribute to protecting and enhancing our natural, built and historic environment”*, including to *“improve biodiversity”*.

2.3 The NPPF emphasises that these objectives are not independent of one another, and that achieving one objective can help foster the achievement of both others. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly through the planning system.

2.4 At section 3, the NPPF outlines its guidance for the creation of plans, stating that: *“the planning system should be genuinely plan-led.”* At paragraph 15, it urges that plans should provide a framework for addressing economic, social and environmental priorities, and that plans should be a *“platform for local people to shape their surroundings”*.

2.5 Paragraph 16 urges that plans should: *“a) be developed with the objective of contributing to the achievement of sustainable development; b) be prepared positively, in a way that is aspirational but deliverable”* and *“c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees”*. This document has been prepared with the input of the local community, in order to provide realistic

suggestions for improvements to the facilities that provide the most contribution to the community.

- 2.6 The NPPF directly addresses neighbourhood plans and their roles at paragraph 29, stating: *“neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development”*.
- 2.7 Paragraph 31 requires that the preparation of policies be supported by relevant and up-to-date evidence. This document seeks to inform policies within the East Challow Neighbourhood Plan and will form part of its evidence base.
- 2.8 At paragraph 81, the NPPF requires that development plan policies should encourage sustainable economic growth, and address potential barriers to investment, such as inadequate infrastructure.
- 2.9 Within Regulation 59a of The Community Infrastructure Levy (Amendment) Regulations 2013 (as amended by the 2019 regulations) – where a chargeable development is not in an area with a neighbourhood plan in place, the *“charging authority must pass 15 per cent of the relevant CIL receipts to the parish council”*. Conversely:

*“where all or part of a chargeable development is within an area that has a neighbourhood development plan in place the charging authority must pass 25 per cent of the relevant CIL receipts to the parish council for that area”*.

- 2.10 Evidently therefore, where a Neighbourhood Plan is in place, the Parish is allocated more funds from CIL chargeable development within its boundary.
- 2.11 Section 8 of the NPPF begins to outline the government’s attitude towards promoting healthy and safe communities – requiring at paragraph 91 that policies should: *“enable and support healthy lifestyles...for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*
- 2.12 Paragraph 92 specifically addresses community facilities, stating:

*“to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of values facilities and services, particularly where this would reduce the community's ability to meet its day-by-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

2.13 Paragraph 96 states that: *“access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”*.

2.14 Paragraph 117 urges the importance of making effective use of land, stating that: *“planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”*. This document identifies a number of natural community facilities and encourages their protection through policies in the Plan.

2.15 In summary, the Government's overall objective is to create strong, vibrant and healthy communities and encourages accessible local services which reflect the needs of the community and promote well-being.

2.16 Specific mention is made to protecting and enhancing community facilities such as: local shops, meeting places, sports venues, open space, cultural buildings and places of worship – all of which are identified within the Plan area in this document.

## Adopted Vale of White Horse District Council Local Plan 2031 Parts 1 and 2

- 2.17 The relevant local policies are primarily contained within the Local Plan Part 1 (LPP1) and Local Plan Part 2 (LPP2), which make up the two primary documents of the Vale of White Horse District Council's Development Plan.
- 2.18 Core Policy (CP) 3 within the LPP1 outlines the settlement hierarchy for the Local Plan area. This hierarchy is largely based on an assessment of their local services and facilities. East Challow is classified as a 'large village', meaning that it is "*defined as a settlement with a more limited range of employment, services and facilities.*" A 'limited' range of facilities is considered less than that provided at local service centres, but more than at smaller villages. It is therefore important to identify and provide appropriate protection / improvement opportunities for these facilities, which this assessment shall inform.
- 2.19 CP7 requires that: "*all new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal*", making clear in the supporting text that any new development increases the use of, and therefore the demand placed on, existing services and facilities. It states that: "*infrastructure and services will be sought through the negotiation of planning obligations, conditions, levy, undertaking and/or other agreement as secured through the planning permission, to mitigate the direct impacts of development*".
- 2.20 Development Policy (DP) 8 within the LPP2 specifically addresses community services and facilities. Its supporting text explains that community facilities play a key role in creating a sustaining healthy and inclusive communities – in line with the National policies outlined above – stating specifically that: "*the quality and accessibility of community services, such as schools, places of worship, village and community halls and libraries is important as part of maintaining sustainable and viable places.*"
- 2.21 It continues to state that: "*The Council will continue to support the protection of existing community services and facilities*", specifically requiring economic justification for any proposal which would result in the loss of such a facility. It urges that "*proposals for redeveloping services or facilities that either lead to an improvement in the provision or would result in alternative provision will be supported provided the alternative provision is an improvement to or is equivalent to the facility lost, and is conveniently located to*

*serve the community.*” It is therefore evident the support that local policy gives to the retention and improvement of its community facilities.

2.22 Development Policy 32: Wilts and Berks Canal gives specific protection to the Canal Line as identified on the adopted policies map. This is the canal which runs through the Neighbourhood Plan area – and DP32 specifically supports the retention and development of the canal’s *“recreational and nature conservation potential”*.

2.23 Specific mention is given to the protection of village and community halls within DP8, a number of which are identified in this assessment.

### 3 METHODOLOGY

3.1 Bluestone Planning was appointed by the East Challow Neighbourhood Plan Steering Group to undertake this assessment, and has been guided by their local knowledge throughout the process. The Steering Group was asked to identify a list of Community Facilities to be assessed (**Appendix B**). These facilities were checked for their eligibility, and one was subsequently removed due to existing planning permissions to demolish the facility and replace with residential development (the Scout Hut).

3.2 Once the list was finalised, the facilities were mapped (**Appendix C**) according to boundaries created primarily from available planning application histories or aerial images – this map was then vetted by the Steering Group for accuracy.

3.3 The Steering Group was asked to provide basic information to help determine the value of each facility, under the following headings:

- Primary use;
- Size of Primary Area;
- Size of Secondary Area (where applicable);
- Open to Public or Private Membership;
- Frequency of Use;
- Primary User Age Group;
- Age of Facility;
- Parking Availability;

- Accessibility (access for disabled users etc.);
- Current State of Repair; and
- Need for Improvement/Replacement.

3.4 Where the Steering Group was unable to complete details for some sites, the data was completed where possible by looking at publicly available sources. For instance, where 'Age of Facility' was not known, websites generally contained sufficient information for the length of time a facility had been operating at that location, and where the size of the primary and secondary areas was not known, ACME Planimeter online measuring software was used to create an estimated size.

3.5 For information relating to St Nicholas CofE Primary School, contact was made with key figures within the school's organisational body – Vale Academy Trust – to identify the areas requiring imminent improvement and other beneficial projects.

3.6 The various criteria were then used to assess the facilities' importance to the community, with the frequency of use, age of facility and primary/secondary uses being particularly important considerations. This assessment was then combined with the Steering Group's identified needs of repair/improvement for each facility, to determine which facilities should be prioritised as far as infrastructure funding was concerned, and which facilities were more in need of general protection. Some sites were also identified as not requiring any financial input or protection.

## 4 ASSESSMENT

4.1 The Neighbourhood Plan Area boundary which forms the area of study for this assessment is identified on the plan shown at **Appendix A**. The aim of this section is to set out the existing provision of community facilities within the Neighbourhood Plan area, and evaluate their value. They will be considered under the topics of:

- Education facilities;
- Community centres;
- Places of worship and other religious buildings and land;
- Outdoor green spaces;
- Allotments;

- Play parks and sports equipment;
- Car parks; and
- Shops, services and other economic based facilities

4.2 The facilities will be outlined in a number of tables within this section, and are included in full and mapped at Appendix C.

### Education facilities

Community Facility Reference	Community Facility
CF17	St Nicholas CofE Primary School

Table 1 – Educational community facilities

4.3 The only education facility identified in the assessment area is the St Nicholas Church of England Primary School, which caters to children up to age 11. The school dates back 55 years, and is considered an essential educational asset to residents of East Challow village and the surrounding areas. As it is the only school within the designation area, and provides an extremely valuable social service, it is considered that the school is of high community value.

4.4 Consultation with the School's governing body – the Vale Academy Trust – revealed the following requested additions and improvements:

- A new all-weather AstroTurf Sports Pitch;
- Replacement of Early Years facilities such as a new planting area, mud garden, cycle track and mud pit;
- Renewal of internal IT equipment throughout the school;
- Upgrading of the staff room; and
- Replacing of all the display signs and boards throughout the school.

