

# East Challow Neighbourhood Plan

2022–2031



Referendum Version

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Volume 2

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# East Challow Parish Council Neighbourhood Development Plan

## Landscape Character Assessment

July 2021



**LEPUS** CONSULTING  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY



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# East Challow Neighbourhood Development Plan

## Landscape Character Assessment

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# Abbreviations

ALC	Agricultural Land Classification
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BOAT	Byway Open to All Traffic
DPD	Development Plan Document
GI	Green Infrastructure
LCA	Landscape Character Area
LCT	Landscape Character Type
NCA	National Character Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PRoW	Public Right of Way
SM	Scheduled Monument

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# Acknowledgements

This document was commissioned by East Challow Parish Council in October 2020 to support the East Challow Neighbourhood Development Plan.

It has been assisted by valuable discussions with and contributions from:

- East Challow Parish Council Neighbourhood Development Plan Steering Group; and
- Jeremy Flawn of Bluestone Planning.

It has been prepared by Neil Davidson BSc MSc CMLI CEnv CIEEM and Rebecca Gregory BSc, PGDipLA.

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# Executive summary

- E1 Landscape Character Assessment is the process of identifying and describing variation in character of the landscape. Landscape Character Assessments can help to identify landscape distinctiveness and how landscape might be sensitive to change.
- E2 Lepus Consulting Ltd has been commissioned by East Challow Neighbourhood Development Plan (NDP) Steering Group to undertake a Landscape Character Assessment (LCA) of East Challow Parish to inform the East Challow Neighbourhood Development Plan.
- E3 Landscape Character Assessment seeks to identify and describe the unique combination of landscape elements and features that make landscapes distinctive and leads to the identification and mapping of character types and areas.
- E4 The approach to landscape characterisation follows established best practice guidance, including Natural England's 'Approach to Landscape Characterisation'. The assessment process considers landscape characteristics under three categories 'natural', 'cultural and social' and 'perceptual and aesthetic'. The LCA also draws on the landscape context set out in existing published Landscape Character Assessments, including the National Character Areas, the Oxfordshire Wildlife and Landscape Study (OWLS) (2004), the Vale of White Horse Landscape Character Assessment (2017) and the North Wessex Downs AONB Landscape Character Assessment.
- E5 This LCA has identified six landscape character areas, each of which is considered to have distinct and recognisable landscape characteristics. Each identified LCA is accompanied by a description of the landscape qualities under the categories of 'natural', 'cultural and social' and 'perceptual and aesthetic'. The report also includes recommendations to plan, manage and protect the distinctiveness of the landscape.
- E6 The report also includes a strategic evaluation of views towards the village of East Challow to inform the appraisal of the landscape context of the settlement. These include a strategic evaluation of landscape and visual sensitivity, landscape qualities and also include recommendations to plan, manage and protect distinctiveness.

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# 1 Introduction

## 1.1 Appointment and scope of work

1.1.1 Lepus Consulting Ltd has been appointed by East Challow Neighbourhood Development Plan (NDP) Steering Group to undertake a Landscape Character Assessment (LCA) of the parish of East Challow. The LCA will be used as part of the evidence which supports development management policies in the emerging NDP. It will also be used to raise awareness and appreciation of the different landscapes that can be found in the parish and their distinctive features.

1.1.2 Lepus Consulting Ltd is an environmental planning practice specialising in landscape and ecological impact assessment. This report has been prepared by Neil Davidson (BSc, MSc, CEnv, CIEEM, CMLI) and Rebecca Gregory (BSc, PGDipLA).

## 1.2 Purpose of this report

1.2.1 The findings of the LCA should be used for the following purposes:

- To identify, conserve and inform the management of the distinctive landscape characteristics of East Challow;
- To inform the development of the NDP and provide evidence for landscape and character policies;
- To identify the special landscape qualities of the area to help ensure that new development proposals are of an appropriate design and complement the existing local character;
- To be used by developers and their architects to help them understand the local character; and
- To inform decision makers in relation to planning applications.

## 1.3 Summary of the landscape context to East Challow

1.3.1 The parish of East Challow lies approximately 2km west of Wantage in the Vale of White Horse District Council area. The location of the parish is illustrated on Figure 1.1 In landscape terms, the settlement sits on the footslopes of the North Wessex Downs and southern parts of the parish lie within the statutorily protected North Wessex Downs Area of Outstanding Natural Beauty (AONB), a national landscape designation recognising the natural beauty of the landscape.



Figure 1.1 Landscape context to East Challow

- 
- 1.3.2 Towards the north of the parish the land levels fall towards the clay vale, within which are numerous watercourses draining towards the River Ock. Further north, outside the parish, the land rises again towards the limestone of the North Corallian Ridge.
- 1.3.3 Historically, settlements developed along the spring line at the foot of the scarp slope to the North Wessex Downs and, traditionally, have a strong nucleated form.

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## 2 Landscape character assessments

### 2.1 Landscape Character Assessment hierarchy

2.1.1 Landscape Character Assessment can be undertaken at a range of scales and it is an important consideration when preparing development plans or making planning decisions.

2.1.2 The vertical hierarchy of landscape character assessments includes the nationwide National Character Areas, county level landscape character assessments (where they exist), protected landscape character assessments such as those prepared for national parks and AONBs, and at the district level, where landscape character assessments are often prepared to help inform Local Plans.

2.1.3 Neighbourhood Plans sit within the context of this hierarchy. It is important that the preparation of any new landscape character assessment ensures consistency of description across boundaries whilst also facilitating vertical integration within the national to local hierarchy of assessments. The level of detail and cartographic granularity increases as the size of the study area decreases.

2.1.4 The following chapters discuss the hierarchy of existing landscape character assessments which help to provide a framework to the landscape context of East Challow Parish, including:

- National Character Areas;
- The Oxfordshire Wildlife and Landscape Study (OWLS) (2004);
- Vale of White Horse Landscape Character Assessment (2017); and
- The North Wessex Downs AONB landscape character assessment.

### 2.2 National Character Areas

2.2.1 At a national level, Landscape Character Assessment has been defined by the assessment work of Natural England, which has divided England into 159 areas of similar landscape called National Character Areas (NCAs) and the accompanying descriptions are called National Character Area Profiles.

2.2.2 The majority of East Challow Parish lies within the Upper Thames Clay Vales (NCA 108), while the southern most parts of the parish lies within the Berkshire and Marlborough Downs (NCA 116). The boundary between these two NCAs broadly passes through the centre of the settlement on an east-west alignment, separating the landscape of the lower lying clay vale to the north from the more steeply sloping topography which, broadly, forms part of the North Wessex Downs AONB to the south.

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2.2.3 Further details of the NCA profiles are available from Natural England.<sup>1</sup>

## 2.3 Oxfordshire Wildlife and Landscape Study (OWLS)

2.3.1 The Oxfordshire Wildlife and Landscape Study (OWLS) is one of the landscape character assessments relevant to East Challow Parish and covers the whole of the county of Oxfordshire.

2.3.2 The OWLS report was undertaken by Oxfordshire County Council, Natural England and the Earth Trust and completed in 2004. The study assessed the landscape character and biodiversity of the county and sought to be of interest to a range of groups including planners, conservationists and local communities.

2.3.3 Although it has been over 16 years since its completion, OWLS provides a useful summary of the landscape context. East Challow Parish lies within four of the identified Landscape Character Areas. Relevant extracts from OWLS are summarised below and the locations of the OWLS LCAs are shown on Figure 2.1.

- Clay Vale: H Uffington (WH/24);
- Estate Farmlands: E. Wantage to Idstone (WH/23);
- Rolling Farmland: L. Blewbury (WD/6); and
- Alluvial Lowland: Q. East and West Hanney (WH/27).

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<sup>1</sup> Natural England (2014) National Character Area Profiles <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making> [Accessed on 02/11/20].



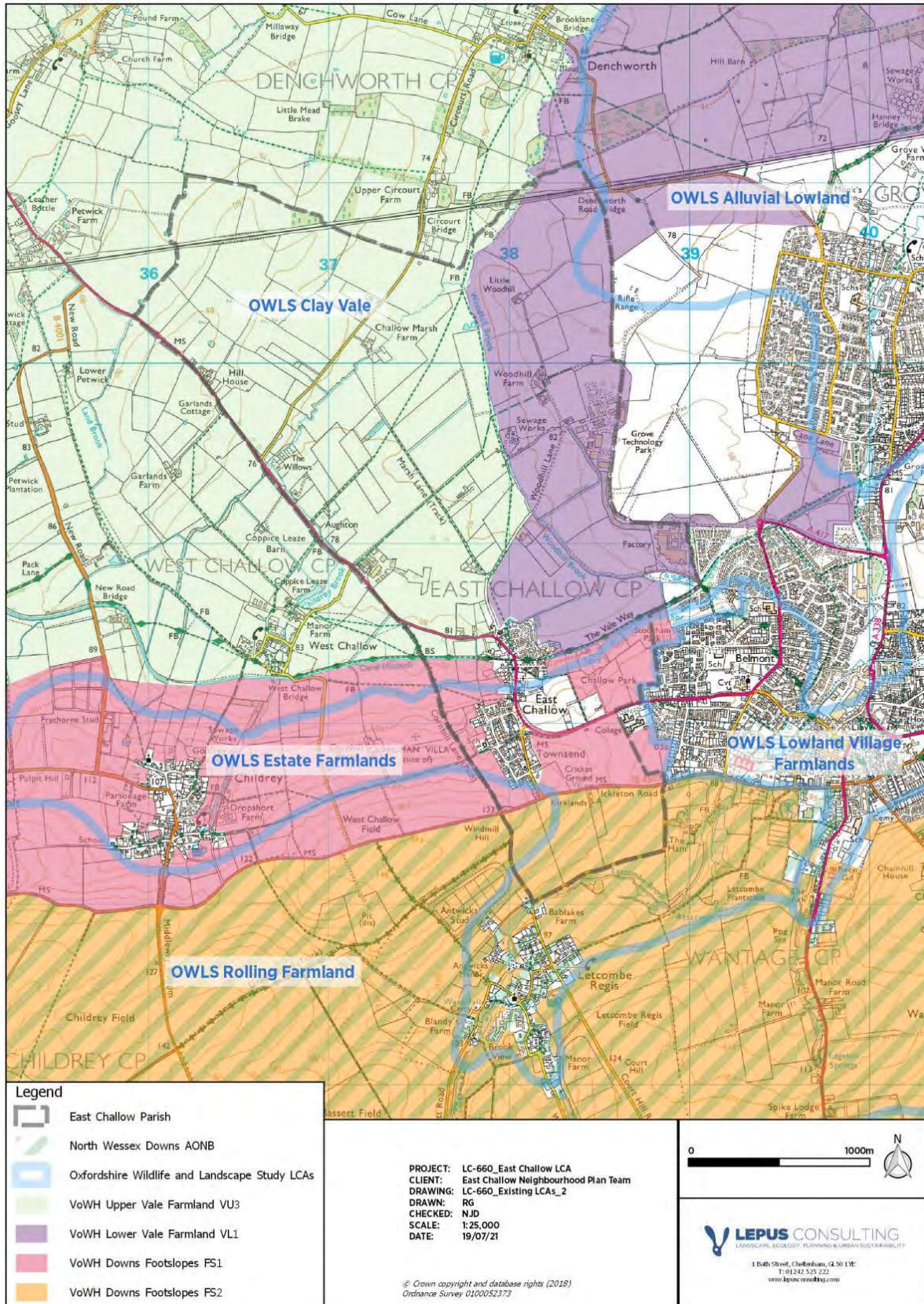


Figure 2.1 Existing Landscape Character Assessment

## 2.4 Clay Vale: H. Uffington (WH/24)

2.4.1 The majority of the parish lies within the Clay Vale Landscape Type within the WH/24 landscape character area. The study states,

