

# East Challow Neighbourhood Plan

## Community Survey

June 2017



This questionnaire has tried to embrace the points raised at the village meeting in the Cricket Club in March 2017.

Neighbourhood Planning is an important part of the Government's commitment to let local people have more say on local planning and give people more control over development in their area.

This is your opportunity to help shape the future of East Challow.

## PLEASE RESPOND



Please return your survey in the FREEPOST envelope provided by 10 July

Many thanks for your time – East Challow Neighbourhood Plan Team

## INTRODUCTION

The Government created Neighbourhood Planning to empower local communities to direct and shape the way their communities grow and develop into the future. A Neighbourhood Plan (NP), is written by local people, 'made' or adopted by the District Council and becomes part of the development plan, which helps to decide planning applications.

Most NPs in the Vale of White Horse are prepared by town or parish councils, and written by local people to be consistent with the District Council Local Plan 2031. If the NP meets basic conditions, set out in law and checked by an independent examiner, the community can vote on the plan at referendum. If more than 50% of the people who vote say 'yes', the District Council formally 'makes' the plan and uses it in deciding planning matters.

## PURPOSE

East Challow Parish Council wants to develop a NP in order to:

- provide for changing housing needs, have a say in where housing is sited, in what type of housing is developed, and in the style of development
- preserve the rural character of the village and focus new development in locations that preserve the heart of the village.
- avoid congruence with Wantage
- encourage sustainable development if it can contribute to the development of the Western Relief Road and reduce the current traffic flow on the A417
- see increased employment opportunities in the vicinity
- encourage more housing and facilities for the elderly and for young families
- address transport issues
- preserve the high quality and accessible countryside setting of the village within the open landscape of the lowland Vale area and to protect the valued neighbouring green spaces.

To this end, the NP is to provide a guide for development within the parish, including specific planning policies to instruct and guide both developers and landowners within the parish, and to enhance the built environment, infrastructure and community resources within the parish.

## VISION

The Parish Council's vision is that in 2031 the community of East Challow will still sit in a rural setting, adjacent to but separate from the urban developments of Wantage and Grove, as a smaller, rural village, with a strong heritage. There will be some building development to address the current and future needs of all sections of our community. The local economy will optimise opportunities for local employment. The facilities, services and infrastructure will have been properly maintained, and upgraded where possible, to a standard fit for 2031.

## COMPLETING THIS QUESTIONNAIRE

- Your response to this questionnaire is totally confidential
- The form does not contain any information that identifies you personally
- There is no way of linking it to your specific address
- No-one in the parish will see what's ticked on any of the forms. When you complete your survey please seal it in the FREEPOST envelope it came with. Survey returns will go direct to Community First Oxfordshire (CFO). CFO is a community development charity which has been commissioned by the NP Team to do the data processing and send us the statistical outcomes. All information supplied will be kept confidential by CFO in accordance with the Data Protection Act
- **If you have any questions about the survey, please contact Hilary Lombard at Community First Oxfordshire on 01865 883488/ [hilary.lombard@communityfirstoxon.org](mailto:hilary.lombard@communityfirstoxon.org) or Caroline Dunstan (Neighbourhood Plan Team) on 07703 168578**
- If you need help with completing this form, or need it in another format, please also contact Hilary Lombard or Caroline Dunstan.
- If someone in your household wishes to make their own views known, please ask for a separate survey from Hilary Lombard.