4.5 The Vale Academy Trust has also identified that the school would like to see improvements to the neighbouring Wildflower Meadow and Sports Facilities referred to below.

4.6 Therefore, given the importance of the school to the local community, it is considered that the school should be a candidate for prioritised infrastructure funding, where possible.

### Community Centres

Community Facility Reference	Community Facility
CF3	Village Hall
CF5	Cricket Club
CF6	Royal British Legion

Table 2 – Community Centre facilities

4.7 The three most prominent community centre facilities are the neighbouring facilities of the Cricket Club and the Royal British Legion (CF5 and CF6 respectively), and the Village Hall (CF3). The Village Hall provides a central meeting space for special interest and activity groups, and as such, is central to the East Challow community. The Village Hall hosts activities from parish meetings, to toddler groups and keep fit sessions – thus providing key health benefits. The hall has been in place for approximately 50 years, and has space for parking around 20 cars. The building is generally in a good state of repair, although the car park is badly in need of resurfacing. Given the high community value given to the hall, it is considered that the repairs needed should be given priority from any available funding.

4.8 The Cricket Club is a long-standing institution in the parish, providing facilities for regular cricket matches, but it is also available for private function hire. The facilities it provides include: indoor sports provisions/bar facilities and a 20-capacity car park with more informal off-road parking available. The Cricket Club is used on a frequent basis by people of all ages across the Plan area, by both members and non-members, and is of extremely high community value. Generally, the Cricket Club is in a good state of repair, however, given its importance to the community it should be seen as a priority for any available funding it might require via the Neighbourhood Plan uplift. It has been suggested that the Cricket Club is in need of some improvements and repairs, and The Steering Group has indicated that there is S106 funding in place to cover some of this. However – it is not anticipated that the currently available funding will be sufficient to cover the entire cost, hence its inclusion as a high-priority asset.

- 4.9 Alongside the Cricket Club, the Royal British Legion building is mostly used for social functions – either exclusively for its members or for non-members on a hire out basis. the building has facilities for some indoor sports, a bar, a stage, a large hall space, toilet facilities and a 40-capacity car park. There is also a small fenced-off play area outside the building. The site is in frequent use, provides an essential community use and is currently in need of some modification, repairs and modernisation.
- 4.10 The Royal British Legion building is an extremely valuable community facility for the community, and its urgent need for modernisation identified by the Steering Group suggests that it would benefit greatly from any possible future funding through the Neighbourhood Plan CIL uplift.

### **Places of Worship and other Religious Buildings and Land**

<b>Community Facility Reference</b>	<b>Community Facility</b>
CF7	New Cemetery
CF8	Vicarage Hill Cemetery
CF9	St Nicholas Church
CF10	The Mission

Table 3 – Places of Worship and other Religious land

- 4.11 There are a number of religious facilities contained within the Plan area, as outlined in table 5 above. All of these facilities provide important social benefits and are key community facilities, hence their inclusion in this report. However, in line with the Local Government Act 1894 8(1)i, which restricts the ability of Parish Council’s to act on behalf church organisations, this report does not allocate prioritisation for either of facilities relating to places of worship.
- 4.12 Firstly however, the New Cemetery (CF7) provides additional burial space, in support of the original Vicarage Hill Cemetery. It provides an important community use, allowing for the mourning and visiting of loved ones. Despite its name as the ‘New’ Cemetery, it has been in place for over 40 years, and as such, is in some need of improvement. The Steering Group has identified that the New Cemetery requires an overall plan for its current maintenance and future use. The New Cemetery needs mapping, and consideration needs to be given to the risks posed by the water table in the immediate area. Given the significant social contribution of the New Cemetery, it is therefore

considered that it would benefit from any potential future funding through the Neighbourhood Plan CIL uplift.

- 4.13 Similarly, the Vicarage Hill Cemetery (CF8) is considered the more traditional burial plot in the Plan area, and is currently almost at capacity. As such, its demand is supported by the New Cemetery. Parking for visitors is available on the adjacent Royal British Legion Site – but the cemetery as a whole is in need of additional plots for the burial of ashes. Similarly to CF7 above, the Vicarage Hill Cemetery provides a unique and valuable social contribution, and any potential available funding would benefit the site, particularly if that would help to increase its capacity.
- 4.14 St Nicholas Church (CF9) plays host to numerous religious activities such as weekly prayer services and activities, it sits adjacent to the New Cemetery. It dates back to the 13<sup>th</sup>-14<sup>th</sup> Centuries, and is in regular use by people of all ages across the Plan area. Parking for the church is provided via the adjacent village hall. Currently the church is in a good state of repair, with recent refurbishments given to the kitchen and toilet facilities.
- 4.15 The Mission (CF10) was constructed in 1904 as a Christian Church, and has formed part of East Challow Parish’s character ever since. They have regular, bi-weekly, religious meetings for all ages, with refreshments and opportunity for socialisation. Although the Mission Building does not date back as far as St Nicholas Church, it is a historic building and as such has an extremely high value to the local community.

### Outdoor Green Spaces

Community Facility Reference	Community Facility
CF16	Wildflower Meadow
CF36	Canal Path

Table 4 – Outdoor Green Spaces

- 4.16 Outdoor Green Spaces provide extremely valuable social benefits to the people of the parish, with the two most significant being the Wildflower Meadow and the Canal Path (CF16 and CF36 respectively). Due to a lack of proper management the Wildflower Meadow area has been taken over by plant life and is in a poor condition. The Meadow at present covers approximately 6100sqm and contains a large grass area with Cow

Parsley, with a small area of Cowslips and Tom Thumb. The Steering Group have made clear that the Meadow is in a poor state, and is in need of a proper overhaul and ongoing maintenance. With correct management, the site has potential to be used for educational purposes for the neighbouring school, as discussed previously, alongside its ecological benefits. It is therefore considered that there is sufficient justification for the Wildflower Meadow to be allocated funding through the Neighbourhood Plan CIL uplift in order to realise its significant potential to the community.

- 4.17 The Canal Path (CF36) is a walking route providing significant recreation opportunities both for residents of the Plan area, and also for visitors from the surrounding areas. Due to the historic association of East Challow with the Canal, this walking route is significant both in its recreational provision, and also from a historic perspective. It allows for dog walking, school trips, general walking as well as other recreational uses – and is also a centre for biodiversity in the Plan area. Whilst the canal itself closed in 1914 and remains unusable, the walking path remains an important community facility with a number of health and historic-based social benefits. The path itself is in good condition, with a need for general ongoing maintenance. Given the unique nature of the canal walk and its social and historic benefits, along with potential economic benefits of bringing people to the area to use other facilities, it is considered that the canal walk / canal corridor generally would benefit from future funding through the Neighbourhood Plan CIL uplift.
- 4.18 Development Policy 32 within the Vale of White Horse Local Plan Part 2 (LPP2) provides support for the restoration of the Wilts and Berks Canal – stating that: *“proposals designed to develop the canal’s recreational and nature conservation potential, in particular, the use of the old line of the canal for walking and cycling, will be supported.”* There is even specific mention of financial contributions being made to the canal’s improvement or restoration. It is therefore clear that the importance attached to the Canal Path in this assessment is supported and shared by Local Policy.

## Allotments

Community Facility Reference	Community Facility
CF13	Allotments

Table 5 – Allotments

4.19 Allotments provide excellent social and environmental benefits for the community, with people able to rent small patches of land to grow fruit, vegetables and flowers. They are great examples of ways to utilise rural land for the enjoyment of residents, without sacrificing environmental benefits. The allotments (CF13) in the Plan area are located behind Reynolds Way, and are currently at capacity. There is car parking available nearby for approximately 10 cars (top car park shared with several other facilities), and it is in continuous use by its renters. As the allotments are currently at capacity, there is scope for expansion and some minor improvements to the existing allotment area. The Steering Group has identified that alongside additional plots, the allotments at Reynolds Way would benefit from additional fencing and benches. Due to being at capacity, and alongside the high social and environmental benefits of allotments, it is considered that they justify and would benefit from any potentially available funding through the Neighbourhood Plan CIL uplift.