*"There is a mix of medium to large-sized fields with both arable land and pasture. The grassland is largely confined to the smaller fields close to the river Ock and its tributaries. Large arable fields occupy the land to the west of Grove. Fields are enclosed by hawthorn and elm hedges which, in turn, are often adjacent to ditches. Dense linear strips of willow, ash, field maple and oak border watercourses and are a prominent visual feature which give structure to an otherwise flat low-lying landscape. Densely scattered hedgerow trees of ash, oak, willow and dead elm, particularly within roadside hedges, add to the tree cover. Ash and willow trees in hedges next to ditches are particularly prominent. There are small to medium-sized blocks of ancient and semi-natural oak and ash woodland, as well as deciduous plantations of oak, ash, willow and poplar, scattered throughout the area. Hedges are generally in good condition but some of the internal field hedges are gappy. To the west of Grove they have been removed, resulting in a very open landscape".*

2.4.2 In relation to biodiversity the study states,

*"This very large area supports a wide range of locally important habitats including deciduous woodland, plantations, scrub, semi-improved grassland, species-poor hedges with trees, species-poor rivers and streams and tree-lined species-poor watercourses".*

## 2.5 Estate Farmlands: E. Wantage to Idstone (WH/23)

2.5.1 Southern parts of the parish, particularly the landscape around the settlement itself, lie in the Estate Farmlands Landscape Type in the Wantage to Idstone Landscape Character Area. In relation to landscape character the study states,

*"This is an undulating landform sloping northwards into the Vale of White Horse. The area is characterised by small to medium-sized fields enclosed by tall hawthorn and elm hedges. Land uses are mixed, with small grass fields being largely confined to the outskirts of villages. There are scattered hedgerow trees of ash, sycamore and dead elm throughout the area. Similarly, small discrete plantations, particularly those associated with the parklands at Kingston Lisle and Sparsholt, are also a feature. Areas of secondary woodland occupy some of the minor valleys along the slope".*

2.5.2 In relation to biodiversity the study states,

*"Locally important habitats include deciduous woodland and scrub, plantations, semi-improved grassland and species-poor hedges with trees. There are also parklands with associated mature trees and lakes, reed swamp and some ancient semi-natural woodland".*

## 2.6 Rolling Farmland: L. Blewbury (WD/6)

2.6.1 A small area to the south west of the parish, where the land rises towards Windmill Hill falls within the Rolling Farmland Landscape Type. The study states,

*"The landscape is dominated by large-sized arable fields. There are a few surviving areas of unimproved and semi-improved grassland. Fields are enclosed by hawthorn and elm hedges with sparsely scattered ash and elm trees. Hedges are generally fragmented except where they border tracks. Throughout the area there are a number of different sized deciduous and mixed linear plantations. Many of the watercourses are lined by willow, ash, poplar and linear strips of semi-natural woodland. These add to the tree cover and create locally intimate landscapes".*

2.6.2 In relation to biodiversity the study states,

*"This area supports a range of locally important habitats including deciduous woodland, plantations, semi-improved grassland, scrub, species-poor hedges with trees and tree-lined watercourses. Priority habitats include small areas of calcareous grassland, less than 5 ha, on Blewburton and Lollingdon Hills. There are also tree-lined species-rich springlines draining off the chalk, including Ginge Brook and Letcombe Cress Beds".*

## 2.7 Alluvial Lowland: Q. East and West Hanney (WH/27).

2.7.1 A small area to the north east of the parish lies within the Alluvial Lowland Landscape Character Type. In relation to landscape character the OWLS report states,

*"The area is dominated by large-sized arable fields with some semi-improved grassland to the west of Grove, and a little unimproved neutral grassland. Fields are enclosed by hawthorn hedges with very few trees. Hedges are generally gappy with the exception of some roadside hedges. The main features are the tree-lined watercourses with species such as ash, willow and poplar. There are also a few hedges and scattered scrub next to some ditches and a small number of isolated deciduous woods and plantations.*

2.7.2 In relation to biodiversity the study states,

*"There is a range of locally important habitats in this area, including deciduous woodland, plantations, semi-improved grassland, species-poor hedges with trees and tree-lined watercourses. There is also a small area of unimproved neutral grassland, some atypical ancient semi-natural woodland and a series of flooded borrow pits (created as a consequence of engineering works) adjacent to the mainline railway".*

## 2.8 Vale of White Horse landscape context

2.8.1 Vale of White Horse District Council commissioned a Landscape Character Assessment as supporting evidence to the policies of the Local Plan 2031 Part 2. Further details of the Local Plan landscape policies are provided in Chapter 3 of this report. The Vale of White Horse Landscape Character Assessment was undertaken by Hankinson Duckett Associates and completed in September 2017. The study identifies twelve Landscape Types, which are then subdivided into Landscape Character Areas. Relevant extracts from the report are provided in Appendix A and are summarised below.

2.8.2 The study identified four Landscape Character Areas within East Challow Parish the locations of which are shown on Figure 2.1:

- Downs Footslopes: FS1 Idstone to Wantage;
- Downs Footslopes: FS2 Seven Acre Hill to Round Hill;
- Lower Vale Farmland: VL1 East Challow to East Hanney; and
- Upper Vale Farmland: VU3 Bourton to Garford.

## 2.9 Downs Footslopes: FS1 Idstone to Wantage

2.9.1 This LCA surrounds much of the settlement of East Challow. To the north the boundary to the LCA is defined by the Wilts and Berks Canal and to the south the boundary is coincident with the boundary to the North Wessex Downs AONB. The study states,

- *"The Character Area is formed by a band of relatively steep, north facing slopes.... Numerous spring fed streams, originating at the foot of the chalk scarp, flow north through the footslopes down into the Vale".*
- *"The area consists predominantly of relatively large arable fields,...however, groups of smaller pastoral fields are also common and often located within the vicinity of villages".*
- *"Small, dispersed blocks of woodland scattered along the footslopes, including areas of ancient woodland. Other small tree groups and trees along field boundaries..."*
- *"There are numerous settlements regularly spaced along the length of the Character Area... The sloping farmland forms gaps between each settlement, although recent permissions have reduced the gap between East Challow and Wantage".*
- *"Most settlements on the footslopes are small nucleated villages...Idstone, Knighton, Woolstone, Kingston Lisle, Westcot, Sparsholt, Childrey and East*

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*Challow all have historic cores with medieval history, which mostly abut in their entirety directly onto the surrounding countryside”.*

- *“Most of the villages are located around spring feed streams...East Challow is orientated broadly north-south down the slope, with some small industrial areas and the Wilts and Berks Canal at its northern end”.*
- *“The majority of roads consist of rural lanes cutting north-south through the footslopes, connecting villages with the B4507 which runs along the foot of the scarp to the south...”*
- *“A network of public rights of way, consisting predominantly of footpaths...run in various directions across the footslopes...”*
- *“Gaps in tree cover allow panoramic views north across the slopes towards the Vale, particularly from more elevated positions. Enclosed locations, such as within the vicinity of villages or woodland, have more restricted views. The slopes provide part of the immediate northern setting to the North Wessex Downs AONB”.*
- *“The footslopes have a mixture of post medieval, pre-18th century, and modern fieldscapes. There is ...a Roman Villa near East Challow”.*
- *“This is a pleasant rural area, with the scarp as a backdrop to the south. However, obvious human influence from villages and views of settlement to the north, often reduce the sense of remoteness and tranquillity”.*

## 2.10

### Downs Footslopes: FS2 Seven Acre Hill to Round Hill

#### 2.10.1

The southern most field parcels of the parish lie within this LCA. This area of the parish lies within the North Wessex Downs AONB. In relation to East Challow the study states,

- *“The area has undulating landform, which falls towards Letcombe Brook and other watercourses...”*
- *“The footslopes predominantly consist of large, open arable fields...Hedges, where they exist, include hawthorn and elm, and there are occasional ash trees”.*
- *“There are small parcels of land... associated with the settlement along the brook, in contrast to the adjacent, larger scale, open arable fields across the majority of the footslopes”.*
- *“The footslopes within the Character Area form the separation between nearby settlements...Letcombe Regis is visible from the southern edge of East Challow, although the intervening slopes provide physical, if not visual, separation”.*
- *“A number of roads and lanes cross the footslopes, and are predominantly orientated north-south”.*
- *“The open and undulating nature of the majority of the footslopes facilitates panoramic, long distance, views from the roads and rights of*

*way which cross the arable landscape. There are...views of the scarp which forms a backdrop to the south, as well as views across the footslopes themselves, largely unimpeded by tree cover”.*

- *“This is a rural, relatively tranquil area, with a sense of exposure on the open slopes, which provides a sloping setting to the towns and villages to the north, and the scarp to the south. Settlement is set down in the undulating landscape, and assimilated into the countryside by associated tree cover. However, views of settlements within and beyond the Character Area temper the sense of remoteness”.*

## 2.11 Lower Vale Farmland: VL1 East Challow to East Hanney

2.11.1 To the north of the Wilts and Berks canal, the study identifies two LCAs within the parish, the Lower Vale Farmland lies to the east and the Upper Vale Farmland to the west. The study states,

- *“The area consists of farmland with an irregular pattern of medium to large size arable fields with...often limited, boundary vegetation. Hedgerows, which predominately consist of hawthorn, are often intensively managed and clipped to low heights, particularly where they are located within areas of arable fields”.*
- *“There are a number of woodland blocks, increasing in frequency towards the north of the Character Area”.*
- *“A single small area in the southern part of the Character Area is identified as ancient woodland”.*
- *“A narrow corridor of riparian vegetation marks the Woodhill Brook as it flows along the western boundary, and through the southern part of the Character Area”.*
- *“The northern part of the area is relatively unsettled. However, to the south, there are scattered farmsteads as well as commercial and light industrial sites and sewage works”.*
- *“The Character Area (abuts) East Challow, Wantage, and proposed development areas to the north and west of Grove. Both West Hanney and East Challow have historic areas with medieval history which adjoin the adjacent Vale countryside within the Character Area, although the interface between built up areas and the countryside are generally filtered well by boundary vegetation including mature trees”*
- *“The Character Area also contributes to the gap between Wantage and East Challow”*
- *“Vehicle access throughout the area predominantly consists of rural lanes and farm tracks. There are public byways, bridleways and footpaths across the area, increasing in frequency to the north”.*

- *"The Great Western Main Line railway, with overhead electrification infrastructure recently installed, crosses east-west through the middle of the Character Area. A section of the old Wilts and Berks Canal, identified by a corridor of vegetation, cuts through the southern part of the Character Area".*
- *"Views within the area vary depending on the degree of tree cover and other intervening features such as settlement, and vegetation along roads and the railway. Large scale open areas have distant views of the Downs on the horizon to the south. From The Ridgeway National Trail, the area is visible as part of the wider Vale".*
- *"The fieldscape has a mixture of modern and post medieval fieldscapes".*
- *"This is a rural area, with a sense of tranquillity in more enclosed areas. However, the notable presence of settlement, transport, utilities and business/light industrial buildings and activity limits the sense of tranquillity and remoteness, particularly within the southern portion of the Character Area".*

## 2.12 Upper Vale Farmland VU3 Bourton to Garford

2.12.1 Land in the north western part of the parish lies within the Upper Vale Farmland LCA. The study states,

- *"Low lying, but gently undulating, landscape, drained by numerous ditches and minor watercourses".*
- *"Predominantly well maintained farmland, with a pattern of varying size arable fields, and areas of grazed pasture".*
- *"Boundaries are generally well vegetated with hawthorn and elm hedges... and occasional mature trees, such as oaks, located within fields".*
- *"The, partly restored, Wilts and Berks canal winds from east to west through the southern portion of the Character Area".*
- *"The area is lightly settled generally, but includes an even spread of scattered settlement...Elsewhere...there are scattered farmsteads, many of which include listed buildings".*
- *"The A417, B4000 and a network of rural roads and lanes criss-cross the Vale, often with roadside hedges. There is also a comprehensive network of public rights of way (providing) pedestrian access to most parts of the area and links to the Downs to the south".*
- *"The Great Western Mainline railway line crosses east-west through the (area). Overhead electrification infrastructure, recently installed at close, regularly spaced intervals along the railway, are a noticeable feature across adjacent fields".*
- *"Boundary vegetation and woodland frequently shorten views within the Character Area. However, between tree cover, there are views to high*

