

EAST CHALLOW NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT



**Prepared by
East Challow Neighbourhood Plan Steering Group**

**on behalf of
East Challow Parish Council**

**with the support of
Community First Oxfordshire**

February 2019



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INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. These require that when a qualifying body submits a Neighbourhood Plan to the local planning authority it must also provide a Consultation Statement.

Part 5 of the Regulations sets out what a Consultation Statement should contain:

- details of the people and bodies who were consulted about the proposed neighbourhood plan and explanation of how they were consulted
- a summary of the main issues and concerns raised by the people consulted
- a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.

This Consultation Statement sets out:

- the background to preparation of the Plan
- a summary of the engagement and consultation that has helped to shape and inform preparation of the Plan
- details of those consulted about the Plan at the various stages of plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community
- a description of the changes made to policies as the Plan emerged in response to consultation, engagement and critical review.

The process and techniques involved in seeking community engagement and preparing the Submission Plan were appropriate to the purpose of the Plan. The extent of engagement is considered by the East Challow Neighbourhood Plan (ECNP) Steering Group (SG) to fulfil the obligations set out in the Regulations. The Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations and sets out how it has been applied in East Challow. This has improved the Plan and ensured that it best meets community expectations and the aspirations of the Parish Council.



APPROACH TO CONSULTATION

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

- To involve as many of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people as soon as possible after the consultation events.



CONSULTATION AND ENGAGEMENT – OVERVIEW



Throughout the process of consultation and engagement:

- Regular updates and progress reports have been published in the village magazine ('Challow News'), produced by the local church (all of these updates are collated at Appendix 1). These updates also directed residents to relevant additional information/ reports etc. on the Parish Council website.
- The steering group met regularly throughout 2018 and 2019 and the minutes of all meetings have been published on the East Challow Parish Council [website](#).
- The main activity throughout 2019 was the identification and drafting of policies which were developed between individual steering group members and circulated periodically to all the steering group for comment. The availability of the draft policies was publicised widely in the village and copies posted on the website.
- All background evidence studies, SWOT analysis, survey questionnaires and subsequent reports have been [published on the website](#), initially in draft form, and then in their final versions.

In order to engage with a wide range of residents and organisation:

- Posters and banners placed around the village in the early stages of the NP consultation and in advance of the start-up village meeting.

- Emails were sent to every village organisation and every business located in the parish advising of the NP process and activities and inviting participation therein.
- Two public meetings were organised, with leaflets advertising each distributed to every household in the parish.
- Questionnaires were designed and distributed to every household in the parish.
- A specific survey undertaken amongst the children of the local primary school and those at the nearby secondary school, including an NP presentation to school children.



CONSULTATION ON THE DESIGNATED NEIGHBOURHOOD PLAN AREA



In September to October 2016, Vale of the White Horse District Council conducted a formal, 4-week consultation on the proposed Neighbourhood Plan area under Section 61G of the Town and Country Planning Act. No objections were received. VWHDC issued the Area Designation Letter on 11 November 2016.



CONSULTATION ON ISSUES AND THEMES FOR THE NEIGHBOURHOOD PLAN

INITIAL COMMUNITY MEETING – MARCH 2017



In March 2017 an open meeting was held in the village to explain the neighbourhood plan process to villagers, seek initial views on key issues and seek support for the whole process. A personal invitation was distributed to every household, see below. More than seventy villagers took part in an exercise to examine the strengths, weaknesses of the village, and the threats and opportunities facing it in the future.

EAST CHALLOW – THE FUTURE OF OUR VILLAGE

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

The Steering Group invites all villagers to a meeting to explore and contribute to the ideas and vision behind the plan on Monday 13 March 2017 at East Challow Cricket Club, starting at 7.30pm. If any villagers would like transport to and from the meeting, please call the number below.

PLEASE COME AND CONTRIBUTE TO THE PLANS FOR OUR VILLAGE

For further information please contact Peter Rumsey (Chair of Neighbourhood Plan Steering Group) on 07580 291258.



At the meeting a [SWOT analysis](#) was undertaken, facilitated by an external consultant Community First Oxfordshire.

This discussed the strengths, weaknesses, opportunities and threats facing the parish of East Challow with regard to social, economic and environmental issues in order to begin the discussion about what issues and themes Neighbourhood Plan might constructively and usefully engage. The results of the SWOT Analysis are presented in **the Presubmission Document**.