### Play Parks and Sports Equipment

Community Facility Reference	Community Facility
CF11	Tennis Courts
CF12	Play Area
CF14	Pavilion
CF15	Sports Pitch

Table 6 – Play Parks and Sports Equipment

4.20 The play parks and sport equipment within the plan area are generally located in the fields behind St Nicholas C of E Primary School, with the Vale Academy Trust urging that improvements to these facilities will also be extremely beneficial to the Primary School. The Tennis Courts (CF11) are used primarily for tennis, and can also be used for netball and basketball. They are open to the public, and are used on an occasional basis, with parking provided by the Top Car Park which serves multiple facilities. The Tennis Courts have been in place for approximately 50 years, and as such, are showing signs of disrepair. It is identified that the court itself needs resurfacing, or replacing altogether.

4.21 The Play Area (CF12) is used frequently on a daily basis by the children of the parish, and is of similar age to the Tennis Courts, being approximately 50 years old, and also sharing the Top Car Park. Similarly, therefore, the equipment is showing its age, and a rolling review of the equipment along with general repairs have been suggested. It is

anticipated that much of the equipment will require a phased replacement in the near future.

4.22 The Pavilion (CF14) is located adjacent to the western boundary of the Play Area, and was historically used as a changing area for local and visiting football teams using the sports pitch. It has been in place for approximately 55 years; currently however, the Pavilion is in a dangerous state of disrepair, and is not safe to use. The Pavilion building requires rebuilding from scratch in order to be made safe to use.

4.23 Finally, the Sports Pitch (CF15) has been in place for the same length as the neighbouring pavilion (55 years), and is an extremely valuable facility to the Plan area. It is in frequent use by local and visiting sports teams, and also informally used by the public. The pitch currently requires some maintenance and renovation, including improvements to lighting. There is currently some existing S106 funding in place to provide new rugby goals, but other improvements are also needed such as new markings and general draining of the pitch.

4.24 In combination, the four facilities outlined above (CF11, CF12, CF14 and CF15) combine to create an extremely valuable group of community facilities. They are promoting active, healthy lifestyles, and due to their proximity to the school, could be used for educational purposes as well. As a result, it is considered that renovation and repair work these facilities require suggest that they are a priority for any funding available through the Neighbourhood Plan CIL uplift in future or additional external funding.

### Car Parks

Community Facility Reference	Community Facility
CF4	Overflow Car Park
CF18	Top Car Park
CF19	Small Car Park

Table 7 – Car Parks

4.25 Car parks are valuable facilities as they allow various other activities to take place, where people would not be able to reach on foot. They allow other facilities outlined in this report to be used not only by the people within the Plan area, but they bring people from further afield too. There are three main car parks currently in the area which are not directly

attached to a facility, the Overflow Car Park (CF4), the Top Car Park (CF18) and the Small Car Park (CF19).

- 4.26 The Overflow Car Park provides supporting overflow car parking for the village hall when it is in use, as well as providing a safer location for residents of Canal Way to park rather than on the street. It has space for approximately 12 cars, and is in continuous use by the public. Overall, it is in good condition and is not in need of immediate repair or improvement.
- 4.27 The Top Car Park is located adjacent to the Primary School, and is used on a day-to-day basis for the drop-off of children at school. It also provides parking for the surrounding recreational uses outlined above, such as the tennis court, playing field, and play park. It is also used by members of the public either from within the Plan area or outside, wanting to walk through the surrounding countryside. It is used on a daily basis, has been in place for 35 years, and has availability for approximately 10 cars. Some small improvement works have begun on the site, but it has also been identified that the surface of the car park is of poor quality, and requires resurfacing.
- 4.28 Finally, the Small Car Park has previously been used as an overflow for the Top Car Park, and is accessed via a narrow, unmaintained rural track. It had been used to provide parking opportunities for the football field and recreational ground, however, due to the nature of the access track, it has not been in common use for the last 6 years. It therefore has a low community value, and it is not a priority to allocate funding in an attempt to bring it back into regular use.
- 4.29 Overall, both the Overflow Car Park and the Top Car Park require repairs and improvements – and given their frequent use and support of surrounding facilities, it is considered that they are also a priority for Neighbourhood Plan CIL uplift funding. In regards to the Small Car Park, it is not in use, and is generally not of high community value. As such, it is not suggested that funds be allocated to its improvement at this point in time where there remain other priorities.

### Shops, services and other economic based facilities

Community Facility Reference	Business Name
CF1	Haynes
CF2	Mellors Petrol Station
CF20	Mellors Servicing
CF21	Mellors Car Sales
CF22	TVE Hire
CF23	Cannings
CF24	1st Choice Car and Body Repairs
CF25	Wantage 4x4
CF26	Vale Hydrotherapy
CF27	RCS Motors (Car and Body Repair)
CF28	C&G Joinery
CF29	Thames Ceilings
CF30	RJC Construction
CF31	Buildbase
CF32	a+b Furniture
CF33	John Lewis of Hungerford
CF34	TFD Health and Fitness
CF35	GC Tiling

Table 8 - Table 8 – Shops, services and other facilities

- 4.30 There are a number of businesses within the plan area which provide a retail or commercial function to the local area, as listed above. A large number of these are located within the W&G Industrial Estate, which is host to the majority of the Parish's service industry. The commercial use of the estate dates back to 1968, when the petrol station was initially granted. These are not considered community facilities, and will not be applicable to receive potential funding, but are included in the report due to their importance and contribution to the parish.
- 4.31 Firstly however, CF1 refers to Haynes of Challow, a key local business lying approximately 170m from the main village, which specialises in the sale of second-hand goods, tools and recycling, new and second-hand furniture and house clearance as well as scrap parts for vehicles. Haynes has been established since 1946, and has since become a fixture in the East Challow community.
- 4.32 The total site area measure approximately 2.8ha, and is used very frequently primarily by private individuals over the age of 18. The car park has space for approximately 40

cars, and while the shop itself is generally in a good state of repair, the car park is in need of modernisation and repair.

4.33 CF2, CF20 and CF21 refer to the Mellor's service area, consisting of the petrol station, servicing and car sales respectively. They are all three located immediately adjacent to the W&G Estate. Mellor's Petrol Station (CF2) supplies fuel and includes a small shop with convenience goods (including hot food and alcohol). It is a well-established, long-standing (approximately 60 years) and frequently used service located next to the main road into East Challow. It provides a valuable service for residents of the parish and provides income from users of the A417 travelling through the area.

4.34 In general, the petrol station is in a reasonable state of repair, with possible modernisations to the fuel pumps suggested. Overall, it is not considered that the petrol station is in urgent need of repair or upgrading.

4.35 Mellor's Servicing (CF20) is attached to Mellor's Petrol Station, and forms the organisation's vehicle servicing operation. It again provides a valuable social and economic service for the parish, and is in a good state of repair.

4.36 Mellor's Car Sales (CF21) once again forms part of the Mellor's business group, in combination with the above petrol station and services garage. It is in a good state of repair.

4.37 Canning's (CF23) is located to the south of the W&G Estate, providing an essential repair and service operation for the vehicles used by the agricultural businesses within the Plan area and surrounding area – it also hires out equipment to such businesses as well as private individuals. In addition, they sell a number of associated items such as workwear goods, employing over 20 people. As well as its economic contributions, Canning's helps to support the rural agricultural character of the Plan area by servicing its associated industries. It is a key employment site within the parish, and is considered of high value to the community for that reason. The Canning's facility is generally in a good state of repair, with only minor accessibility upgrades indicated as being needed.

4.38 The following facilities make up the W&G Industrial Estate:

- TVE Hire;
- 1<sup>st</sup> Choice Car and Body Repairs;

- Wantage 4x4;
- Vale Hydrotherapy;
- RCS Motors (Car and Body Repair);
- C&G Joinery;
- Thames Ceilings;
- RJC Construction;
- Buildbase; and
- a+b Furniture.

4.39 All businesses within this estate are considered to provide a valuable economic contribution to the Plan area, where the individual services themselves are not in need of repair or modernisation, it is considered that the estate as a whole would benefit from ongoing investment, to keep it operating as a valuable local source of employment and services.

4.40 TVE Hire (CF22) provides plant and equipment hire, with a speciality in machinery and power tools. TVE caters to both professional contractors and private individuals, and has been in place for approximately 20 years, being a long-standing presence in the community. Due to its economic contribution and length of presence, it is considered to have a high community value. However, it is considered to be in a good state of repair, with no immediate requirement for improvement.