*ground of the Corallian Limestone Ridge to the north, and the Downs to the south, emphasising the location of the Character Area within a wider Vale. The Character Area forms a significant part of the wider setting to the north of the North Wessex Downs AONB, with the area visible in the distance from vantage points within the Downs, including from The Ridgeway and Open Access land surrounding the Uffington White Horse. A large proportion of the Character Area has fieldscapes identified as post medieval, although there are also significant areas of modern field pattern”.*

- *“Tree cover provides enclosure and aids the sense of peace and tranquillity in some parts of the Character, although human influence including settlement and transport corridors such as the railway with its overhead masts, often reduces the sense of remoteness across the area”.*

## 2.13 The North Wessex Downs AONB landscape character assessment.

- 2.13.1 Southern parts of the parish lie within the North Wessex Downs AONB, which stretches from the west in Wiltshire, through Swindon, Oxfordshire and West Berkshire, to the eastern most section where it abuts the Chilterns AONB along the River Thames. The North Wessex Downs AONB covers approximately 1,730km<sup>2</sup> of rolling chalk-dominated countryside, encompassing several settlements.<sup>2</sup>
- 2.13.2 AONBs and their ‘settings’ benefit from statutory and planning policy protection, as set out in Chapter 3, below.
- 2.13.3 The AONB has an ancient history of human settlement and land use. It contains a vast number of important cultural heritage assets and features of archaeological interest, including medieval and post-medieval settlements. This includes Neolithic and Bronze Age sites such as Avebury Henge. There are 479 Scheduled Monuments, 15 Registered Parks and Gardens, one Registered Battlefield and over 4,000 Listed Buildings within the AONB.
- 2.13.4 The AONB is dominated by agricultural land use including farmsteads, pasture and arable land, amongst the river valleys, woodland and high chalk plains. The landscape encompasses a range of important habitats for nature conservation including the chalk grasslands, broadleaved woodlands, chalk rivers and streams, wetlands and arable farmland.
- 2.13.5 The North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment was undertaken by Land Use Consultants and published in 2002.

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<sup>2</sup> North Wessex Downs AONB (2019) North Wessex Downs AONB Management Plan 2019-2024. Available at: <http://www.northwessexdowns.org.uk/publications-resources/aonb-management-plan.html> [Date Accessed: 03/11/20]



2.13.6 The southern most parts of the parish fall within Landscape Character Type 5: Downs Plain and Scarp and LCA 5C: Hendred Plain. The study states,

*"The ledge of Lower Chalk protruding from the higher downs is a distinctive landform feature on the northern edge of the AONB, providing a transitional landscape between the high downs and the clay lowlands. Although essentially a flat level Plain, local variation is created by the numerous valleys that cut through the area... In addition the wooded stream sides form a much softer enclosed landscape. At Letcombe, the brook has been dammed to create a lake as part of a designed landscape scheme, and the presence of small parks and mansions at the point where springs emerge is a particular feature of the area... These areas are frequently associated with extensive woodland and parkland planting...*

*The majority of the area is under arable cultivation. The landscape consists of large fields with insignificant boundaries, although the shelterbelts and waterside woodlands provide a sense of enclosure. Orchards lie along the northern edge, around East Hendred, and provide further diversity in land cover. The area includes a large number of straight north-south running lanes, byways or tracks which cross the Plain and terminate on the high downs, where they join the Ridgeway. These tracks would have formerly connected the resources of the Vales and the high downs, but today form good routes for recreational access.*

*... The boundary of the AONB follows the line of the main A417 road. The accessibility this provides and the proximity to main employment centres means that this area is inevitably subject to development pressures. Harwell and Wantage are both expanding settlements located on the border of the AONB...*

*Particular consideration should be given to the impact of new development on the boundary of the AONB (at Harwell and Wantage) on the character of this part of the North Wessex Downs and views from this area".*

2.13.7 Some of the most recognisable qualities of the North Wessex Downs are the group of prehistoric features south of Uffington, including the Uffington White Horse,

*"The dramatic scarp landform creates a recognisable horizon visible from the lower lying landscapes to the north. The summit of the slope is characterised by Bronze Age barrows clustered along the skyline and Iron Age hill forts, connected by the prehistoric route of the Ridgeway. Waylands Smithy long barrow, Uffington Hill Fort and the enigmatic chalk-cut figure of the Uffington White Horse are among many symbolic landmarks that characterise these highly visible slopes. The long, sleek figure of the Uffington White Horse is undoubtedly Britain's oldest and most famous hill figure (at least 3,000 years old) and may have inspired the subsequent creation of further chalk carvings within the North Wessex Downs. The route of the Ridgeway has been celebrated in art and literature and today, walkers and cyclists continue to enjoy the experience of the Ridgeway National Trail".*

2.13.8 This group of historic features lie on elevated land, at approximately 250mAOD, with expansive views across the landscape in many directions, including towards East Challow. With good visibility, the Crown Packaging Plant and Grove Technology Park can be seen lying in the valley to the east of these features.

2.13.9 Key issues of relevance to East Challow Parish include:

- *In the past, agricultural intensification leading to loss of environmental assets including biodiversity (e.g. chalk grassland) archaeological features and landscape character;*
- *Changes in farming practices - including loss of livestock with some marginal areas on the scarp slope no longer being grazed leading to scrub encroachment, most notably on the steeper scarp slopes;*
- *Loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows;*
- *Lack of appropriate woodland management particularly the small ancient and semi natural woodlands of the scarp formerly managed by coppicing;*
- *Climate change... Impact on woodland and parkland with potential increase in non native species and tree loss (drought/windthrow);*
- *Pressures for housing and peripheral development of attractive springline villages along the scarp - potential loss of local vernacular character, and decline in rural services;*
- *Impact of development of the edge of the AONB, for example at Wantage, Swindon, Harwell, Didcot - visual impact plus increased pressures on housing, roads, etc.;*
- *Loss of rural tranquillity, resulting from the combination of the above.*

2.13.10 The published landscape character assessments, summarised above, describe the landscape context to East Challow Parish and form the evidence base to landscape-related planning policy, which will be summarised in the following chapter.

## 3 Landscape planning policy context

### 3.1 National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) published in 2019<sup>3</sup> acts as guidance for local planning authorities, both in plan preparation and making decisions about planning applications. The environmental role of the NPPF is *"to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy"*.

3.1.2 In relation to landscape character assessment, in general, the following paragraphs of NPPF 2019 are of relevance.

3.1.3 Paragraph 170 states, *"Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)"*.

3.1.4 Paragraph 172 states, *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues ... The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest"*.

### 3.2 Planning Practice Guidance

3.2.1 Planning Practice Guidance (PPG) on landscape character can be found in Chapter 8: The Natural Environment (dated July 2019) which states,

*"The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*

*Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The*

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<sup>3</sup> MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 03/11/20]

*cumulative impacts of development on the landscape need to be considered carefully.*

*Where appropriate, landscape character assessments can be prepared to complement Natural England's National Character Area profiles. Natural England provides guidance on undertaking these assessments.*

*To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed. To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used".<sup>4</sup>*

3.2.2 The PPG also makes special reference to dealing with development within the setting of an Area of Outstanding Natural Beauty, as follows,

*"Land within the setting of (an AONB) often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account".*

### 3.3 Vale of White Horse Planning Policy

3.3.1 The Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies was adopted in December 2016, while Part 2: Detailed Policies and Additional Sites was adopted in October 2019<sup>5</sup>.

### 3.4 Landscape

3.4.1 In Part 1 of the Local Plan, Core Policy 44: Landscape states,

*"The key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and where possible enhanced, in particular*

- *Features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies;*
- *Important landscape settings of settlements;*
- *Topographical features;*
- *Areas or features of cultural and historic value;*
- *Important views and visually sensitive skylines, and*

<sup>4</sup> MHCLG (2019) 'Guidance Natural Environment' Available at <https://www.gov.uk/guidance/natural-environment#landscape> [Accessed on 03/11/20]

<sup>5</sup> Available at <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2031/> [Accessed on 04/11/20]

- *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*

*Where development is acceptable in principle, measures will be sought to integrate it into the landscape character and/or the townscape of the area. Proposals will need to demonstrate how they have responded to the above aspects of landscape character and will be expected to:*

- *Incorporate appropriate landscape proposals that reflect the character of the area through appropriate design and management;*
- *Preserve and promote local distinctiveness and diversity and, where practical, enhance damaged landscape areas.*

*High priority will be given to conservation and enhancement of the natural beauty of the North Wessex Downs AONB and planning decisions will have regard to its setting. Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes, will be encouraged, provided they do not conflict with the aims of conservation and enhancement”.*

3.4.2 Paragraph 6.113 states that Core Policy 44 will be applied using the most up-to-date legislation and landscape studies available.

3.4.3 In relation to landscape, Part 2 of the Local Plan states,

*“The Part 1 plan seeks to protect, and where possible enhance, key features that contribute to the nature and quality of the district’s landscape.*

*In particular, Core Policy 44: Landscape, as set out in the Part 1 plan, identifies the most important landscape features that should be protected and enhanced and requires proposals to demonstrate how they have responded to these identified aspects of landscape character.*

*Proposals will be expected to:*

- *incorporate appropriate landscape proposals that reflect the character of the area through appropriate design and management, and*
- *preserve and promote local distinctiveness and diversity and, wherever possible, enhance damaged landscape areas*
- *...Proposals will also be considered in accordance with Core Policy 37: Design and Local Distinctiveness and the Council’s Design Guide SPD”.*

## 3.5 Sub-Area Strategies

3.5.1 In Part 1 of the Local Plan East Challow is classed as a ‘Larger Village’ in the settlement hierarchy and falls within the Western Vale Sub Area. This Sub Area is described as a larger rural area, extending from the North Wessex Downs AONB to the River Thames. Larger Villages are defined as settlements with a “*more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities*”.

- 3.5.2 Core Policy 20: Spatial Strategy for the Western Vale Sub-Area summarises the allocations within the plan for this area. There are no planned allocations within the parish of East Challow. As stated above, unallocated applications for development will be limited to providing for local needs.
- 3.5.3 Section 5 of the plan describes how the Sub-Areas will have changed by 2031. The plan states, the Western Vale Sub-Area will continue to be an attractive and prosperous rural area. Development will have been focused at Faringdon with complementary growth in the Larger Villages, especially Shrivenham and Stanford-in-the-Vale. The quality of the rural environment will have been maintained.
- 3.5.4 Wantage falls within the South East Vale Sub-Area and is defined as a 'Market Town'. Market Towns are defined as settlements that have the "*greatest long-term potential for development to provide the jobs and homes to help sustain, and where appropriate, enhance their services and facilities to support viable and sustainable communities in a proportionate manner*".
- 3.5.5 Paragraph 5.106 describing the South East Vale describes the Sub-Area as having,
- 3.5.6 "*Many areas important for their environmental or landscape value...land between East Challow and Wantage, and Wantage and Grove helps to preserve the separate and unique identities of these communities and so it is important these areas are protected from development*".
- 3.5.7 In relation to maintaining separate settlements, Part 2 of the Local Plan, Development Policy 29: Settlement Character and Gaps states,
- "Development proposals will need to demonstrate that the settlement's character is retained, and physical and visual separation is maintained between settlements. Development proposals will be considered in the context of Core Policy 4 in the Local Plan 2031: Part 1, and in addition, will only be permitted provided that:*
- i. The physical and visual separation between two separate settlements is not unacceptably diminished*
  - ii. Cumulatively, with other existing or proposed development, it does not compromise the physical and visual separation between settlements, and*
  - iii. It does not lead to a loss of environmental or historical assets that individually or collectively contribute towards their local identity*".