**Please return by July 10th**

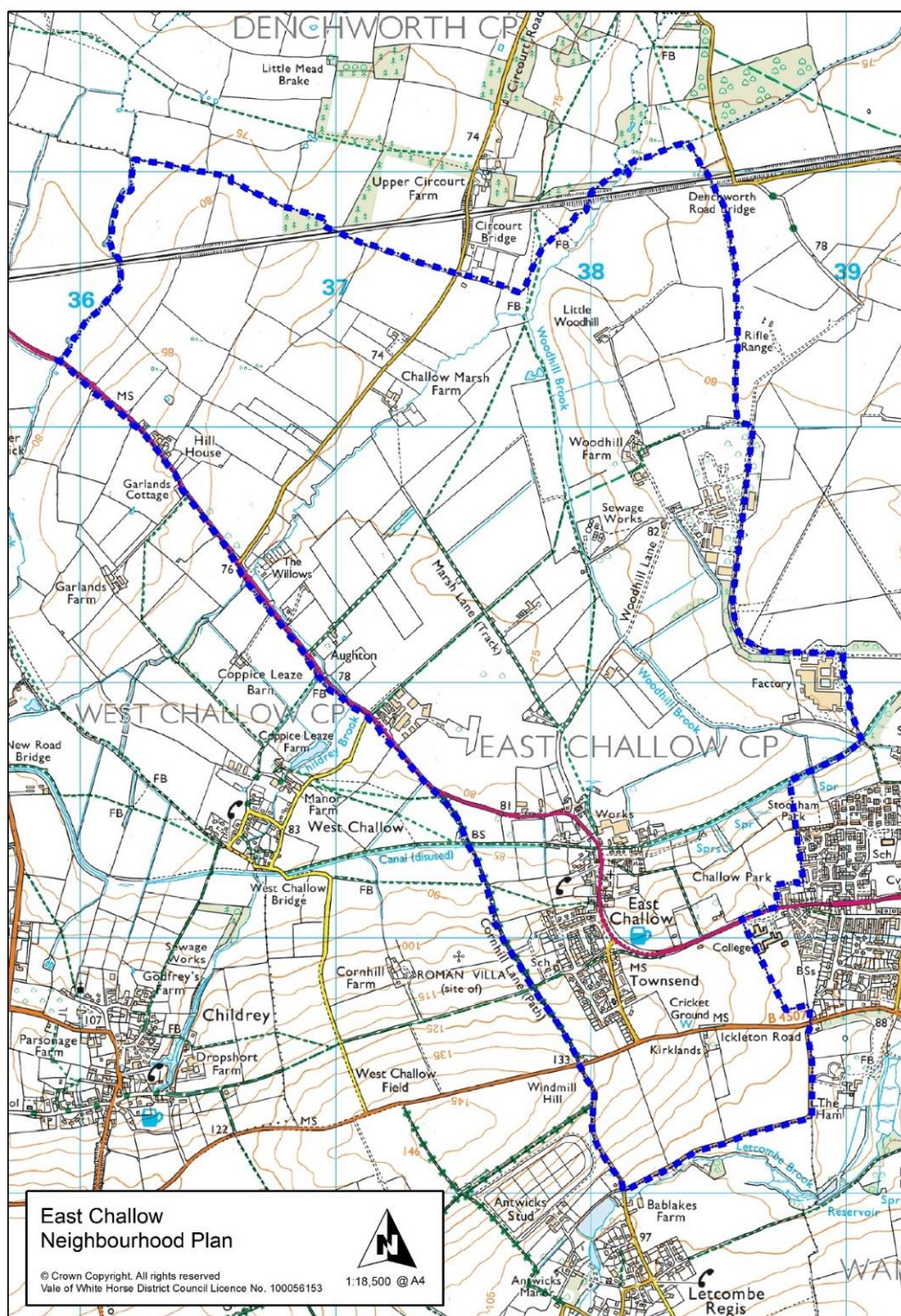
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## Part 1- New Housing in East Challow

### PARISH BOUNDARY

The parish of East Challow is shown below.