4.41 1<sup>st</sup> Choice Car and Body Repairs (CF24) specialises in the restoration and sale of classic cars. It is a relatively new facility, being in place since 2018, is frequently used, and has parking for approximately 12 cars. Overall, the individual building is in a good state of repair.

4.42 Wantage 4x4 (CF25) specialises in the servicing, repair and sale of 4x4 vehicles, which given the rural nature of the parish and its associated agricultural industries, is a valuable specialisation. It also offers additional services such as customisable number plates. It is a relatively new business within the parish, opening in 2019. It is used on an occasional basis – and is not considered in pressing need of repair or improvement.

4.43 Vale Hydrotherapy (CF26) provides services for water-based dog treatment programmes, in instances of rehabilitation from injury or surgery, general fitness and recreational use. The service has been running since 2004, and is described as being in

occasional use, due to its specific service. The building and the facility itself are in good condition, and not in any immediate need of repair or improvement.

- 4.44 RCS Motors (CF27) is a car and body repair facility, which also provides a service to assist in insurance claim issues. The business has been in place for approximately 46 years, and as such, has significant recognition within the parish. It is frequently used, and generally in a good state of repair.
- 4.45 C&G Joinery (CF28) provides services relating to woodwork installations and fittings, including the fitting of kitchens and stairs. They have been in place for approximately 40 years, and therefore have great recognition. The facility itself is in a good state of repair, and no immediate repairs or improvements have been identified.
- 4.46 Thames Ceilings (CF29) provides a service for the construction, service, alterations or maintenance to various aspects of the building industry, with a speciality in ceiling construction and maintenance. They operate both within the parish, and also in the surrounding areas across Oxfordshire, Berkshire, Wiltshire and the Cotswolds. Their wide reach and long-standing within the parish make them a key local business. The facility itself is not in imminent need of repair or investment.
- 4.47 RJC Construction (CF30) provides building services including drilling, fabrications and welding with a specialist focus on agricultural projects. They have been established for approximately 34 years, and are used on an occasional basis. The facility itself is not in imminent need of repair or investment, but its long-standing and location within the wider W&G Estate contribute to the economic value of the estate as a whole.
- 4.48 Buildbase (CF31) provides products relating to building and timber to commercial and private clients. They offer both collection and delivery facilities, and are a major presence within the wider W&G Industrial Estate, having been based there for approximately 15 years. It is the largest facility within the wider industrial estate, and the business and its premises are generally in a good state of repair.
- 4.49 a+b Furniture (CF32) is a small business which has been operating in its current location for approximately 8 years. The facility provides bespoke furniture items for both private households and businesses, and offer the sale of some household items through an online shop. Overall, the business and its premises are in a good state of repair.

- 4.50 The following businesses are located within the Grove Business Park, located to the north east of the Plan area. This estate was developed more recently, with initial outline planning permission being given in 1985. As a result, the overall state of repair and condition of the business park is better than the longer-standing W&G Estate, and therefore there is less pressing demand for investment at the time of writing this report.
- 4.51 John Lewis of Hungerford (CF33) provides a kitchen/furniture fitting service, with a showroom in Grove Business Park. It is relatively new in the Plan area, and is used on an occasional basis, but provides economic benefits and is generally in a good state of repair.
- 4.52 TFD Health and Fitness (CF34) provides a professional gym service, also located within the Grove Business Park. It also has facilities for dance, swimming, sauna and steam rooms, sports therapy, personal training and hair and beauty. It is a unique service within the parish, with key social and economic benefits for the community. The premises are in a good state of repair – although it only has limited parking for around 10 cars.
- 4.53 GC Tiling (CF35) offers a tile fitting service for private and commercial clients. There is limited parking for 3 to 4 cars, but it is in frequent use and is in a good overall state of repair.
- 4.54 Overall, Grove Technology Park provides a number of valuable services and facilities which generate economic benefits locally. It's age relative to the W&G Estate means that it is in a generally good state of repair with individual business premises being well-looked after.

## 5 CONCLUSIONS AND RECOMMENDATIONS

5.1 The table below outlines the recommendations of this report in identifying those facilities which are considered to be in greatest need of repair / improvement and/or of greatest community value. In the table, green indicates a high priority for any potential funding through the CIL Neighbourhood Plan uplift, red indicates no funding is required or would be justifiable, and orange indicates no immediate need for funding, but should be considered for potential funding in the future.

Community Facility Reference	Community Facility	Priority for allocating funds
CF1	Haynes	
CF2	Mellors Petrol Station	
CF3	Village Hall	
CF4	Overflow Car Park	
CF5	Cricket Club	
CF6	Royal British Legion	
CF7	New Cemetery	
CF8	Vicarage Hill Cemetery	
CF9	St Nicholas Church	
CF10	The Mission	
CF11	Tennis Courts	
CF12	Play Area	
CF13	Allotments	
CF14	Pavilion	
CF15	Sports Pitch	
CF16	Wildflower Meadow	
CF17	School	
CF18	Top Car Park	
CF19	Small Car Park (Cornhill Lane)	
CF20	Mellors Servicing	
CF21	Mellors Car Sales	
CF22	TVE Hire	
CF23	Cannings	
CF24	1st Choice Car and Body Repairs	
CF25	Wantage 4x4	
CF26	Vale Hydrotherapy	
CF27	RCS Motors (Car and Body Repair)	
CF28	C&G Joinery	
CF29	Thames Ceilings	
CF30	RJC Construction	
CF31	Buildbase	
CF32	a+b Furniture	
CF33	John Lewis of Hungerford	
CF34	TFD Health and Fitness	
CF35	GC Tiling	
CF36	Canal Path	

Table 9 – Community Facilities Priority List

5.2 As a result of the above analysis, the facilities which emerge as being the most important for allocating potential funding are as follows:

- CF3 – Village Hall;
- CF4 – Overflow Car Park;
- CF5 – Cricket Club;
- CF6 – Royal British Legion;
- CF7 – New Cemetery;
- CF8 – Vicarage Hill Cemetery;
- CF11 – Tennis Courts;
- CF12 – Play Area;
- CF13 – Allotments;
- CF14 – Pavilion;
- CF15 – Sports Pitch;
- CF16 – Wildflower Meadow;
- CF17 – School;
- CF18 – Top Car Park; and
- CF36 – Canal Path.