## 3.6 Green infrastructure

3.6.1 The Council has developed a joint Green Infrastructure Strategy with South Oxfordshire District Council<sup>6</sup>. The study seeks to assist in the planning, design and delivery of green infrastructure and sets out the two Councils' expectations in relation to the delivery of green infrastructure on development sites. The strategy is also intended to be used to inform the preparation of Neighbourhood Plans.

3.6.2 Local Plan Core Policy 45: Green Infrastructure states,

*"A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. A net loss of Green Infrastructure, including biodiversity, through development proposals, will be resisted.*

*Proposals for new development must provide adequate Green Infrastructure in line with the Green Infrastructure Strategy. All major applications must be accompanied by a statement demonstrating that they have taken into account the relationship of the proposed development to existing Green Infrastructure and how this will be retained and enhanced. Proposals will be required to contribute to the delivery of new Green Infrastructure and/or the improvement of existing assets including Conservation Target Areas in accordance with the standards in the Green Infrastructure Strategy and the Habitats Regulations Assessment".*

3.6.3 Further details of the Green Infrastructure Strategy in relation to East Challow are provided in Chapter 5, below.

3.6.4 Conservation Target Areas are ecological networks in Oxfordshire that promote the preservation, restoration and re-creation of priority habitats and the protection and recovery of populations of priority species. They represent the main components of the ecological networks across Oxfordshire.

## 3.7 Biodiversity

3.7.1 Core Policy 46: Conservation and Improvement of Biodiversity states,

*"Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided...*

*The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network".*

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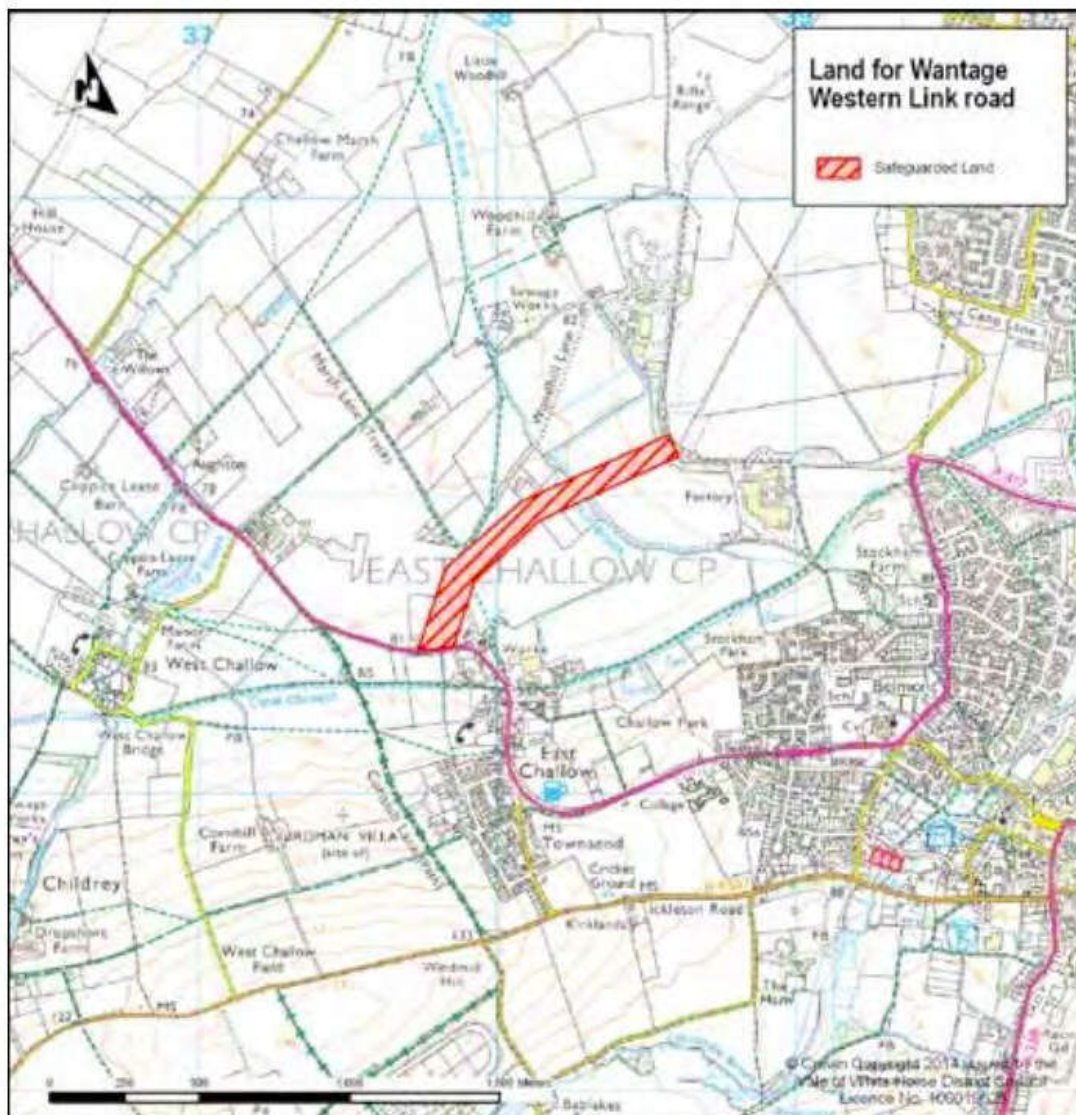
<sup>6</sup> South Oxfordshire & Vale of White Horse District Councils (2017) South & Vale Green Infrastructure Strategy, Chris Blandford Associates Available at [https://data.whitehorsedc.gov.uk/java/support/dynamic\\_serve.jsp?ID=1019020450&CODE=6FC84D5697E564DA1F77A5D61D3F14CC](https://data.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=1019020450&CODE=6FC84D5697E564DA1F77A5D61D3F14CC) [Accessed on 04/11/20]

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## 3.8 Highway improvements

- 3.8.1 The Vale of White Horse Local Plan 2031 states that the Local Transport Plan 4 (LTP4) was approved by Oxfordshire County Council in July 2015. LTP4 safeguards land to deliver the West Wantage Link Road (WWLR) connecting the A417 from Mably Way in Wantage to East Challow. Core Policy 21: Safeguarding of land for strategic highway improvements within the Western Vale Sub-Area sets out the details of this policy. A plan illustrating the location of the safeguarded land is provided in Figure 3.1.





### E10

Figure 3.1 Safeguarded land for the Western Relief Road (Taken from the VoWH Local Plan 2031)

### 3.9 Other relevant Local Plan development policies

3.9.1 The following table summarises other policies in the Vale of White Horse Local Plan 2031 (Parts 1 and 2) which are of relevance to the protection of landscape character.

Policy reference	Title	Relevance to LCA
<b>Part 1: Strategic Sites and Policies</b>		
Core Policy 22	Housing Mix	Seeks to ensure that the right mix of housing sizes, types and tenures are provided on all residential development sites
Core Policy 23	Housing Density	Seeks to ensure that residential dwellings are provided at an appropriate density to reflect the need to use land efficiently whilst also taking account of local circumstances.
Core Policy 25	Rural Exception Sites	Identifies the circumstances in which affordable housing can be provided on 'exception sites' in the rural areas, where residential development would not normally be permitted
Core Policy 28	New Employment Development on Unallocated Sites	Sets out the Council's approach to assessing proposals for employment on sites not already allocated.
Core Policy 31	Development to Support the Visitor Economy	Seeks to support the visitor and tourism sector across the district.
Core Policy 37	Design and Local Distinctiveness	Seeks to ensure that all development achieves high quality design standards.
Core Policy 39	The Historic Environment	Sets out the Council's approach to conserving historic assets across the district.
Core Policy 41	Renewable Energy	Sets out the Council's approach to supporting proposals for renewable energy.
Core Policy 43	Natural Resources	Sets out the Council's approach to minimising environmental impacts associated with development proposals.
<b>Part 2: Detailed Policies and Additional Sites</b>		
Core Policy 20a	Housing Supply for Western Vale Sub-Area Housing Delivery	This policy updates the housing supply for the Western Vale Sub-Area to ensure consistency with the other two Sub-Areas located across the district. No additional site allocations in East Challow Parish are set out within the Part 2 plan.
Development Policy 1	Self and Custom Build	Promotes Self Build and Custom Build to meet the need highlighted within the Self Build Register.
Development Policy 5:	Replacement Dwellings in the Open Countryside	Sets out criteria to guide development in the open countryside of replacement dwellings.

Development Policy 6	Rural Workers' Dwellings	Sets out the criteria for the development of rural workers dwellings in the open countryside.
Development Policy 7	Re-use, Conversion and Extension of Buildings for Dwellings in the Open Countryside	Sets out the Council's criteria and requirements for the re-use, conversions and extension of buildings for dwellings in the open countryside.
Development Policy 12	Rural Diversification and Equestrian Development	Supports proposals for rural diversification and new equestrian uses and buildings in the countryside provided they are accessible and respect the landscape and the surrounding environment.
Development Policy 21	External Lighting	Sets out measures to ensure that development involving external lighting is appropriately designed and located.
Development Policy 25	Noise Pollution	Seeks to ensure new development is acceptable in relation to noise pollution
Development Policy 31:	Protection of Public Rights of Way, National Trails and Open Access Areas	Seeks to support improvements to the Public Rights of Way Network and Open Access Areas, and to protect National Trails.
Development Policy 32	The Wilts and Berks Canal	Seeks to support the long-term vision for the restoration of the Wilts and Berks Canal.
Development Policy 35	New Countryside Recreation Facilities	Supports the development of small-scale countryside recreational facilities in the open countryside.
Development Policy 36	Heritage Assets	Sets out the Council's approach to conserve and enhance heritage assets in the Vale.
Development Policy 37	Conservation Areas	Sets out measures to ensure Conservation Areas are protected from inappropriate development
Development Policy 38	Listed Buildings	Sets out the Council's measures for assessing development proposals that affect a Listed Building and / or its setting.
Development Policy 39	Archaeology and Scheduled Monuments	Sets out the Council's approach to the conservation and enhancement of Scheduled Monuments, nationally important archaeological remains and other non-designated archaeological sites.

### 3.10 Recently Permitted Development in East Challow

3.10.1 Four development proposals in the parish of East Challow have been granted permission in the last 11 years, as summarised below:

- Planning application P08/V1169/FUL for 14 homes on the 'Country Club' site, Woodhill Lane. Full planning permission was granted in February 2009. This development is currently under construction.

- Planning application P12/V1261/FUL sought permission for 71 homes on the Nalder Estate. Full planning permission was granted in June 2013. This development appears to be complete.
- Planning application P16/V1714/O for 38 homes at Challow Park, to the north of the A417. Outline planning permission was granted in September 2016. This development is currently under construction.
- Planning application P16/V0652/O sought permission for 88 homes on Park Farm to the north and east of the A417. Outline planning permission was granted in October 2016. This development is currently under construction.

### 3.11 North Wessex Downs AONB

- 3.11.1 Southern parts of the parish of East Challow lie within the North Wessex Downs AONB. AONBs are designated by Government for the purpose of ensuring that the special qualities of the nation's finest landscapes are conserved and enhanced. AONBs benefit from statutory and planning policy protection.
- 3.11.2 The primary purpose of AONB designation is to conserve and enhance the natural beauty of the area, as confirmed by Section 82 of the Countryside and Rights of Way Act 2000 (CRoW Act). Within Section 85 of the CRoW Act 2000 there is a duty on all relevant authorities to have regard to this purpose in exercising or performing any functions in relation to, or affecting, land in AONBs.
- 3.11.3 National planning policy in relation to AONBs is set in the NPPF and Chapter 8 of the Planning Practice Guidance describes the protection of the setting to such protected landscapes, as described above.
- 3.11.4 North Wessex Downs AONB Council of Partners has produced a Position Paper<sup>7</sup> in relation to the setting of the AONB which states,
- "The setting of the North Wessex Downs does not have a defined geographical boundary but it should be addressed as the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design can be considered to have an impact, either positive or negative, on the natural beauty and special qualities of the North Wessex Downs AONB".*
- 3.11.5 The Position Statement also makes reference to paragraph 180 of the NPPF which, in summary, seeks to ensure that new development is appropriate to its location and takes account of its potential effects on pollution, health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

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<sup>7</sup> North Wessex Downs AONB Position Paper: Setting (2019) Available at [https://www.northwessexdowns.org.uk/uploads/File\\_Management/Publications/Position\\_Statements/Setting\\_Position\\_Statement\\_2019\\_Final.pdf](https://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Position_Statements/Setting_Position_Statement_2019_Final.pdf) [Accessed on 04/11/20]

3.11.6 The AONB Management Plan 2019 – 2024<sup>8</sup> seeks to conserve and enhance the natural beauty and special qualities of the landscape. The inherent value and importance of the North Wessex Downs includes the natural environment, geology, ecology and archaeology, as well as the relationship of the landscape with people over time.