In addition to the personal invitation to all villagers (above), the email below, or a similar one, was also sent to the following **businesses** located in the parish inviting them to the consultation:

- NFU Mutual
- RJC Plumbing & Heating
- Like Magazine

- Vale Hydrotherapy
- Ridgway Precision Engineering
- C&G Joinery
- Mellors Garage
- Haynes of Challow
- Hillsdon Construction
- RCS Motors
- Buildbase
- Vale powder Coatings
- LJ & CA Cannings

Dear Sir/Madam

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The Steering Group would like to invite one or more representatives of your company to a meeting to explore and contribute to the ideas and vision behind the plan on Monday 13 March 2017 at East Challow Cricket Club, starting at 7.30pm.

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

Yours faithfully,
Peter Rumsey (Chair of Neighbourhood Plan Steering Group)

07580 291258

The email below, or a similar one, was also sent to the following **village-related organisations** located in the parish inviting them to the March consultation:

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

Dear Sir/ Madam

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

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

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

07580 291258.

COMMUNITY CONSULTATION SURVEYS – MARCH 2017

The initial consultation event was followed up by a parish-wide consultation survey, the questions for which were compiled with the help of consultants.

This allowed the Steering Group to canvas much wider opinion on the key themes facing the parish which had been explored at the initial meeting. A separate survey was undertaken amongst the children of the local primary school and those at the nearby secondary school.

Reports on these surveys are presented in Appendix 3 (Community Survey) and Appendix 4 (Youth Survey).



CONSULTATION ON DEVELOPING THE VISION, AIM, OBJECTIVES AND POLICIES

SECOND COMMUNITY MEETING - APRIL 2018

Emerging NP aims, objectives and broad policy areas were then presented to the village at an open meeting in April 2018. A personal invitation was distributed to every household, see below. There were thirty attendees.

EAST CHALLOW

NEIGHBOURHOOD PLAN

**VILLAGE MEETING
MONDAY 23rd APRIL, 8pm
THE CRICKET CLUB
PLEASE COME!**

Your opportunity to comment on the draft policies developed for the village on the following subjects:

- GREEN GAP (between East Challow and Wantage)
- PROTECTION OF THE OPEN COUNTRYSIDE
- LOCAL GREEN SPACE
- CARBON FOOTPRINT
- ENVIRONMENTAL ISSUES
- PARKING
- TRAFFIC
- COMMUNITY FACILITIES
- CIL (COMMUNITY INFRASTRUCTURE LEVY)
- PUBLIC RIGHTS OF WAY & FOOTWAYS
- WESTERN RELIEF ROAD

The final policies will be embodied in the Neighbourhood Plan currently under review by Vale of White Horse District Council before future publication in advance of a Village Referendum.

The policy proposed for each of the above is available to view on the Parish Council website.

If you would like any further information please contact the Chair of the Neighbourhood Plan Steering Group, Peter Rumsey, on 07580 291258

Meeting Summary

The ECNP introduced the NP draft policies developed to date and distributed a summary of the policies, explaining that these had been derived from a previous community consultation, a SWOT analysis and the community survey. The ECNP Chair confirmed that a developer – Dandara- had been invited to the meeting because of the impact that their development would have on the village, and because they were undertaking to construct the new Western Relief Road as part of the scheme.



Villagers raised issues on a number of the policies but the meeting focussed in on the proposal from Dandara to build 750 houses on land to the north of the village, either side of Woodhill Lane.

A number of villagers raised concerns about the impact of the development on the village. One particular concern was that the new development effectively meant that East Challow would effectively connect the village with Wantage and Grove.

The ECNP Chair stated that the NP intended to maintain a neutral position with regard to the Dandara development because of the perceived advantage to the village of the new Western Relief Road.



PRE-SUBMISSION CONSULTATION

The formal Regulation 14 statutory consultation was carried out from **TBA**.



SUMMARY OF ISSUES RAISED AND CHANGES TO THE PLAN

EARLY CONSULTATIONS

Many issues were raised in the early stages of consultation which helped shape the Plan and led to changes to the early drafts. These included:



- Whether or not the Plan should seek to allocate a development site
- Development of a Village Landscape and Character Assessment to aid green gap and protection of open countryside policies
- Developing an Open Spaces policy and designating Local Green Spaces
- The potential impact of a relief road developments
- The potential impact of the proposed Dandra development

WHY JUST THESE??

Changes were made to the Plan in response to comments made at various stages.



The steering group spent several meetings formulating the draft vision, aim and objectives, and also identifying the issues and options. The Vision and Objectives statement was sent to VWHDC in October 2017 and in November 2017 in advance of a meeting on 11th November 2017.