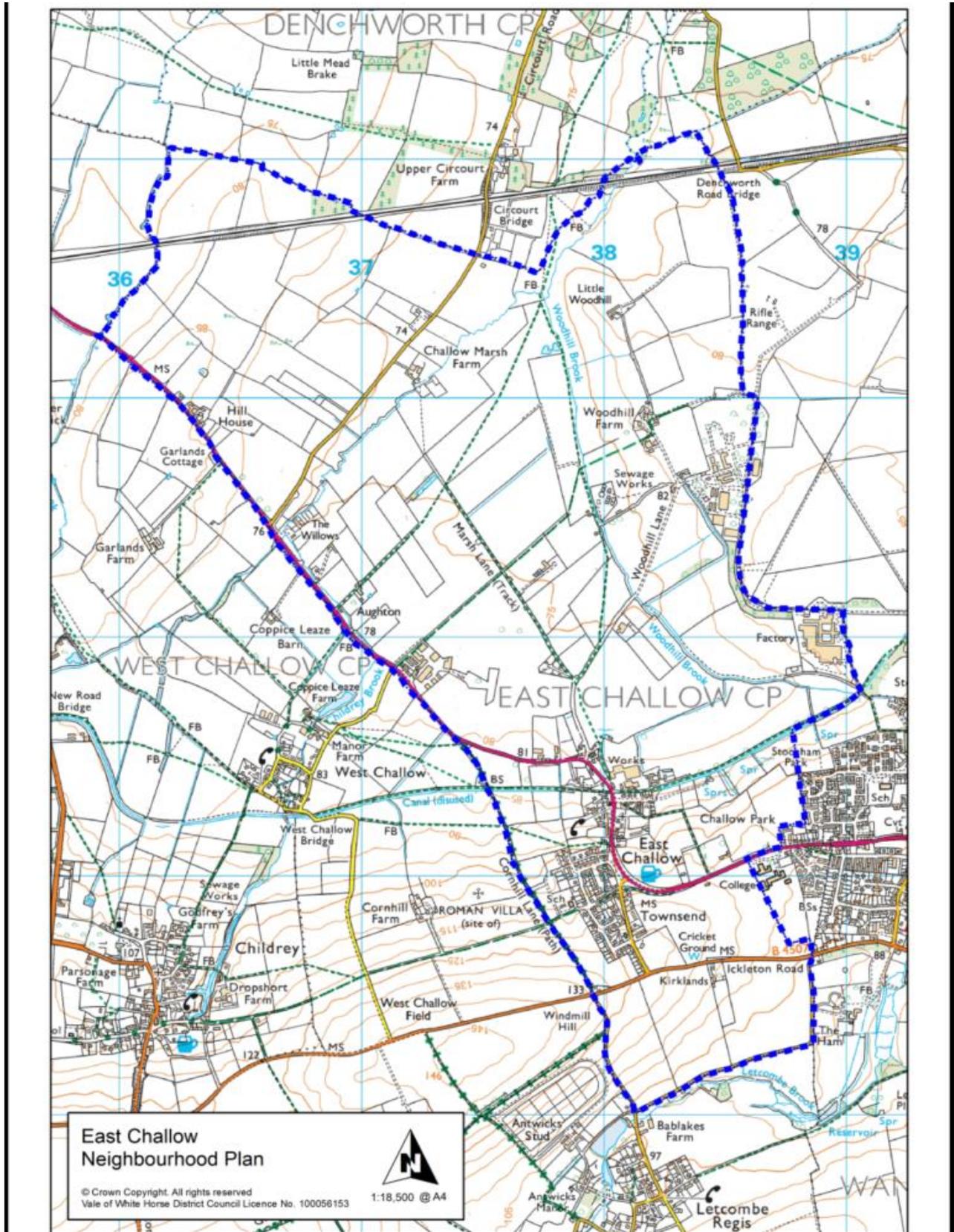
5.3 These facilities have all been identified as being of high community value, with various immediate repairs and improvements required.

5.4 There is only one identified facility which has been identified as not being a priority for any funding, this is:

- CF19 – Small Car Park (Cornhill Lane)

5.5 The small car park is not currently used for its purpose due to the nature of its rural access track, as a result, it is considered it would be too costly to bring the car park back into regular use, and funds would be better allocated to improving other parking areas.

## APPENDIX A: Map of Neighbourhood Plan Area



## APPENDIX B: List of Community Facilities

Community Facility Reference	Community Facility
CF1	Haynes
CF2	Mellors Petrol Station
CF3	Village Hall
CF4	Overflow Car Park
CF5	Cricket Club
CF6	Royal British Legion
CF7	New Cemetery
CF8	Vicarage Hill Cemetery
CF9	St Nicholas Church
CF10	The Mission
CF11	Tennis Courts
CF12	Play Area
CF13	Allotments
CF14	Pavilion
CF15	Sports Pitch
CF16	Wildflower Meadow
CF17	School
CF18	Top Car Park
CF19	Small Car Park (Cornhill Lane)
CF20	Mellors Servicing
CF21	Mellors Car Sales
CF22	TVE Hire
CF23	Cannings
CF24	1st Choice Car and Body Repairs
CF25	Wantage 4x4
CF26	Vale Hydrotherapy
CF27	RCS Motors (Car and Body Repair)
CF28	C&G Joinery
CF29	Thames Ceilings
CF30	RJC Construction
CF31	Buildbase
CF32	a+b Furniture
CF33	John Lewis of Hungerford
CF34	TFD Health and Fitness
CF35	GC Tiling
CF36	Canal Path

## APPENDIX C: Map of Community Facilities



- CF1 Haynes
- CF2 Mellor's Petrol Station
- CF3 Village Hall
- CF4 Overflow Car Park
- CF5 Cricket Club
- CF6 Royal British Legion
- CF7 New Cemetery
- CF8 Vicarage Hill Cemetery
- CF9 St Nicholas Church
- CF10 The Mission
- CF11 Tennis Courts
- CF12 Play Area
- CF13 Allotments
- CF14 Pavilion
- CF15 Sport Pitch
- CF16 Wildflower Meadow
- CF17 School
- CF18 Top Car Park
- CF19 Small Car Park (Cornhill Lane)
- CF20 Mellor's Servicing
- CF21 Mellor's Car Sales
- CF22 TVE Hire
- CF23 Canning's
- CF24 1st Choice Car and Body Repairs
- CF25 Wantage 4x4
- CF26 Vale Hydrotherapy
- CF27 RCS Motor's
- CF28 C&G Joinery
- CF29 Thames Ceilings
- CF30 RJC Construction
- CF31 Buildbase
- CF32 A+B Furniture
- CF33 John Lewis of Hungerford
- CF34 TFD Health and Fitness
- CF35 GC Tiling
- CF36 Canal Path

 NDP Boundary



 Grid Ref
  Expand
  Print

CF35

CF34

CF33

100 m  
 200 ft

## APPENDIX D: Detailed Assessment Spreadsheets

### CF1 - Haynes

<b>Site Name</b>	Haynes
<b>Site ID</b>	CF1
<b>Summary of Value</b>	Key local business providing employment and unique services for Neighbourhood Plan area and wider area.
<b>Primary Use</b>	Second hand purchase, car scrap parts and recycling & tool purchase, new and second-hand furniture, house clearance
<b>Size of Primary Area</b>	2.8ha
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Very Frequent - Daily
<b>Primary User Age Group</b>	Adults 18+
<b>Age of Facility</b>	1946
<b>Parking Availability</b>	Approx 40 cars
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	In good state of repair, car park in need of modernisation and repair
<b>Need for Improvement/Replacement</b>	Car park needs repairing

## CF2 – Mellors Petrol Station

<b>Site Name</b>	Mellors Petrol Station
<b>Site ID</b>	CF2
<b>Summary of Value</b>	A well established and long standing facility providing fuel and convenience goods, providing a required service for both residents of the parish, and providing income from users of the A417 travelling through the parish. Mellor's Petrol Station forms part of a group of businesses within the W&G Industrial Estate
<b>Primary Use</b>	Car repairs, second-hand car sales, MOTs, fuel & small shop (newspapers, hot food, licensed to sell alcohol)
<b>Size of Primary Area</b>	445sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults 17+
<b>Age of Facility</b>	Approximately 1970
<b>Parking Availability</b>	Approx 40 cars
<b>Accessibility (access for disabled users etc)</b>	To forecourt but not to shop
<b>State of Repair</b>	Reasonable
<b>Need for Improvement/Replacement</b>	Fuel pumps could be modernised

## CF3 – Village Hall

<b>Site Name</b>	Village Hall
<b>Site ID</b>	CF3
<b>Summary of Value</b>	Village hall is generally a well maintained facility in a good state of repair. It provides a central meeting place and site for special interest and community groups, therefore is of high community value. The site is made up of the hall, plus its car parking and associated curtilage land. It has a good standard of car park provision, although the car park itself is in need of resurfacing.
<b>Primary Use</b>	Various activities - including toddler groups and keep fit
<b>Size of Primary Area</b>	410sqm
<b>Size of Secondary Area</b>	2491sqm
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent - Daily (pre-covid)
<b>Primary User Age Group</b>	All
<b>Age of Facility</b>	Approx 50 years
<b>Parking Availability</b>	Approx 20 cars
<b>Accessibility (access for disabled users etc)</b>	Disabled access
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	Car park badly needs resurfacing

## CF4 – Overflow Car Park

<b>Site Name</b>	Overflow Car Park
<b>Site ID</b>	CF4
<b>Summary of Value</b>	Provides a convenient and safer option for residents of Canal way to park cars away from the narrow road and further around the village green. Also provides important supporting overflow parking for village hall when hosting popular events. In good state of repair.
<b>Primary Use</b>	Parking for residents who don't have on site parking & overflow for village hall
<b>Size of Primary Area</b>	469.6sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Continuous
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	Approx 50 years
<b>Parking Availability</b>	Approx 12 cars
<b>Accessibility (access for disabled users etc)</b>	N/A
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	Good condition

## CF5 – Cricket Club

<b>Site Name</b>	Cricket Club
<b>Site ID</b>	CF5
	A long standing institution in the parish, the cricket club provides facilities both for regular cricket matches, but is also available to host private functions. Facilities include: indoor sport provisions, bar facilities and 20 capacity car park. Overall, the cricket club is in a good state of repair, is used on a frequent occasion by people of all ages, and is of high community value. There are some repairs / improvements required, and there are plans to repair/enhance and possibly extend the building, with possible S106 funding already in place for this. However this funding will not be sufficient for all required works.
<b>Summary of Value</b>	
<b>Primary Use</b>	Cricket and Social Activities.
<b>Size of Primary Area</b>	2ha
<b>Size of Secondary Area</b>	0.21ha
<b>Open to Public or Private Membership</b>	Open to members and non members
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults and youth
<b>Age of Facility</b>	40 years
<b>Parking Availability</b>	Approx 20 cars in car park plus 20 cars around edge of ground
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	Good, some improvements/repairs required.
<b>Need for Improvement/Replacement</b>	Current plans for repair/enhancement and possible extension, already S106 funding in place for this, wouldn't cover entire cost of works.