### 3.12 25 Year Environment Plan

3.12.1 The document: 'A Green Future: Our 25 Year Plan to Improve the Environment' was published in January 2018 by the Department for Environment, Food & Rural Affairs (DEFRA)<sup>9</sup>. A summary of the plan states,

3.12.2 *"This 25 Year Environment Plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first".*

3.12.3 The plan identifies six key areas around which action will be focused. This includes the policy 'recovering nature and enhancing the beauty of landscapes'. An action identified within this policy relevant to this LCA is as follows: *"Identifying opportunities for environmental enhancement in all of England's 159 National Character Areas and monitoring indicators of our landscape's character and quality to improve landscapes for people, places and nature".*

3.12.4 The 25 Year Environment Plan recognises that *"our landscapes – our hills, valleys and plains – were created by age-old geological processes but the way our rural and urban environment looks now owes as much to the work of people as nature. Down the centuries, we have shaped and adapted our rural and urban landscape to suit our purpose, not always aware of the lasting effects of our actions – for good or ill – on the appearance and health of the environment"*

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<sup>8</sup> North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024 Available at <https://www.northwessexdowns.org.uk/publications-resources/aonb-management-plan.html> [Accessed on 04/11/20]

<sup>9</sup> Department for Environment, Food and Rural Affairs (2018) 25 Year Environment Plan. Available at: <https://www.gov.uk/government/publications/25-year-environment-plan> [Date Accessed: 03/11/20]

## 4 Methodology

### 4.1 Overview

4.1.1 The methodology for this study has been derived from aspects of:

- Guidelines for Landscape Visual and Impact Assessment Third Edition (2013)<sup>10</sup>;
- The Countryside Agency Topic Paper 6 (2002) Techniques and criteria for Judging Capacity and Sensitivity<sup>11</sup>; and
- Natural England (2014) An Approach to Landscape Character Assessment<sup>12</sup>.

4.1.2 The process can be summarised as having four steps:

- Define purpose and scope of the project;
- Desk study;
- Field study; and
- Classification and description of landscape character types and areas.

### 4.2 Step 1: Define purpose and scope of the project

4.2.1 East Challow NDP Steering Group requested a Landscape Character Assessment to be undertaken. Upon commencement of the project, Lepus held several conferences with the East Challow NDP Steering Group to confirm the precise aims and objectives of the project, defining the scope of assessment.

### 4.3 Step 2: Desk study

4.3.1 An Approach to Landscape Character Assessment' describes the landscape as having many different components, grouped into three types, 'natural', 'cultural and social' and 'perceptual', as illustrated in Figure 4.1.

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<sup>10</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition) Abingdon: Routledge

<sup>11</sup> The Countryside Agency (2002) Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Available at: <http://publications.naturalengland.org.uk/publication/5601625141936128> [Date Accessed: 03/11/20]

<sup>12</sup> Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Date Accessed: 03/11/20]

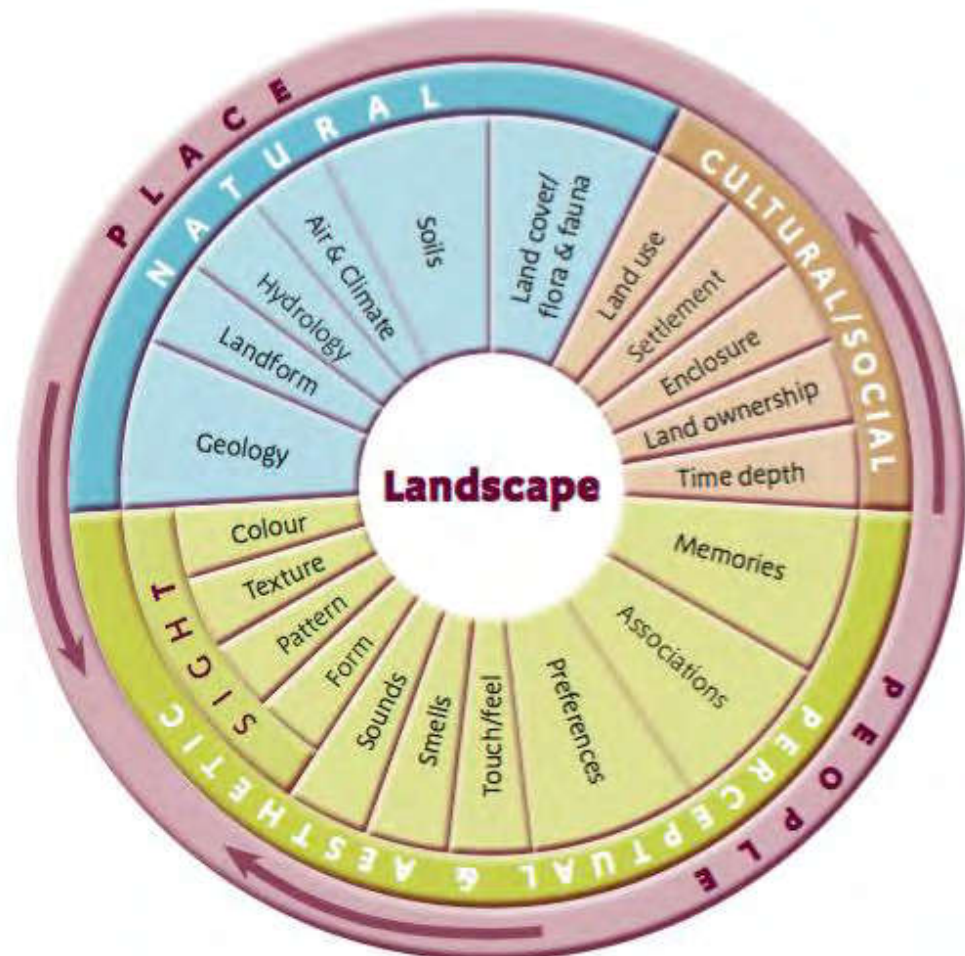


Figure 4.1: What is landscape?

4.3.2 The desktop study stage consists of an information gathering exercise to prepare a baseline review of natural, cultural and social aspects of the NDP area.

#### 4.4 Step 3: Field study

4.4.1 As stated in 'An Approach to Landscape Character Assessment'<sup>13</sup>: "*the field study is an essential part of the Landscape Character Assessment process. It presents the opportunity to observe and understand how all the factors identified as part of the desk study interact and are perceived and experienced, to give us landscapes of distinct character. It also enables the identification of other factors that are not evident from the desk study and the chance to record aesthetic and perceptual aspects*".

<sup>13</sup> Natural England (2014) An Approach to Landscape Character Assessment. Accessed on 07/09/17. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Date Accessed: 03/11/20]<sup>17</sup><sub>SEP</sub>

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4.4.2 The field visits for the East Challow Landscape Character Assessment were undertaken in October 2020 and November 2020. The site visits were undertaken by two appropriately qualified Landscape Architects in order that observations and judgements could be compared and agreed.

#### 4.5 Step 4: Classification and description of landscape character types and character areas

4.5.1 The fourth stage of the landscape character assessment guidance from Natural England states that this part of the process deals with the final classification and description of landscape types and character areas, and explains: the difference between landscape types and landscape character areas, and their use; classification at different scales; involvement of people; boundary confirmation; naming landscape character types and areas; how to describe landscape character; and mapping landscape character types and / or areas.

4.5.2 Overall, the landscape classification was informed by these stages which were used to divide the landscape into areas of distinct, recognisable and consistent character, and groups areas of similar character together. This provided information on the extent and distribution of different landscape character areas. The process of Landscape Character Assessment, as described in 'An Approach to Landscape Character Assessment' is illustrated in Figure 4.2.



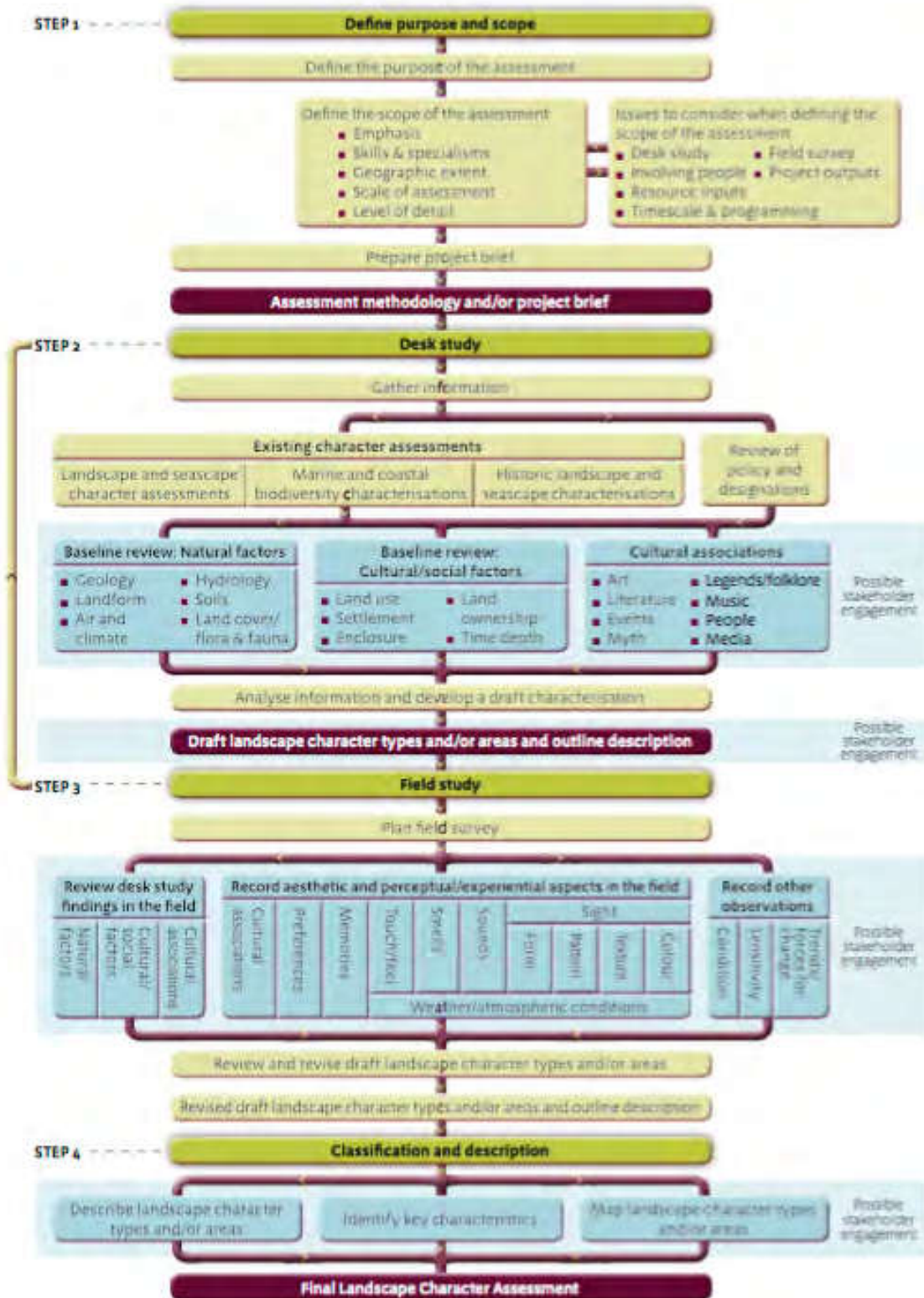


Figure 4.2: Landscape Character Assessment - the process

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- 4.5.3 Landscape classification can be prepared at a variety of scales depending on the purpose and scope of the project. The scale of the area to be assessed determines the likely level at which the differences between homogeneous and distinctive factors are separated to identify character areas. The three previous stages of assessment have provided a spatially referenced framework on which landscape character descriptions, and judgements about future policy development, design strategies, or land management may be based.
- 4.5.4 Landscape Character Areas do not include main settlements, although the LCAs may wash over rural dwellings and farmsteads. The built up areas shown on the mapping does not constitute a settlement boundary or directly relate to policy areas, and may incorporate areas of open space associated with the settlement edge, such as schools and playing fields. Areas on the edge of the settlement which are committed for development and are likely to form part of the built up areas in the near future, are also excluded from the Landscape Character Areas.