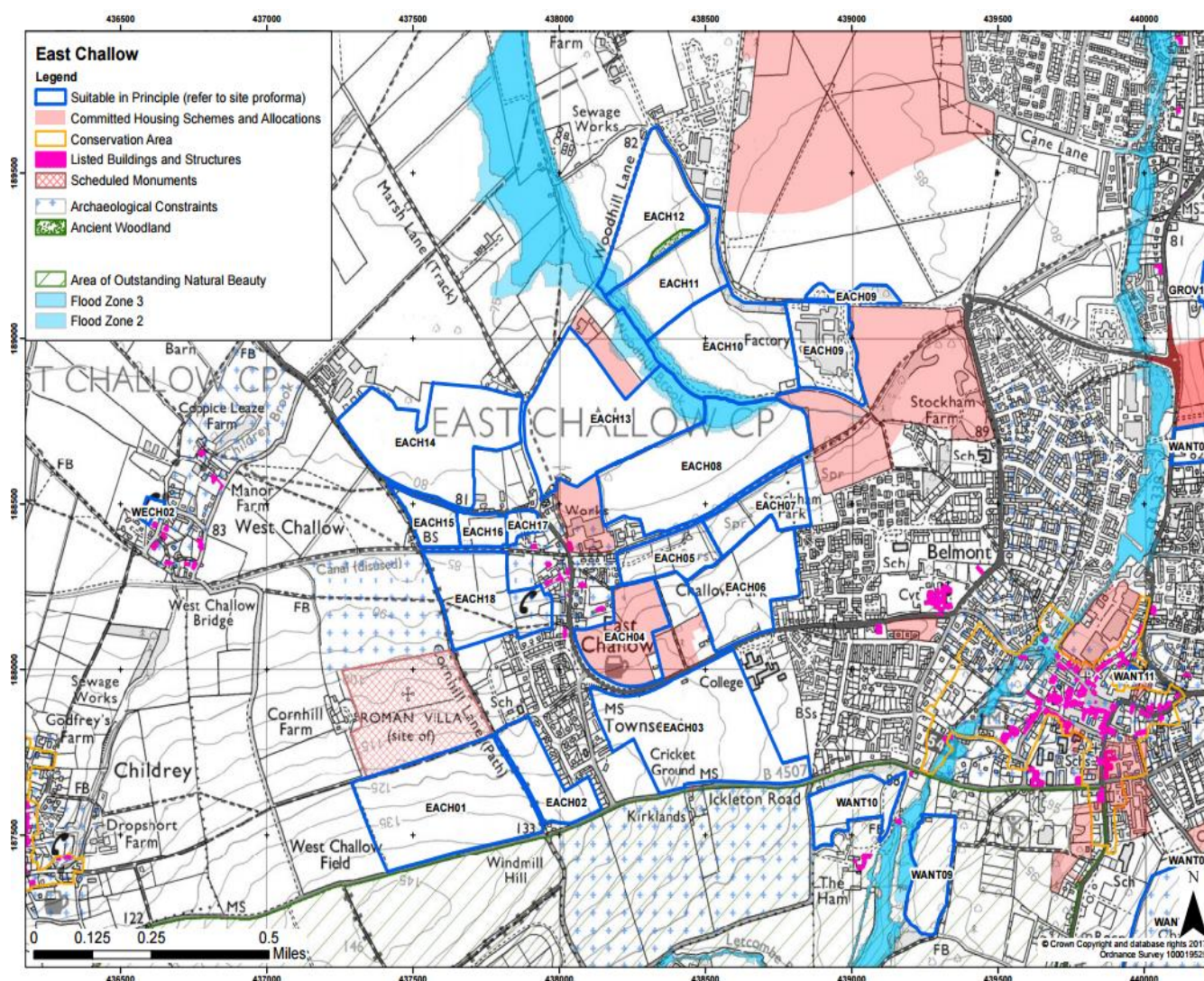
## VALE OF WHITE HORSE DISTRICT COUNCIL LOCAL PLANS

In November 2014, the District Council went out to consultation on its draft Local Plan 2031 Part 1 (LPP1). The plan set out where new housing should go in the Vale as well as the jobs, schools, shops, roads and everything else that is needed to support them. In this document, East Challow was identified as a “larger village” within the Western Vale sub-area (population 769 in the 2011 census). The strategy for Western Vale did not include any specific housing development sites in our village. LPP1 was formally adopted by the District Council in December 2016.

In East Challow, since publication of LPP1, 320 dwellings have been either built, approved or are the subject of current applications, far in excess of the 174 dwellings identified in LPP1 as being required for the WHOLE of Western Vale.

In March 2017, Local Plan 2031 Part 2 (LPP2) was published for consultation. There are no development sites formally allocated within our parish, unlike most other large villages. However, LPP2 does include details of all areas of East Challow described by the District Council as “suitable in principle” for housing development. There are still other tests that sites have to go through before they can be allocated or come forward for development. The areas are shown on the plan below, which also shows areas where housing development is recent or “committed”.

The District Council have stated that, in the event that sites currently allocated in LPP2 do not come to fruition, for reasons beyond their control, they will need to allocate further sites in the Vale to maintain the overall target level of housing.