## CF6 – Royal British Legion

<b>Site Name</b>	Royal British Legion
<b>Site ID</b>	CF6
<b>Summary of Value</b>	Alongside the neighbouring cricket club, the Royal British Legion site is most used for social functions, either exclusively for its members or for non-members on a 'hire-out' basis. Has provisions for indoor sports, a bar, a stage, a large hall space, toilet facilities and a 40 capacity car park. The site is in frequent use, provides a good community use, and is in need of some modification, repairs and modernisation.
<b>Primary Use</b>	Social activities.
<b>Size of Primary Area</b>	1099 sqm
<b>Size of Secondary Area</b>	859sqm
<b>Open to Public or Private Membership</b>	Open to members and non-members on special occasions
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults 18+
<b>Age of Facility</b>	50 years
<b>Parking Availability</b>	Approx 40 cars
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	Overall reasonably good, but in need of modernisation
<b>Need for Improvement/Replacement</b>	In urgent need of modernisation

## CF7 – New Cemetery

<b>Site Name</b>	New Cemetery
<b>Site ID</b>	CF7
<b>Summary of Value</b>	The new cemetery provides a place for burials, supporting the traditional cemetery at Vicarage Hill. It provides an important community use, allowing for the mourning and visiting of loved ones. It is in need of some management and improvement.
<b>Primary Use</b>	Burials
<b>Size of Primary Area</b>	1152sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Open to villagers and those who have lived or were born in the village
<b>Frequency of Use</b>	Occasional - as required
<b>Primary User Age Group</b>	All ages
<b>Age of Facility</b>	40+ years
<b>Parking Availability</b>	None
<b>Accessibility (access for disabled users etc)</b>	yes
<b>State of Repair</b>	Requires a plan. Good condition. Water table needs consideration.
<b>Need for Improvement/Replacement</b>	Needs mapping

## CF8 – Village Hill Cemetery

<b>Site Name</b>	Village Hill Cemetery
<b>Site ID</b>	CF8
<b>Summary of Value</b>	Vicarage Hill Cemetery is the traditional burial plot for the parish, it is almost at capacity, and thus is supported by the 'New Cemetery'. Parking is available via the Royal British Legion site, and it is in need of additional plots for ashes.
<b>Primary Use</b>	Burials
<b>Size of Primary Area</b>	1019sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Open to villagers and their families. Plots almost full, space for ashes.
<b>Frequency of Use</b>	Occasional - as required
<b>Primary User Age Group</b>	All ages
<b>Age of Facility</b>	70 years approx
<b>Parking Availability</b>	Parking at Royal British Legion
<b>Accessibility (access for disabled users etc)</b>	N/A
<b>State of Repair</b>	Good state of repair - almost at capacity.
<b>Need for Improvement/Replacement</b>	Needs additional ashes plots

## CF9 – St Nicholas Church

<b>Site Name</b>	St Nicholas Church
<b>Site ID</b>	CF9
<b>Summary of Value</b>	The historical St Nicholas Church plays host to numerous religious activities such as weekly services and activities, it is currently in a good state of repair with recent refurbishments to the kitchen and toilet facilities, however as with all churches and historical buildings does require maintainance and monitoring. It has no dedicated parking, but parking is available via the village hall.
<b>Primary Use</b>	Religious activities
<b>Size of Primary Area</b>	266sqm
<b>Size of Secondary Area</b>	1345sqm
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Regular
<b>Primary User Age Group</b>	All ages
<b>Age of Facility</b>	13-14th century
<b>Parking Availability</b>	Parking at village hall
<b>Accessibility (access for disabled users etc)</b>	yes
<b>State of Repair</b>	Recent refurbishment of kitchen and toilet
<b>Need for Improvement/Replacement</b>	None currently needed

## CF10 – The Mission

<b>Site Name</b>	The Mission
<b>Site ID</b>	CF10
<b>Summary of Value</b>	Built as a christian church, the Mission building was constructed in 1904 and has formed part of East Challow Parish's historic character since. They have bi-weekly religious meetings for all ages, with refreshments and socialisation. The Mission is a historic building, and has an extremely high value to the local
<b>Primary Use</b>	Religious activities
<b>Size of Primary Area</b>	376sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Weekly
<b>Primary User Age Group</b>	All ages
<b>Age of Facility</b>	1904
<b>Parking Availability</b>	No parking
<b>Accessibility (access for disabled users etc)</b>	No access for disabled
<b>State of Repair</b>	Poor
<b>Need for Improvement/Replacement</b>	In need of improvement, for instance...

## CF11 – Tennis Courts

<b>Site Name</b>	Tennis Courts
<b>Site ID</b>	CF11
<b>Summary of Value</b>	Tennis Courts used by individuals for tennis and small groups for netball and basketball, the courts provide important space for outdoor sports, encouraging active and healthy lifestyles. They have been present for approximately 50 years, have some limited car parking, and are in current need of resurfacing.
<b>Primary Use</b>	Tennis & Netball
<b>Size of Primary Area</b>	636sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional
<b>Primary User Age Group</b>	All ages
<b>Age of Facility</b>	50 years
<b>Parking Availability</b>	Approx 10 places (top car park)
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	requires resurfacing
<b>Need for Improvement/Replacement</b>	Court needs resurfacing/replacing

## CF12 – Play Area

<b>Site Name</b>	Play Area
<b>Site ID</b>	CF12
<b>Summary of Value</b>	In frequent use by small children under parental supervision. Valuable play facility.
<b>Primary Use</b>	Play area for children up to age 12
<b>Size of Primary Area</b>	1129sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent - daily (pre-covid)
<b>Primary User Age Group</b>	Up to age 12
<b>Age of Facility</b>	50 years
<b>Parking Availability</b>	Approx 10 places (top car park)
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	Rolling review of equipment and repair requirements
<b>Need for Improvement/Replacement</b>	Most of the equipment is ageing. Phased replacement required

## CF13 – Allotments

<b>Site Name</b>	Allotments
<b>Site ID</b>	CF13
<b>Summary of Value</b>	Valuable facility for local residents to grow vegetables, there is car parking available nearby and is easily accessible by foot. The allotment use has been in place for approx 55 years, and is currently oversubscribed. More plots are therefore required. More fencing and benches are also required.
<b>Primary Use</b>	All members of the community
<b>Size of Primary Area</b>	2039sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Private
<b>Frequency of Use</b>	Continuous
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	55 years
<b>Parking Availability</b>	Approx 10 places (top car park)
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	Generally good, some expansion and improvements required.
<b>Need for Improvement/Replacement</b>	More plots required. Fencing required. Benches required.

## CF14 – Pavilion

<b>Site Name</b>	Pavilion
<b>Site ID</b>	CF14
<b>Summary of Value</b>	In the past used by local and visiting football teams. Pavilion currently not used as in poor condition. It is considered to raise funds to replace the building with a new pavilion.
<b>Primary Use</b>	Changing rooms
<b>Size of Primary Area</b>	73.45sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Private
<b>Frequency of Use</b>	Presently unused
<b>Primary User Age Group</b>	Not used
<b>Age of Facility</b>	55 years
<b>Parking Availability</b>	Approx 10 places (top car park)
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	Very Poor/Derelict
<b>Need for Improvement/Replacement</b>	Derelict. Needs rebuilding. Currently unsafe to use.