# 5 Landscape evolution

## 5.1 Introduction

5.1.1 The following summarises the baseline landscape context within the parish of East Challow. Further details of each of the features described below are provided in the East Challow LCA descriptions in Chapters 7-12.

## 5.2 Geology and landform

5.2.1 The underlying geology has a formative role in the development of the landscape and the often influences the subsequent human activity which takes place.

5.2.2 British Geological Survey maps<sup>14</sup> illustrate that the settlement of East Challow lies on the boundaries between the West Melbury Marly Chalk Formation and the Upper Greensand Formation. While to the north lies Gault Formation (Mudstone). The Gault Formation extends into northerly parts of the parish to approximately Circourt Road. The area around Circourt Road and further north comprises Clay Formations. There are numerous areas of superficial deposits of sand and gravel across the parish.

## 5.3 Soils

5.3.1 Provisional Agricultural Land Classification (ALC) grades are available from Natural England.<sup>15</sup> There are five ALC grades, grade one is the best quality land and grade five the poorest. The provisional grades are based on a number of criteria, including climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). The provisional ALC grading assessment does not involve field surveys. ALC Grades 1 to 3a are classified as best and most versatile agricultural land<sup>16</sup>. Provisional mapping does not distinguish between Grades 3a and 3b; Grade 3 land has been considered as potentially best and most versatile land in this LCA.

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<sup>14</sup> British Geological Survey Map App. Available at <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed on 05/11/20]

<sup>15</sup> Natural England Open Data Available from [https://naturalengland-defra.opendata.arcgis.com/datasets/5d2477d8d04b41d4bbc9a8742f858f4d\\_0?geometry=-1.503%2C51.582%2C-1.402%2C51.601](https://naturalengland-defra.opendata.arcgis.com/datasets/5d2477d8d04b41d4bbc9a8742f858f4d_0?geometry=-1.503%2C51.582%2C-1.402%2C51.601) Accessed on 05/11/20]

<sup>16</sup> National Planning Policy Framework (2019) Annex 2: Glossary Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) [Accessed on 05/11/20]

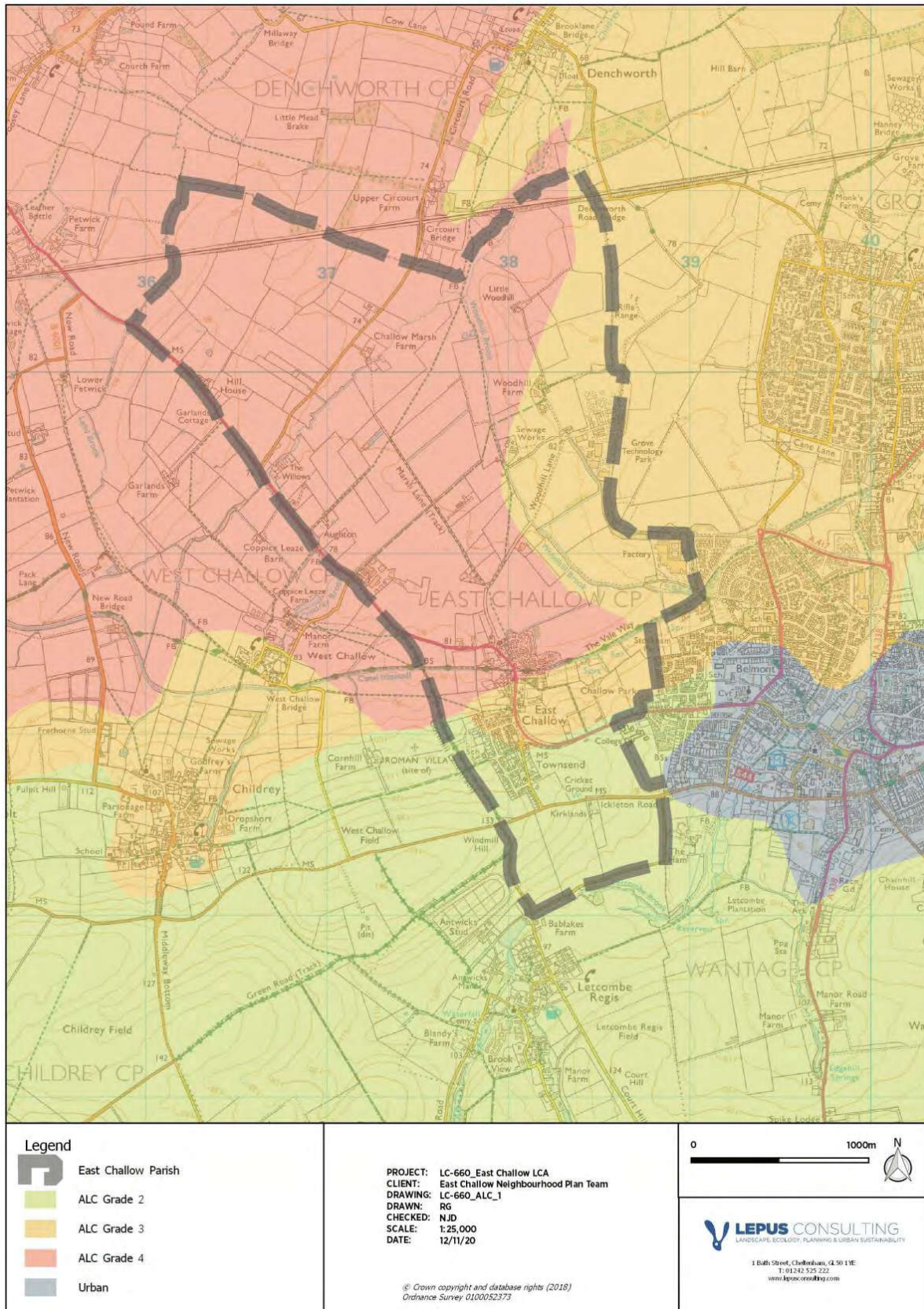


Figure 5.1 Agricultural Land Classification Grades

5.3.2 There are three ALC grades within East Challow Parish as illustrated on Figure 5.1. To the south of the parish, on the more freely draining soils, the land is Grade 2; central and eastern parts of the parish are Grade 3, while the western parts of the parish are ALC Grade 4.

5.3.3 There are four different soil types across East Challow Parish<sup>17</sup>.

- Shallow lime-rich soils over chalk or limestone largely lie to the south of the settlement;
- Freely draining slightly acid loamy soils is a narrow band of soils in the centre of the parish and eastwards towards Wantage;
- Freely draining lime-rich loamy soils lie to the centre and west of the parish;
- Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils lie to the north and extend southwards along Woodhill Brook.

Soil Type	Texture	Drainage	Fertility	Typical habitats for soil type	Typical landcover for soil type
Shallow lime-rich soils over chalk or limestone	Loamy	Freely draining	Lime-rich	Herb-rich Downland and limestone pastures; Beech hangers and other lime-rich woodlands	Arable and grassland
Freely draining slightly acid loamy soils	Loamy	Freely draining	Low	Neutral and acid pastures and deciduous woodlands	Arable and grassland
Freely draining lime-rich loamy soils	Loamy	Freely draining	Lime-rich	Herb-rich chalk and limestone pastures; lime-rich deciduous woodlands	Arable with grassland at higher altitude
Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils	Loamy and clayey	Impeded drainage	Moderate	Seasonally wet pastures and woodlands	Grassland and arable some woodland

## 5.4 Hydrology

5.4.1 The parish is crossed by a number of watercourses, largely flowing in a northerly direction towards the River Ock and onwards towards the River Thames. The locations of these watercourses and their associated floodplains are illustrated on Figure 5.2.<sup>18</sup>

<sup>17</sup> Cranfield Soil and Agrifood Institute (no date) Soilscales map. Available at: <http://www.landis.org.uk/soilscales/index.cfm> [Date Accessed: 05/11/20]

<sup>18</sup> Environment Agency Open Data Flood Map for Planning (updated September 2020) Available at <https://data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2> [Accessed on 05/11/20]

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- 5.4.2 Childrey Brook appears to originate in proximity to Childrey and flows north towards the A417 and then, broadly, follows Circourt Road in a northerly direction. Childrey Brook is classed as a statutory main river<sup>19</sup>. Woodhill Brook appears to originate at the eastern boundary of the parish in proximity to Wantage and forms a confluence with Childrey Brook in the northern part of the parish. The Letcombe Brook lies outside the parish towards the south, with southern land parcels within the parish draining in this direction. There are modest areas of floodplain associated with these watercourses.
- 5.4.3 The Wilts and Berks Canal crosses the parish in an east-west direction, passing through the centre of the settlement.
- 5.4.4 OS 1:25,000 leisure mapping identifies two springs to the east of the settlement and just to the south of the Wilts and Berks Canal. Springs tend to emerge where an area of permeable geology overlies a layer of impermeable geology. Historically, village settlements developed along 'spring lines' where there was a reliable water supply. East Challow is likely to be one of a number of such settlements located at the foot of the North Wessex Downs.

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<sup>19</sup> Environment Agency Main Rivers Mapping Available at <https://www.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386> [Accessed on 09/11/20]