## **DANDARA'S PROPOSED DEVELOPMENT**

Property development company Dandara asked to meet the Neighbourhood Plan Team in March 2017. They are proposing a development of 750 houses on land to the east of Woodhill Lane (areas EC08, EC10, EC11, EC12, EC13 on preceding page).

Dandara's outline plans are shown overleaf. The company contends that the development, about 750 houses over 10-12 years, would finance construction of the proposed Western Relief Road. The site is not allocated by the District Council but Dandara would like their proposals considered in the Neighbourhood Plan





**1.1 - Do you want to see further substantial housing development in the village if it could mean improved village facilities or infrastructure?**

*Please circle*

**Yes**

**No**

Comments:

**1.2 - If yes, what improved village facilities or infrastructure would you like to see?**

*Please circle: 1 = very important, 5 = not important*

Western Relief Road	1	2	3	4	5
Increased school capacity	1	2	3	4	5
Improved traffic management	1	2	3	4	5
Other: please give details					

**1.3 - Are there types of development where new houses could be built within the village?**

*Please tick all that apply*

Back fill- using existing gardens	
In fill – using spaces between current housing	
Paddock/ open spaces/greenfield sites	
No suitable areas	
Other: please tell us where	

**1.4 - Which of the following construction styles would you prefer to see on new housing in the village?**

*Please tick all that apply*

Stone	
Brick or brick facing	
Contemporary/ modern	
Other: please tell us what	



## Part 2 - East Challow : The issues and opportunities

### 2.1 - What do you value about East Challow?

*Please circle: 1 = very important, 5 = not important*

Recreation Area - Tennis court	1	2	3	4	5
Recreation Area - Football Pitch	1	2	3	4	5
Recreation Area - Children's Playground	1	2	3	4	5
Recreation Area - Allotments	1	2	3	4	5
Village school	1	2	3	4	5
British Legion	1	2	3	4	5
Cricket Club	1	2	3	4	5
Village Hall	1	2	3	4	5
Rural setting	1	2	3	4	5
Proximity to Wantage	1	2	3	4	5
Proximity to Grove Technology Park	1	2	3	4	5
Access to Countryside	1	2	3	4	5
Good footpath network	1	2	3	4	5
Churches	1	2	3	4	5
Other: please give details					

### 2.2 - What do you think are major issues in East Challow?

*Please circle: 1 = very important, 5 = not important*

Future development changing the existing nature of the village	1	2	3	4	5
Developments that already have outline planning permission	1	2	3	4	5
No planned expansion to the school	1	2	3	4	5
Flooding risk	1	2	3	4	5
Problems with 4x4s and motorcycles on Cornhill Lane / Green Lane (currently byway open to all traffic)	1	2	3	4	5
Loss of established footpaths	1	2	3	4	5
Sewage network unable to cope	1	2	3	4	5
Traffic on A417 – volume and speed	1	2	3	4	5
Western Relief Road adding additional traffic to arterial roads	1	2	3	4	5
Other: please give details					

**2.3 - Which community facilities do you currently use?***Please tick all that apply*

	Weekly	Monthly	Rarely	Never
Recreation Area - Tennis court				
Recreation Area - Football Pitch				
Recreation Area - Children's Playground				
Recreation Area - Allotments				
School				
Village Hall				
Churches				
British Legion				
Cricket club				
Other: please specify				

**2.4 - What new community facilities would you like to see in the Village if they can be justified commercially?***Please tick all that apply*

Village Shop	
Children's nursery	
Pub	
Other: please tell us what	

**2.5 - How do you receive East Challow Village News?***Please tick all that apply*

Challow News	
Noticeboard	
Parish Council website	
Facebook	
Other: please tell us what	

## Part 3 - Green Space and the Natural Environment

We want to understand your views on green spaces, the landscape and the natural environment in and around our village. Government policy recognises that, in built areas, green infrastructure like private gardens, public green spaces, hedgerows & trees, paths and bridleways and verges all help wildlife and nature thrive and that this contributes to well-being in the community.