## CF15 – Sports Pitch

<b>Site Name</b>	Sport Pitch
<b>Site ID</b>	CF15
<b>Summary of Value</b>	The sports pitch has been in place for around 55 years, the pitch has potential to be extremely valuable to the parish. Pre-COVID it was in frequent use by local and visiting sports teams. Currently used by informal teams. When combined with the neighbouring play grounds and tennis courts, the area as a whole provides positive active outlets for the residents of the parish, particularly the youth. The pitch currently requires some maintenance and renovation, including improved lighting. S106 funding is available for new rugby goals, previous plans for
<b>Primary Use</b>	Football
<b>Size of Primary Area</b>	0.87ha
<b>Size of Secondary Area</b>	N//A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional - Informal
<b>Primary User Age Group</b>	Generally up to age 16
<b>Age of Facility</b>	55 years
<b>Parking Availability</b>	Approx 10 places (top car park)
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	poor
<b>Need for Improvement/Replacement</b>	Needs draining. Needs new goal-nets, markings, improved lighting. S106 funding available for new rugby goals, possible plans for new mobile goals so pitch can be used for rugby and football.

## CF16 – Wildflower Meadow

<b>Site Name</b>	Wildflower Meadow
<b>Site ID</b>	CF16
<b>Summary of Value</b>	The wildflower meadow was not originally intended for such purpose, but due to a lack of proper management the area has been taken over by plantlife. At present, the area is not managed, but an overhaul and proper management, could become a key facility with good ecological value. At present, the meadow contains a large grass area with Cow Parsley, with a small area of Cowslips and Tom Thumb. With the correct management, the site could be used for educational purposes for the neighbouring
<b>Primary Use</b>	Leisure
<b>Size of Primary Area</b>	6100sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	All
<b>Age of Facility</b>	15 Years
<b>Parking Availability</b>	Approx 10 places (top car park)
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	Poor
<b>Need for Improvement/Replacement</b>	Needs an overhaul and proper maintainance

## CF17 – School

<b>Site Name</b>	School
<b>Site ID</b>	CF17
<b>Summary of Value</b>	The School is an essential educational asset to village and surrounding catchment area. School also carries out activities involving parents. Some new additions have been requested by organising body.
<b>Primary Use</b>	Primary School
<b>Size of Primary Area</b>	2699sqm
<b>Size of Secondary Area</b>	3780sqm
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Daily pre-Covid
<b>Primary User Age Group</b>	Children up to age 11
<b>Age of Facility</b>	55 years
<b>Parking Availability</b>	Approx 10 places (top car park) (plus the school car park)
<b>Accessibility (access for disabled users etc)</b>	yes
<b>State of Repair</b>	Vale Academy Trust has identified below improvements:
<b>Need for Improvement/Replacement</b>	Vale Academy Trust requests the following: <ul style="list-style-type: none"> <li>- New all-weather sports pitch</li> <li>- Replacement of Early Years Facilities</li> <li>- Renewal of IT equipment throughout school</li> <li>- Upgrading of staff room</li> <li>- Replacing of all display signs and boards throughout school</li> </ul>

## CF18 – Top Car Park

<b>Site Name</b>	Top Car Park
<b>Site ID</b>	CF18
<b>Summary of Value</b>	The Top Car Park is used as drop-off for parents bringing children to school. It also provides parking for the surrounding recreational uses such as the tennis courts, playing field, and play park. It is also used for those wanting to walk through the countryside of the parish. Requires some improvements and alterations.
<b>Primary Use</b>	Parking for visitors to recreation areas and school
<b>Size of Primary Area</b>	1595sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Daily
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	35 years
<b>Parking Availability</b>	Approx 10 places
<b>Accessibility (access for disabled users etc)</b>	yes
<b>State of Repair</b>	poor rough gravel surface
<b>Need for Improvement/Replacement</b>	Requires resurfacing

## CF19 – Small Car Park (Cornhill Lane)

<b>Site Name</b>	Small car park (Cornhill Lane)
<b>Site ID</b>	CF19
<b>Summary of Value</b>	The small car park is used as overflow for the Top Car Park - it is difficult to access due to the nature of the access lane. It provides parking opportunities particularly for the football field and recreational grounds. Not been in use for at least 6 years, low community value
<b>Primary Use</b>	Parking for visitors to recreation areas
<b>Size of Primary Area</b>	1290sqm
<b>Size of Secondary Area</b>	N.A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Infrequent to unused
<b>Primary User Age Group</b>	N/A
<b>Age of Facility</b>	
<b>Parking Availability</b>	4-6 places
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	poor
<b>Need for Improvement/Replacement</b>	Would require a complete overhaul, including access - likely unfeasible to bring back into common use.

## CF20 – Mellors Servicing

<b>Site Name</b>	Mellors Servicing
<b>Site ID</b>	CF20
<b>Summary of Value</b>	Vehicle servicing operations attached to the Mellors Petrol Station - it provides a valuable service to people within and in the immediate areas surrounding the parish, and provides a valuable economical service. The associated buildings are in a good state of repair.
<b>Primary Use</b>	Car servicing
<b>Size of Primary Area</b>	419sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	
<b>Parking Availability</b>	For customers only
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	

## CF21 – Mellors Car Sales

<b>Site Name</b>	Mellors Car Sales
<b>Site ID</b>	CF21
<b>Summary of Value</b>	The facility forms part of the Mellors groups of businesses, in combination with the petrol station and services garage. It provides an economic benefit for the parish, for use of those living within and outside of the parish in the surrounding area. It provides a small scale second hand car sales, and is generally in good overall
<b>Primary Use</b>	Car Sales
<b>Size of Primary Area</b>	314sqm
<b>Size of Secondary Area</b>	n/a
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	
<b>Parking Availability</b>	customers only
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	good
<b>Need for Improvement/Replacement</b>	

## CF22 – TVE Hire

<b>Site Name</b>	TVE Hire
<b>Site ID</b>	CF22
<b>Summary of Value</b>	<p>The TVE Hire business forms part of the W&amp;G Industrial Estate and provides facility for plant and equipment hire, with a specialty in machinery and power tools. TVE Hire caters to both professional contractors and private individuals, and has been in place for around 20 years. Overall, the host building is in good condition, and due to its economic contribution and long-standing position in the community, has a high community value.</p>
<b>Primary Use</b>	Plant and equipment hire, machinery and power tools
<b>Size of Primary Area</b>	392sqm
<b>Size of Secondary Area</b>	51.27sqm
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Daily
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	20 years
<b>Parking Availability</b>	3-4 cars
<b>Accessibility (access for disabled users etc)</b>	Good
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	

## CF23 – Canning’s

<b>Site Name</b>	Cannings
<b>Site ID</b>	CF23
<b>Summary of Value</b>	Cannings provides an essential repair and service operation for the vehicles used by agricultural businesses within the parish and surrounding area, it also hires out equipment to such businesses as well as private individuals. It also sells and number of associated items such as workwear goods, employing over 20 people. As well as its economic contributions, Canning's helps to support the rural agricultural character of the parish by servicing its associated industries. It is a key employment site, and is currently not in need of any repairs, although there could be improvements in terms of disabled access. There is limited parking for around 6 cars on site. Canning's is of high community value to the parish.
<b>Primary Use</b>	Plant and equipment hire
<b>Size of Primary Area</b>	0.23ha
<b>Size of Secondary Area</b>	0.15ha
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent, 6 days a week
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	30+ years
<b>Parking Availability</b>	<6 cars
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	No repair needed - possible improvements for disabled access

## CF24 – 1<sup>st</sup> Choice Car and Body Repairs

<b>Site Name</b>	1st choice car and body repairs
<b>Site ID</b>	CF24
<b>Summary of Value</b>	1st choice car and body repairs forms part of the W&G Industrial Estate and as such provides a valuable economic contribution to the parish. The business specialises in classic car restoration and sale for those within and outside of the parish.
<b>Primary Use</b>	Car repair
<b>Size of Primary Area</b>	462sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	
<b>Parking Availability</b>	<12 cars
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	Overall the individual building is in a good state of repair
<b>Need for Improvement/Replacement</b>	None