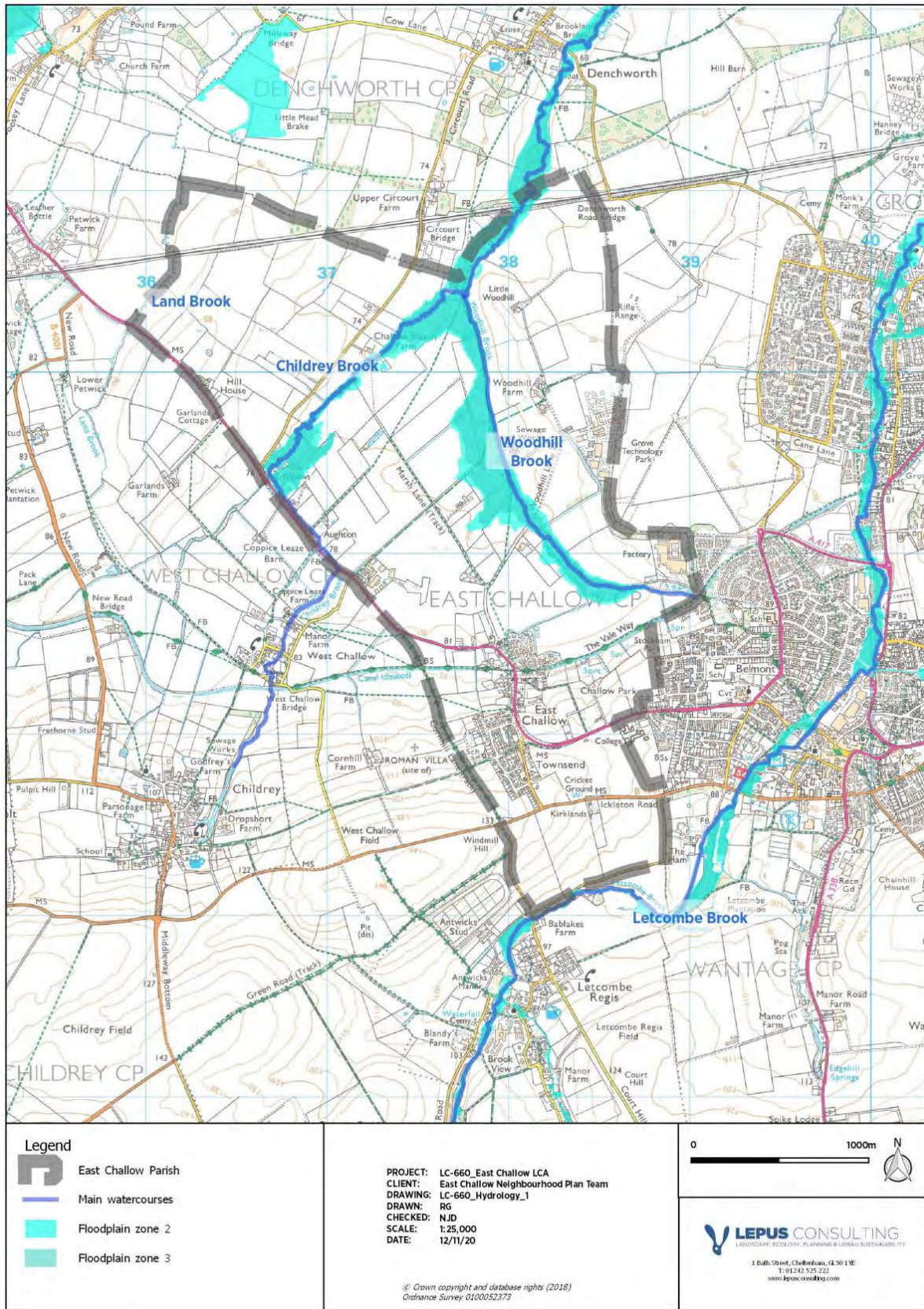


Figure 5.2 Hydrology and floodplains

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## 5.5 Biodiversity, flora and fauna

- 5.5.1 The parish of East Challow has a range of undesignated biodiversity assets supporting an array of flora and fauna. The landscape within the parish is predominantly agricultural, with grassland and arable land uses. There are patches of deciduous woodland, hedgerow field boundaries and various waterbodies, such as watercourses, the Canal and ponds, which offer a range of habitat types and connectivity between biodiversity assets.

## 5.6 Priority Habitats

- 5.6.1 The Priority Habitat Inventory was taken from Natural England's publicly available data<sup>20</sup>. This mapping shows the location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance and these habitats are shown on Figure 5.3.
- 5.6.2 A small area of Ancient Woodland to the east of the parish, is shown on this mapping, called Woodhill Copse. Woodhill Copse is an Ancient Semi-natural Woodland.
- 5.6.3 The NPPF defines ancient woodland as: "*Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes Ancient Semi Natural Woodland and Plantations on Ancient Woodland Sites (PAWS)*". Paragraph 175C states, "*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons<sup>58</sup> and a suitable compensation strategy exists.*"
- 5.6.4 Other Priority Habitats identified on this mapping include five patches of deciduous woodland, scattered within the parish, principally associated with linear routes or dwellings, and a potential Traditional Orchard at the property called Aughton to the east of the A417.

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<sup>20</sup> Natural England Open Data (updated October 2020) Available from [https://naturalengland-defra.opendata.arcgis.com/datasets/e8eac9a6297f4544896b667b204ed31a\\_0](https://naturalengland-defra.opendata.arcgis.com/datasets/e8eac9a6297f4544896b667b204ed31a_0) Accessed on [05/11/20]



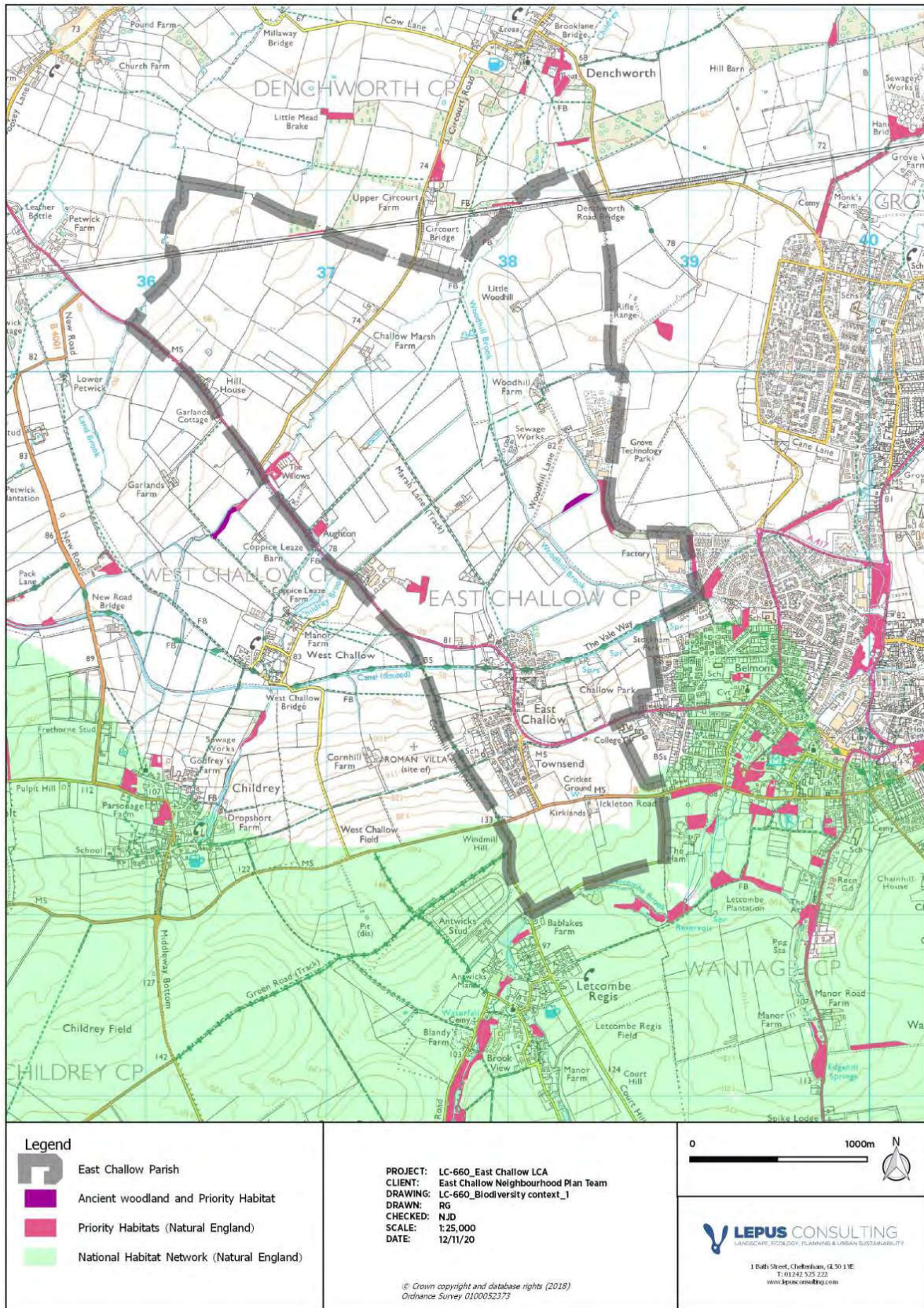


Figure 5.3 Biodiversity context

5.6.5 Thames Valley Environmental Record Centre (TVERC) offer a note of caution in relation to the use of the mapping of Priority Habitats<sup>21</sup>, stating that the information Natural England used is now out-of-date and it may under-represent habitats such as arable field margins, eutrophic standing waters, mesotrophic lakes, ponds, rivers, lowland beech and yew woodland, wet woodland, lowland wood pasture and parkland, open mosaics on previously developed land, possible priority grassland and possible priority fen, lowland fen, reedbed and traditional orchards. The data may over represent coastal and floodplain grazing marsh, lowland calcareous grassland, lowland dry acid grassland, lowland meadows, lowland heathland, lowland mixed deciduous woodland and purple moor grass and rush pasture.

## 5.7 National Habitat Network

5.7.1 The National Habitat Network (NHN) has been mapped by Natural England who describe the network as follows,

*"Natural England created these maps to provide a national overview of the distribution of habitat networks with suggestions for future action to enhance biodiversity. It is hoped that these maps will help to stimulate local engagement with partners and to agree local priorities and identify where action might help build more ecologically resilient ecosystems across landscapes".*

5.7.2 Priority Habitats are identified outside the parish to the south and east, broadly associated with Letcombe Brook, including Traditional Orchards, Reedbeds and Deciduous Woodland. These habitats are incorporated into Natural England's NHN mapping. Natural England has also identified two wider zones, the 'Network Enhancement Zone 1' and the 'Network Expansion Zone' as having potential to enhance the NHN. These identified zones include land parcels in the south of the parish; the locations of these zones are illustrated on Figure 5.3.

## 5.8 Conservation Target Areas

5.8.1 The Vale of White Horse Local Plan 2031 identifies Conservation Target Areas (CTAs) as some of the most important areas for wildlife conservation in Oxfordshire. There are no CTA within East Challow Parish.

## 5.9 Cultural heritage

5.9.1 East Challow Parish Council has produced a summary of the heritage assets in the Plan area<sup>22</sup>, based on a number of reference materials including historic maps, reference books and the Oxfordshire Historic Environment Record. The study provides a useful summary of the history of the parish.

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<sup>21</sup> <http://www.tverc.org/cms/content/habitats> [Accessed on 05/11/20]

<sup>22</sup>Heritage Assets in the Parish of East Challow (undated) Available at <http://www.eastchallowpc.co.uk/neighbourhood-plan/news/> [Accessed on 05/11/20]

5.9.2 This LCA has also interrogated the Oxfordshire Historic Landscape Characterisation<sup>23</sup> to inform the assessment of the historic development of the landscape, what is referred to as 'time-depth' in LCA guidance<sup>24</sup>.

5.9.3 The locations of the following cultural heritage assets are illustrated on Figure 5.4.

## 5.10 Scheduled monuments

5.10.1 A scheduled monument is identified lying outside the parish to the west, called 'Roman Villa E of Cornhill Farm' (number 1004854). There is currently no citation available on the Historic England website.<sup>25</sup> East Challow Parish Council's document 'Heritage Assets in the Parish of East Challow' states,

*"The site of a Roman villa was first recorded to the east of Cornhill Farm in 1876 when the foundations of five rooms of a corridor villa were reported by Ordnance Survey fieldworkers. ... The villa is reported to have been totally destroyed by stone robbing of the walls in the same year, although later investigations would prove that elements of the building survived.*

*In 1969 a trench was excavated across the site. This recorded a wall made from chalk blocks along with associated floors and a rubbish pit. Further excavations in 1972 recorded a rubble and flint floor along with further walling and a chalk floor. Other features, which appear to form a complex around the main villa hub have been identified from cropmarks noted on aerial photographs".*

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<sup>23</sup> Oxfordshire County Council (undated) Available at <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/landscape-characterisation> [Accessed on 05/11/20]

<sup>24</sup> Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Date Accessed: 03/11/20]

<sup>25</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1004854> [Accessed on 05/11/20]