In addition, the results of the village surveys were of great benefit in identifying key issues and objectives and broad policy areas.

PRE-SUBMISSION CONSULTATION

As a result of the formal Regulation 14 consultation, responses were received from:

- TBA

The key issues raised during the pre-submission consultation and the actions taken are summarised in the following table:

TABLE TBA



CONCLUSIONS



The various elements of the consultation process were all important in shaping the Neighbourhood Plan. Informal comment from Vale of the White Horse District Council ([link to be added when document put on website](#)) was particularly useful in helping shape the pre-submission draft

The various events which villagers were invited to attend did not necessarily attract high turnouts, but the Q&A sessions were always lively and challenging and were of great assistance to the steering group in identifying the most important issues. Recurring themes centred on traffic and parking, and concerns about the proposed Dandara development – all of these can only be partially addressed through the Neighbourhood Plan.

The Regulation 14 pre-submission consultation demonstrated general support for the draft Plan but was very helpful in introducing greater strength or clarity to some aspects of the Plan.

APPENDIX 1

Reports in East Challow Monthly Village Magazine (“Challow News”)



February 2017

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The Steering Group invites all villagers to a meeting to explore and contribute to the ideas and vision behind the plan on Monday 13 March 2017 at East Challow Cricket Club.

For further information please contact Peter Rumsey (Chair of Neighbourhood Plan Steering Group) on 07580 291258.

March 2017

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For further information please contact Peter Rumsey (Chair of Neighbourhood Plan Steering Group) on 07580 291258.

April 2017

OUR VILLAGE NEIGHBOURHOOD PLAN

Presentation of the Neighbourhood Plan (NP) for East Challow took a step forward at a packed public meeting in Challow & Childrey Cricket Club on Monday 13th March where more than seventy villagers took part in an exercise to examine the strengths, weaknesses of the village, and the threats and opportunities facing it in the future.

The Government created neighbourhood planning to empower local people to direct and shape the way their communities grow and develop into the future. If the Plan meets basic conditions, set out in law and checked by an independent examiner, the community can vote on it at referendum; if more than 50% of the people who vote say 'yes', the District Council formally adopts the plan and uses it in deciding planning matters.

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

- ⑩ 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
- ⑩ preserve the rural character of the village and focus new development in areas which do not disturb the heart of the village.
- ⑩ avoid congruence with Wantage
- ⑩ encourage development in the area which contributes to the development of the Western Relief Road and thus reduces the current traffic flow on the A417
- ⑩ see increased employment opportunities in the vicinity
- ⑩ encourage more housing and facilities for the elderly and for young families
- ⑩ address transport issues
- ⑩ preserve the high quality and accessible countryside setting of the village and 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, and to enhance the built environment, infrastructure and community resources.

The next step is to design a questionnaire and undertake a survey to gather views which will contribute to a first draft of the NP.

If you would like more information or are interested in getting involved, please contact Peter Rumsey (Chair, NP Steering Group) on 07580 291258.

June 2017

OUR VILLAGE NEIGHBOURHOOD PLAN

“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... The Government confirms that where a planning application conflicts with a Neighbourhood Plan that has been brought into force, planning permission should not normally be granted.”
(extract from Ministerial written statement to the House of Commons, 12 Dec 2016)

In June, we hope that a questionnaire will be delivered to every home in East Challow, seeking your views and opinions on the way forward for our village. This is your opportunity to help shape

the future of the village. The final Plan will become part of the Vale of White Horse development plan after it is adopted following a successful community referendum.

If you would like more information or are interested in getting involved, please contact Peter Rumsey (Chair, NP Steering Group) on 07580 291258.

September 2017

EAST CHALLOW NEIGHBOURHOOD PLAN

Many thanks to all those who returned a completed questionnaire on the future of the village. From the 367 dwellings in East Challow we had a response from 134, so just under 40%. With the help of staff at St Nicholas Primary School, the school children also completed special youth questionnaires.

The information you submitted is now being analysed and the team will report on the findings and implications later in the year. In the meantime, if you would like to see a summary of the data obtained it is available on the Parish Council website in the Neighbourhood Plan section. If you would like more information or are interested in getting involved, please contact Peter Rumsey (Chair, NP Team) on 07580 291258.