## CF25 – Wantage 4x4

<b>Site Name</b>	Wantage 4x4
<b>Site ID</b>	CF25
<b>Summary of Value</b>	Wantage 4x4 specialises in the servicing repair and sale of 4x4 vehicles, which given the rural nature of much of the parish and its associated industry, is a valuable specialisation. It also offers additional services such as custom number plates. It is a relatively new business within the parish, opening in 2019, and forms part of the W&G Estate.
<b>Primary Use</b>	4x4 sales and repairs
<b>Size of Primary Area</b>	406sqm
<b>Size of Secondary Area</b>	n/a
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	2019
<b>Parking Availability</b>	3 to 4
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF26 – Vale Hydrotherapy

<b>Site Name</b>	Vale Hydrotherapy
<b>Site ID</b>	CF26
<b>Summary of Value</b>	Vale Hydrotherapy is a Canine Rehabilitation Centre, with a speciality in hydrotherapy and physiotherapy. It forms part of the W&G Estate, and is a fairly new enterprise opening approximately 6 years ago. Its economic contribution and social benefits make it a valuable community facility. As a whole the business is in a good state of repair.
<b>Primary Use</b>	Canine Health
<b>Size of Primary Area</b>	574sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	6 years
<b>Parking Availability</b>	3 to 4
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF27 – RCS Motors

<b>Site Name</b>	RCS Motors (Car and Body Repair)
<b>Site ID</b>	CF27
<b>Summary of Value</b>	RCS Motors is a car and body repair facility, which also provides a service to assist in insurance claim issues. The business has been in place for approximately 46 years, and as such, has significant recognition in the parish. Forms part of the W&G Industrial estate.
<b>Primary Use</b>	Car Repair, insurance claims
<b>Size of Primary Area</b>	701sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	46 years
<b>Parking Availability</b>	10+ cars
<b>Accessibility (access for disabled users etc)</b>	No
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF28 – C&G Joinery

<b>Site Name</b>	C&G Joinery
<b>Site ID</b>	CF28
<b>Summary of Value</b>	C&G Joinery provide services relating to woodwork installations and fittings, including fitting kitchens and stairs. They have been in place for approximately 40 years, and form part of the W&G Industrial Estate.
<b>Primary Use</b>	Plumbing and bathroom fittings, woodwork, installations. Kitchens and stairs
<b>Size of Primary Area</b>	557.6sqm
<b>Size of Secondary Area</b>	178.6sqm
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	40 years
<b>Parking Availability</b>	4+ years
<b>Accessibility (access for disabled users etc)</b>	
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF29 – Thames Ceilings

<b>Site Name</b>	Thames Ceilings
<b>Site ID</b>	CF29
<b>Summary of Value</b>	Thames Ceilings provides a service for the construction, service, alterations or maintainance to various aspects of the building industry, with a speciality in ceiling construction and maintainance. They operate both within the parish, and also in the surrounding across Oxfordshire, Berkshire, Wiltshire and the Cotswolds. Their wide reach and long-standing within the parish makes them a key community facility, particularly given the economic and employment provision. Thames Ceilings forms part of the W&G Estate.
<b>Primary Use</b>	Ceiling Fitting
<b>Size of Primary Area</b>	167sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	34 years
<b>Parking Availability</b>	2 to 3
<b>Accessibility (access for disabled users etc)</b>	
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF30 – RJC Construction

<b>Site Name</b>	RJC Construction
<b>Site ID</b>	CF30
<b>Summary of Value</b>	RJC Construction provides building work including drilling, fabrications and welding with a specialist focus on agricultural projects. They have been established for around 34 years, and form part of the wider W&G Industrial Estate, and as such are considered a valuable community facility.
<b>Primary Use</b>	Agricultural Builders, steel and metal work, fabrications, drilling, welding
<b>Size of Primary Area</b>	339sqm
<b>Size of Secondary Area</b>	N/A
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	34 years
<b>Parking Availability</b>	2 to 3
<b>Accessibility (access for disabled users etc)</b>	
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF31 – Buildbase

<b>Site Name</b>	Buildbase
<b>Site ID</b>	CF31
<b>Summary of Value</b>	Buildbase provides products relating to building and timber to commercial and private clients. They offer both collection and delivery facilities, and are a major presence within the wider W&G Industrial Estate. The business and its premises are generally in a good state of repair.
<b>Primary Use</b>	Building supplies and DIY supply to building firms and public, for collection or delivery
<b>Size of Primary Area</b>	1919sqm
<b>Size of Secondary Area</b>	1191sqm
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	15+ years
<b>Parking Availability</b>	6+
<b>Accessibility (access for disabled users etc)</b>	Yes
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF32 – a+b Furniture

<b>Site Name</b>	a+b Furniture
<b>Site ID</b>	CF32
<b>Summary of Value</b>	a+b Furniture is a small business which has been operating in its current location within the W&G Estate for approximately 8 years. They provide bespoke furniture items for both private households and businesses, and offer the sale of some household items through an online shop. They provide a key economic benefit, as well as a socially beneficial business. Overall, the business and its premises are in a good state of repair.
<b>Primary Use</b>	Bespoke furniture maker
<b>Size of Primary Area</b>	151sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	Approx. 8 years
<b>Parking Availability</b>	1 or 2
<b>Accessibility (access for disabled users etc)</b>	
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF33 – John Lewis of Hungerford

<b>Site Name</b>	John Lewis of Hungerford
<b>Site ID</b>	CF33
<b>Summary of Value</b>	John Lewis of Hungerford provides a kitchen/furniture fitting service, with a showroom within the Grove Business Park. It provides key economic benefits, and is in a good state of repair.
<b>Primary Use</b>	Furniture Retailer
<b>Size of Primary Area</b>	2059sqm
<b>Size of Secondary Area</b>	2016sqm
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Occasional
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	
<b>Parking Availability</b>	Approx 12
<b>Accessibility (access for disabled users etc)</b>	
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF34 – TFD Health & Fitness

<b>Site Name</b>	TFD Health and Fitness
<b>Site ID</b>	CF34
<b>Summary of Value</b>	TFD Health and Fitness provides a professional gym service, located within Grove Business Park. It also has facilities for dance, swimming, sauna and steam rooms, hair and beauty, sports therapy and personal training. It provides key economic benefits to the parish, but also contributes to the improved health of its users. The premises are in a good state of repair, although only has limited parking for 10 cars.
<b>Primary Use</b>	Gym
<b>Size of Primary Area</b>	2936sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	
<b>Parking Availability</b>	Approx 10
<b>Accessibility (access for disabled users etc)</b>	
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF35 – GC Tiling

<b>Site Name</b>	GC Tiling
<b>Site ID</b>	CF35
<b>Summary of Value</b>	GC Tiling offers a tile fitting service for private and commercial clients. They have a key economic benefit to the parish, providing employment and a valuable service. There is limited parking for 3 to 4 cars, but is in frequent use and is in a good overall state of repair.
<b>Primary Use</b>	Tiles Supplier
<b>Size of Primary Area</b>	Approx 190sqm
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	Adults
<b>Age of Facility</b>	
<b>Parking Availability</b>	3 to 4
<b>Accessibility (access for disabled users etc)</b>	
<b>State of Repair</b>	Good
<b>Need for Improvement/Replacement</b>	None

## CF36 – Canal Path

<b>Site Name</b>	Canal Path
<b>Site ID</b>	CF36
<b>Summary of Value</b>	The canal path is a walking route allowing significant recreation opportunities both for residents of the parish and visitors from the surrounding areas. The canal is an important historic asset to the parish, and as such this path is significant from a historic perspective. It allows for dog walking, school trips as well as other recreational uses - and is also a centre for biodiversity in the parish. The canal itself is unusable, but the walking path is an important community facility with a number of health-based and social benefits. The path itself is in good condition, with a
<b>Primary Use</b>	Walking/recreation
<b>Size of Primary Area</b>	Approx 2.13ha within the parish
<b>Size of Secondary Area</b>	
<b>Open to Public or Private Membership</b>	Public
<b>Frequency of Use</b>	Frequent
<b>Primary User Age Group</b>	All ages
<b>Age of Facility</b>	1810, closed 1914
<b>Parking Availability</b>	3 to 4
<b>Accessibility (access for disabled users etc)</b>	In theory yes
<b>State of Repair</b>	fine for walking but canal unnavigable
<b>Need for Improvement/Replacement</b>	In good state, but requires general occasional maintenance.