### 3.1 - Please tell us how important or valuable the following matters are to you?

*Please circle: 1 = very important, 5 = not important*

The village's ability to sustain wildlife and nature within its boundaries through retaining 'green infrastructure'	1	2	3	4	5
The ability to access the countryside surrounding the village easily on foot or bicycle	1	2	3	4	5
East Challow's setting in the rural landscape, including the long open views around the village and out to the surrounding countryside.	1	2	3	4	5
Public parks and open green areas within the village	1	2	3	4	5
Other: please give details					

### 3.2 - Please look at the map overleaf and tell us which of East Challow's green spaces you and your family use and indicate their value?

*Please circle: 1 = very important, 5 = not important*

*Some areas may be multi-use. Value may be associated with providing space for specific activities or more general value, such as providing for enjoyment of the outdoors. Please add any other areas you value that we have missed.*

Village Greens opposite church	1	2	3	4	5
Recreation Ground	1	2	3	4	5
Cricket ground	1	2	3	4	5
Canal paths	1	2	3	4	5
Green area at bottom of Hedgehill Road	1	2	3	4	5
Road verges	1	2	3	4	5
Allotments*	1	2	3	4	5
Other: please give details					

\* Allotments cannot be designated as Local Green Spaces under the National Planning Policy Framework. But to recognise their value as a community facility and green links we have included them here.





## Part 4 - Transport, Traffic and Road safety

### 4.1 - Do you consider there are issues with traffic, speeding and parking?

*Please circle how concerned you are: 1= very concerned, 5= not concerned at all*

Parking	1	2	3	4	5
Speeding	1	2	3	4	5
Traffic at busy junctions	1	2	3	4	5
Pedestrian/ cyclist safety	1	2	3	4	5
Heavy lorries	1	2	3	4	5
Other: please give details					

### 4.2 - Are you concerned about speeding at these locations?

*Please circle how concerned you are: 1= very concerned, 5= not concerned at all*

A417 through village	1	2	3	4	5
Letcombe Hill / Vicarage Hill	1	2	3	4	5
Ickleton Road	1	2	3	4	5
Other locations: please give details					

### 4.3 - If you think that there are speeding issues at these locations, please tell us when.

	8-10am	10-2	2-6	6-12	12-8
A417 through village					
Letcombe Hill / Vicarage Hill					
Ickleton Road					
Other locations: please give details					

### 4.4 - Are you concerned about parking at these locations?

*Please circle how concerned you are: 1= very concerned, 5= not concerned at all*

A417	1	2	3	4	5
Hedgehill/ Sarajac	1	2	3	4	5
Windmill Place	1	2	3	4	5
Reynolds Way	1	2	3	4	5
Other locations: please give details					

**4.5 - If you think that there are parking issues at these locations, please tell us when.**

	8-10am	10-2	2-6	6-12	12-8
A417					
Hedgehill/ Sarajac					
Windmill Place					
Reynolds Way					
Other locations: please give details					

**4.6 - How many vehicles (car, van, motorcycle) does your household use?**

*Please write total numbers in box*

Car	
Van	
Motorcycle	
Bike	

**4.7 - What are your main places of work?**

*Please tick all that apply*

At Home	
Oxford	
East Challow	
Abingdon	
Wantage	
Grove Business park	
Harwell Science Park	
Milton Park	
Reading	
London	
Elsewhere in Oxfordshire	
Elsewhere outside Oxfordshire	

**4.8 - How many members of your household travel out of the village to work, to study or for leisure?**

*Please write total numbers in box*

5+ times per week	
1-4 times per week	
Less than once a week	
Never	



**4.9 - How do members of your household travel to work or study?***Write total number using each means of transport in box*

	Work	Study
Walk		
Car		
Van		
Motorcycle		
Bicycle		
Train		
Bus		
Taxi		

**4.10 – How often do you use the buses?***Please tick the box as appropriate*

5+ times per week	
1-4 times per week	
Less than once a week	
Never	

**4.11 – To which destinations would you like to see a bus operate a new or more frequent service?***Please tick all that apply*

Wantage	
Abingdon	
Oxford	
Didcot/ Milton Park	
Harwell Science Centre	
Grove Business park	
Other: please specify	

**4.12 – Where would you prefer to board a bus?***Please tick as appropriate*

Hedgehill/ Sarajac	
Windmill Place	
Vicarage Hill	
Goodlake Arms (as was)	
Other (please specify)	