November 2017

EAST CHALLOW NEIGHBOURHOOD PLAN

Following the consultation survey in the summer the information you submitted is now being analysed. Planning policies specific to our village are being prepared in the following areas:

- HOUSING
- DEVELOPMENT PATTERN
- OPEN SPACES
- TRANSPORT
- ENVIRONMENT
- INFRASTRUCTURE & COMMUNITY FACILITIES
-

The Steering Group will report on these policies, and development of the Neighbourhood Plan itself, at a village meeting early in the new year. In the meantime, if you would like to see a summary of the data obtained in the survey it is available on the Parish Council website in the Neighbourhood Plan section.

Help needed with Document Preparation

Over the next six months, preparation of the Neighbourhood Plan will be captured in a substantial document - preparing and formatting perhaps 60 pages of text in Microsoft Word including many photos, plans and tables. We need a volunteer who can join the steering group to take on the task of compiling this document from text and material provided by others. Can you do this job for the village?

If you would like more information or are interested in getting involved in any way, please contact Peter Rumsey (Chair, NP Team) on 07580 291258.

December 2017 & January 2018

EAST CHALLOW NEIGHBOURHOOD PLAN

Have you looked at the results of your Community Survey?

The results are on the Parish Council website for you to view at any time. They include findings from respondents such as:

- *The most valued things about living in East Challow are the village's setting in a rural landscape, and the ease of access to the countryside*

- *Nearly 60% would like to board a bus at The Goodlake Arms (as was).*
- *Over 40% have lived in the village for more than 15 years.*
- *Nearly 40% are in favour of further substantial housing development in the village if this would mean improved village facilities or infrastructure.*

Future Housing Developments

There are currently 367 dwellings in our parish. Planning approval has already been granted for a further 128 dwellings at Park Farm and Challow Park.

As reported in the survey questionnaire, property developer Dandara proposes a development of 750 new houses on land to the east of Woodhill Lane and contend that this would finance construction of the proposed Western Relief by-pass of the village. Dandara have offered to present the details of their proposals to the village in the near future and this will be publicised as soon as we have a date. The Neighbourhood Plan Steering Group does not have a preference for or against the development, but villagers are encouraged to consider the proposals and make their views known.

Help still needed with Document Preparation

Unfortunately, we have, as yet, had no offers of help with formatting perhaps 60 pages of text, photos, plans and tables in Microsoft Word. We still need a volunteer who can take on the task of compiling this document from text and material provided by others. Can you do this job for the village?

If you would like more information or are interested in getting involved in any way, please contact Peter Rumsey (Chair, NP Team) on 07580 291258.

March 2018

EAST CHALLOW NEIGHBOURHOOD PLAN

The Steering Group continues to work on the development of policies to be included in the Neighbourhood Plan. These are likely to include the following:

- Green Gap (between East Challow & Wantage)
- Protection of the Open Countryside
- Local Green Space
- Carbon Footprint
- Parking
- Traffic
- Community Infrastructure
-

The policies will be publicised to the village for comment as soon as they are in a final draft form. If you would like more information or are interested in getting involved in any way, please contact the Parish Council, or Peter Rumsey (Chair, NP Team) on 07580 291258,

December 2018/January 2019

East Challow Neighbourhood Plan (ECNP)

The draft Neighbourhood Plan document has been submitted to Vale of White Horse District Council (VWHDC) for initial review. Their comments have been received and are currently being discussed with the Parish Council.

A revised draft will be formally submitted to VWHDC in due course. Draft policies were presented by the ECNP steering group at a village meeting in April, including policies relating to the following:

- Protection of the Open Countryside
- Coalescence (between East Challow & Wantage)
- Local Green Space
- Carbon Footprint
- Western Relief Road
- Parking
- Community Infrastructure

The drafts are available to view on the Parish Council website, in the News section under Neighbourhood Plan. The appendices include a detailed village character assessment and the results of studies on biodiversity and green corridors.

If you would like more information, please contact Peter Rumsey (Chair, NP Team) on 07580 291258.

APPENDIX 2

List of Neighbourhood Plan Documents on Parish Council Website



ECNP = East Challow Neighbourhood Plan
VOWH= Vale of White Horse District Council

MEETING NOTES & MINUTES SECTION

2016

- 26/9 Notice of Consultation sent to VOWH
- 01/7 Map of Area Designation sent to VOWH with Supporting Statement
- 6/12 Minutes of ECNP Steering Group with District & County Councillor
- 12/12 Minutes of ECNP Steering Group