**4.13 – If improved public transport is needed tell us how it should be improved**

<i>Please tick all that apply</i>	
More bus shelters	
More Real Time Indicators (displays in shelters giving actual time of next bus)	
Parking for cars near existing A417 bus stop	
Cheaper fares	
Other : please specify	

<b>4.14 – If there was a railway station at Grove, would you use it?</b> <i>Please tick as appropriate</i>	
More than once per week	
More than once per month	
More than once per year	
Hardly ever	

<b>4.15 – Would you use a defined cycle path if one was along or adjacent to the A417?</b> <i>Please tick as appropriate</i>	
Yes, more than once per week	
Yes, more than once per month	
Yes, more than once per year	
No / Rarely	

## Part 5 – Your home

### 5.1 – Is your present home?

*Please tick one box*

Owner-occupied (paying mortgage)	
Owner-occupied (no mortgage)	
Shared ownership	
Living rent free	
Private rented	
Housing Association rented	
Tied to employment	

### 5.2 – What type of property is your home?

*Please tick one box*

Detached house	
Semi-detached house	
Terraced house	
Flat/ maisonette/ bedsit	
Detached bungalow	
Semi-detached bungalow	
Terraced bungalow	
Caravan/ mobile home	

### 5.3 – How many bedrooms are in your home?

*Please circle*

Bedsit/ studio	1	2	3	4	5+
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### 5.4 - If a suitable smaller property was available in East Challow, might you be interested in downsizing to it in the next 2 - 10 years?

*Please circle*

Yes	No
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**5.5 – If ‘yes’, what are your reasons for wishing to downsize...***Write total number in box*

Fewer bedrooms	
Smaller rooms	
Smaller garden	
Lower running costs	
Need a bungalow or single-storey home	
Need an apartment	
Need a warden-assisted home	
Need a home with easy access	
Other: please describe	

**5.6 – Are you interested in building your own home?***Please circle*

<b>Yes</b>	<b>No</b>
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**5.7 – If you answered ‘yes’ to question 5.6, have you registered your interest with Vale of White Horse District Council?***Please circle*

<b>Yes</b>	<b>No</b>
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**5.8 – Do you intend to - or are you considering- extending your current home?***Please circle*

<b>Yes</b>	<b>No</b>
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## Part 6 – Your Housing Needs

This section should only be completed by households and/ or individuals (for example, son or daughter) within an existing household who require a new home in East Challow within the next 5 years.

This information will provide evidence for the Neighbourhood Plan about the housing mix that is required in the future.

**If you do not need a new home, please go to PART 7**

### 6.1 – Does your whole household or any individuals within it require a new home in East Challow within the next 5 years. *Please tick all that apply*

	Yes	Wish to move but can't
Whole household		
Individual/s living in an existing household		

### 6.2 - If you wish to move but cannot, what are the reasons preventing you?

*Please tick all that apply*

	Whole household	Individual/s living in an existing household
Unable to afford to buy new home		
Unable to afford moving costs		
Local education choices		
Family reasons		
Location of employment		
A lack of social housing		
Lack of suitable housing to meet my needs		
A lack of affordable private rented properties		
Lack of self-build plots		
Other: please describe		

Social housing is also called affordable housing - social rented, affordable rented and shared ownership are examples of types of affordable housing. The allocation of affordable homes is made by the District Council and subject to an assessment of a household's needs. You must be on the Vale of White Horse Oxfordshire District Council Housing Needs Register to be eligible for these homes.

**6.3 – Why does your household need a new home?***Please tick all that apply*

	Whole household	Individual/s living in an existing household
Want to start first home		
Need bigger home		
Need smaller home		
Special needs		
Tenure insecure		
Need smaller home		
Job insecurity		
Divorce/ separation		
To be near family		
To be near work		
Retiring		
Unable to afford current rent		
Unable to afford mortgage		
Want to build own home		
To give or receive family support		
Other: please describe		

**6.4 – Who owns the home you live in now?***Please tick all that apply*

	Whole household	Individual/s living in an existing household
Self (with or without mortgage)		
Parents/ relatives		
Private rented		
Rented from Housing Association		
Part rent- part buy with a Housing Association (shared ownership)		
Tied to job		
Other: please describe		

**6.5 – How many rooms would your new home need?***Please tick*

	Whole household	Individual/s living in an existing household
One		
Two		
Three		
Four		
Five +		

**6.6 – What kind of housing would you prefer?***Write 1-4 in box. 1= top priority, 4= bottom priority*

	Whole household	Individual/s living in an existing household
Self-ownership		
Shared ownership (with a Housing Association)		
Private Rent		
Rent from a Housing Association		

**6.7 – What type of home do you need?***Please tick all that apply*

	Whole household	Individual/s living in an existing household
Detached house		
Semi-detached house		
Detached bungalow		
Semi-detached bungalow		
Terraced bungalow		
Terraced house		
Flat/ maisonette/ bedsit		

**6.8 – How many people of each age group would live in the new home (include carers if support needed to live independently)?***Write number in box*

	Whole household	Individual/s living in an existing household
0-4 years		
5-15		
16-24		
25-44		
45-64		
65-74		
75-84		
85+		

**6.9 – Does anything affect the type of home you need)?***Please tick all that apply*

	Whole household	Individual/s living in an existing household
No		
Yes- limited mobility		
Yes- wheelchair used		
Yes- other care/ support need		

**6.10 – Does anyone in your household have a supported housing need? If so, what type do they require?** *Please tick all that apply*

	Whole household	Individual/s living in an existing household
Independent accommodation with care support		
Independent housing with live-in carer		
Residential/ nursing home		
Private sheltered (warden-assisted) housing		
Housing Association sheltered (warden-assisted) housing		
Supported living for an adult with learning disabilities who wants to live independently in a home of their own		
Other: please describe		

**6.11 – Are you on the Vale of White Horse District Council Housing Register?**

*To be eligible for affordable housing (e.g. social rented or shared ownership housing) you must be registered on the Housing Register. You can apply at:*  
<http://www.whitehorsedc.gov.uk/services-and-advice/housing/join-housing-register>

	Whole household	Individual/s living in an existing household
Yes		
No		

## Part 7 – Your household

<b>7.1 - How many people of each gender and age live in your household</b> <i>Please write number in box and include living-in carers if they are supporting independent living.</i>									
	<b>0-4 years</b>	<b>5-7 years</b>	<b>8-16 years</b>	<b>17-24 years</b>	<b>25-44 years</b>	<b>45-64 years</b>	<b>65-74 years</b>	<b>75-84 years</b>	<b>85+ years</b>
Male									
Female									

<b>7.2 – How many people in your household are...</b>	<i>Write total number in box</i>
In full-time employment	
In part-time employment	
Self-employed (based at home)	
Self-employed (based outside the home)	
On government or other training scheme	
Registered Disabled	
Unemployed	
Homemaker	
Retired	
Carer	
Student living at home full-time	
Student living at home for part of the year	

<b>7.3 – How long have you lived in East Challow?</b>	<b>Write number of years in box</b>
This home <input type="text"/>	This parish <input type="text"/>

<b>7.4 – Have any members of your household left East Challow in the last 5 years?</b>	
No (please tick) <input type="checkbox"/>	Yes (write total number in box) <input type="text"/>



<b>7.5 – Why did they leave?</b> <i>Please tick all that apply</i>			
	Leaver 1	Leaver 2	Leaver 3
Employment			
Further education			
Couldn't afford rent or mortgage			
Lack of suitable housing			
Other: please give details			

<b>7.6 – What is your postcode? (Optional)</b> <i>Please write below</i>

We are keen to hear from young people who live in East Challow and there is a separate survey for them to let us know their views. You can access the survey at <https://www.surveymonkey.co.uk/r/eastchallow>

Or, ask Hilary Lombard or Caroline Dunstan for a hard copy.

**Hilary Lombard at Community First Oxfordshire on  
01865 883488/ [hilary.lombard@communityfirstoxon.org](mailto:hilary.lombard@communityfirstoxon.org) or  
Caroline Dunstan (Neighbourhood Plan Team) on 07703 168578**

**IF THERE IS ANYTHING ELSE YOU WOULD LIKE US TO KNOW, PLEASE  
USE THE SPACE BELOW**

**Please return your survey in the FREEPOST envelope provided by 10 July**

**MANY THANKS FOR YOUR TIME  
East Challow Neighbourhood Plan Team**