2017

- 04/1 Minutes of ECNP Steering Group
- 09/1 Minutes of ECNP Steering Group
- 06/2 Minutes of ECNP Steering Group
- 22/2 Minutes of ECNP Steering Group
- 27/2 Minutes of ECNP Steering Group
- 13/3 Notes on Village Meeting &
- 13/3 SWOT Analysis at Village Meeting
- 23/3 Minutes of ECNP Steering Group
- 03/4 Minutes of ECNP Steering Group
- 28/4 Minutes of ECNP Steering Group
- 22/5 Minutes of ECNP Steering Group

4/1 VWH Planning & ECNP Steering Group
10/11 VWH Planning & ECNP Steering Group

2018

22/5 Report to Parish Council AGM
17/1 Minutes of ECNP Steering Group
9/3 Minutes of ECNP Steering Group
23/4 Notes on Village Meeting
23/4 Draft Policies Handout at Village Meeting
14/5 Minutes of ECNP Steering Group
29/10 Minutes of ECNP Steering Group
28/11 Minutes of ECNP Steering Group

GENERAL FILES SECTION

Surveys & Questionnaires

June 2017- Promotional Posters & Banners (Photos)
July 2017- Community Questionnaire
July 2017- Youth Survey
August 2017- Community Survey Report
August 2017- Youth Survey Report

Key Background & Guidance Notes

Neighbourhood Planning – Quick Guide
Neighbourhood Planning – Road Map
Steering Group Guidance Notes
Census 2011
Parish Profile 2011
Local Plan – Land Offered for Development

Draft Policy Documents and Appendices

April 2018

CIL Project List
Heritage Assets
Local Green Spaces Evidence Base
Pavement Parking
Strategic Views
Community Survey Reports
Environmental Reports
Main Village Roads & Streets
Landscape and Character Assessment

Sept 2018

ECNP Pre-submission – VWH informal Comments on Draft

APPENDIX 3

Community Survey Report



APPENDIX 4

Youth Survey Report

APPENDIX 5

OPEN MEETING ATTENDEES

Village SWOT Meeting

Consultant: Hilary Lombard

Steering Group Chairman: Peter Rumsey
Deputy Chairman: Les Cannings

Steering Group: Robin Bashford,
 Vanessa Bosley,
 Helen Butcher,
 Caroline Dunston,
 Chris & Olwyn Nugent,
 Frances Webb

Church Wardens

Geoff Penfold
 Sue Swift

Mission Rep

Eve Redford

Primary School Headteacher

Andrew Browne

V/H

Charlie Norgate

W/P

Tom Butcher
 Phil & Denis Knight
 Keith Bromley

C/W

Anke Otto

H/V

Justine New

S/A

James Barnes
 Mrs Regan
 Evette & Chris Ford
 Richard & Carol Knott

R/W

Maria Meads
 Steve Prior
 Barbara & David Lovegrove

H/H

Steve Blake
 Sheryl
 Heather Smith
 David & Mandy Perkins
 Sheila Stonehouse
 Paul Baker
 Jean & Colin Moss

F/G

Jan & Richard McGill
 John Lindon
 Helen Ferris
 Dave & Trina Lindsey

Others

James & Maya Eadie (Business Park)

OSL

Gill & Robin Moss

N/F

Clive Swift
 Kevin & Marion Maher
 John Gettings
 David Malcolm
 Richard Johnson
 Michael Zywo
 David & Sonia Green
 Becky Tring (Also Business Park)

Main Street

Roy Spooner
 Alison Rumsey
 Carole Cannings
 Ian Pert
 Sue Grainer
 Tim & Sue McKinnon
 Blair Freebairn
 Jack Mills
 Richard Alder

ECNP Village Meeting

23rd April 2018

held at

Challow & Childrey Cricket Club

Present:

ECNP Steering Group

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

Representative of Dandara (Property Developer)

The following villagers:-

Mrs Regan, Carole Cannings, Paul Baker, Mr & Mrs Miller, Jean & Colin Moss, Jack Mills, Dave & Mandy Perkins, Mr & Mrs Dawson, Mr & Mrs Gunn, Mr Butcher, Roy Spooner, Simon Tyrell, Graham Hockley, Helen Tyrell, Heather Smith, James Barnes, Sheryl Sanders, Christine & Phillip Nicholson, Kate Hannaby, Tom Endean, Gideon & Phillipa Smity, David Malcolm, Helen Sherwood

Meeting Notes:

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

APPENDIX 6

Informal Feedback from VWHDC Prior to Regulation 14 Consultation

APPENDIX 7

Pre-submission Regulation 14 Consultee List

APPENDIX 8

Responses to Regulation 14 Consultation