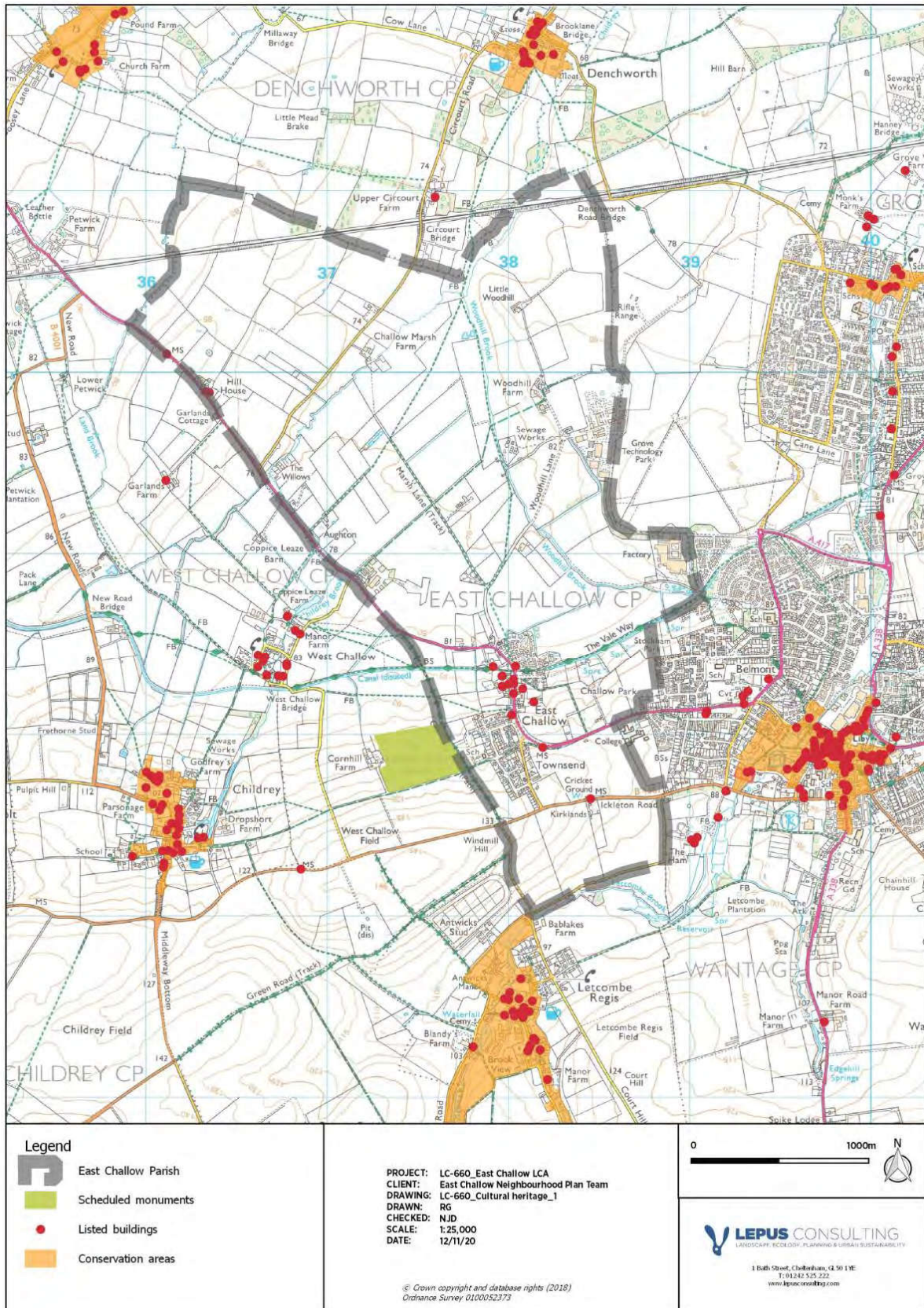


Figure 5.4 Cultural heritage context

- 5.10.2 Further heritage assessment would be required to establish the role of the landscape within the parish in relation to the setting of this Scheduled Monument.
- 5.10.3 Segsbury Camp or Letcombe Castle Hill Fort is a scheduled monument lying approximately 1.5km to the south of Letcombe Regis. This Iron Age hillfort occupies a commanding position on elevated land with views over the lower lying clay vale.
- 5.11 Listed buildings**
- 5.11.1 Information about the locations and details of listed buildings has been taken from Historic England.<sup>26</sup> The study 'Heritage Assets in the Parish of East Challow'<sup>27</sup> also provides a helpful summary of the listed buildings within the parish and the historic development of the settlement.
- 5.11.2 East Challow is mentioned in the Domesday survey of 1086 as one of the villages located within the parish of Letcombe Regis. Letcombe Regis Manor was owned by the crown up to the Norman Conquest, following which, William I assumed ownership and it remained in royal ownership throughout the later medieval era.
- 5.11.3 The Church of St. Nicholas dates from the mid-12th century. In the 13th century the chancel and chancel arch were rebuilt and the bell-cot and north aisle were added. The church is now a Grade II\* listed building. This ancient church is architecturally attractive; it does not have a tower or spire and reads as a modest building in its landscape setting.
- 5.11.4 Many of the other listed buildings in the parish are Grade II and are clustered in the centre of the settlement. Wise's Farmhouse dates from the late 16<sup>th</sup> century while Bridge House dates from the 17<sup>th</sup> century. Challow House Farmhouse dates from c.1790 and Manor House Farmhouse, with a listed barn lying to the west, date from the early 18<sup>th</sup> century. These buildings are located to the north west of the settlement in proximity to the Church of St Nicholas. To the east of the church is a listed Barn dating from the mid 18<sup>th</sup> century.
- 5.11.5 Challow Industries is an imposing two storey building located on the junction of Main Street and the Wilts and Berks Canal. This building accommodated Nalder and Nalder, an agricultural engineering business. To the south, The Old School House, dating from 1855, is located to the west of the A417.
- 5.11.6 Hill Farmhouse and the adjacent Stable and Coach House lie outside of main settlement to the north of the parish on the A417. Both are Grade II listed buildings.

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<sup>26</sup> Available at <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true> [Accessed on 09/11/20]

<sup>27</sup> Heritage Assets in the Parish of East Challow (undated) Available at <http://www.eastchallowpc.co.uk/neighbourhood-plan/news/> [Accessed on 05/11/20]

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## 5.12 Conservation areas

- 5.12.1 There are no conservation areas within the parish. The Letcombe Bassett and Regis Conservation Area lies to the south of the parish and shares a short section of the parish boundary. Land parcels in the south of the parish may be considered to play a role in creating the landscape setting to this conservation area.

## 5.13 Historic mapping and highways

- 5.13.1 The 1801 Enclosure Map for Letcombe Regis and East Challow<sup>28</sup> provides a useful indication of the pattern of the landscape at this time, particularly in relation access routes and field patterns.
- 5.13.2 The snaking shape of the A417 through the centre of the settlement is clearly identifiable. To the north of the settlement there are access routes which appear to align with the route of Woodhill Lane and footpath 196/10/20, marked as Marsh Way and now called Marsh Lane. The route of the Wilts and Berks Canal can be seen, crossing through the centre of the settlement.
- 5.13.3 In the south of the parish lies the Lower Icknield Way, this is widely recorded as being an ancient trackway, and is now marked by the route of Ickleton Road. Circourt Road and the unnamed roads leading to Letcombe Regis are also discernable.
- 5.13.4 The land parcels shown on the Enclosures Map are generally small to medium sized. It is noticeable that there are numerous often smaller enclosures to the west and south of the watercourses, with larger field parcels to the east of Woodhill Brook and north of Childrey Brook.
- 5.13.5 A Paddock and Pleasure Ground is marked in the land parcel to the south east of the Church of St Nicholas, further details are given in the text below describing the identified LCAs.

## 5.14 PRoW and National Trails

- 5.14.1 The routes of Public Rights of Way have been taken from Oxfordshire County Council's Countryside Access Map<sup>29</sup> and Ordnance Survey 1:25,000 leisure mapping.
- 5.14.2 Cornhill Lane is a Byway Open to All Traffic (BOAT) number 196/3/10 and forms the south western boundary to the parish. The Vale Way follows the alignment of the Wilts and Berks Canal through the parish on an east-west route and is marked as footpath 196/7/10.

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<sup>28</sup> Available at [http://ww2.berkshirenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=Q\\_R\\_D\\_C\\_82B\Map.jpg](http://ww2.berkshirenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=Q_R_D_C_82B\Map.jpg) [Accessed on 09/11/20]

<sup>29</sup> Available at <https://publicrightsofway.oxfordshire.gov.uk/Web/standardmap.aspx> [Accessed on 09/11/20]

5.14.3 Footpath 196/5/10 connects Canal Way in the centre of the village to Challow Road (A417).

5.14.4 Footpath 196/11/20 connects from the A417 in the west and heads in a north eastly direction towards Denchworth. Footpath 196/2/20 connects from Woodhill Lane in the south to footpath 196/11/20. Footpath 196/10/20 connects the two footpaths named above, creating a triangular connection. Bridleway 196/1/20 connects the W and G Industrial Estate to Woodhill Farm; this bridleway then terminates. During the site visit in October 2020 footpath 196/10/20 was found to be highly overgrown with vegetation and impassable in at least two locations.

## 5.15 The Wilts and Berks Canal

5.15.1 The route of the disused Wilts and Berks Canal traverses the parish. There is a footpath along its northern bank for the section of the canal lying within the parish. This is also the route of Vale Way, a long distance walking route, connecting Abingdon, Wantage and Faringdon.<sup>30</sup>

5.15.2 Sections of the Wilts and Berks Canal are subject to programmes of restoration and there has been considerable recent works in the section of the canal within the parish. There is now standing water throughout this section, with additional works to trees and other waterside vegetation. The canal is now lined by well-maintained tree and shrub vegetation, which, combined with the standing water is likely to be considered to form an important part of the green infrastructure of the local area and provide potential ecological connectivity through the area.

## 5.16 Green infrastructure

5.16.1 Natural England defines Green Infrastructure (GI) as,

*"A strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.*

*Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently, it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside".*

5.16.2 As stated in the Natural England guidance, GI includes the following:

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<sup>30</sup> [https://ldwa.org.uk/ldp/members/show\\_path.php?path\\_name=Vale+Way](https://ldwa.org.uk/ldp/members/show_path.php?path_name=Vale+Way) [Accessed 09/11/20]

- Parks and gardens – urban parks, country and regional Parks and formal gardens;
- Amenity greenspace – informal recreation spaces, housing greenspace, domestic gardens, village green, urban commons and green roofs;
- Natural and semi-natural urban greenspace – woodland and scrub, grassland, heath or moor, wetlands and open and running water;
- Green corridors – rivers and canals including their banks, road and rail corridors, cycle routes and PRowS; and
- Other assets – allotments, community gardens, city farms, cemeteries and churchyards.

5.16.3 As set out above in Local Plan Core Policy 45, Vale of White Horse District Council and South Oxfordshire District Council have commissioned a Green Infrastructure Strategy<sup>31</sup>, which forms part of the Evidence Base to the Local Plan.

5.16.4 Figure 3.3.19 of the study illustrates the green infrastructure network in and around the village of East Challow. The key green infrastructure assets identified comprise:

- Areas of priority habitats, such as woodlands;
- Amenity greenspaces such as the cricket ground, playing fields and allotments;
- The Public Rights of Way network;
- Natural watercourses and the Wilts and Berks Canal; and
- Vegetated highways.

5.16.5 A copy of Figure 3.3.19 from the study is provided Figure 5.5, below.

5.16.6 The baseline information collected at the desk top stage, summarised above, and the findings of the fieldwork have been used to define and describe the LCAs for East Challow Parish. The LCAs are described in the following chapters.

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<sup>31</sup> South Oxfordshire and Vale of White Horse District Councils 'South and Vale Green Infrastructure Strategy' (2017) Available at [https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=1019020186&CODE=AADB659EF81E63B1128E105FAFFAF419&NAME=The%20Local%20Plan%202031%20Part%202:%20Detailed%20Policies%20and%20Additional%20Sites%20-%20Examination%20Library&REF=VALE\\_2031\\_3&REFERER\\_URL\\_IN=&SOVA\\_IN=VALE#exactline](https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=1019020186&CODE=AADB659EF81E63B1128E105FAFFAF419&NAME=The%20Local%20Plan%202031%20Part%202:%20Detailed%20Policies%20and%20Additional%20Sites%20-%20Examination%20Library&REF=VALE_2031_3&REFERER_URL_IN=&SOVA_IN=VALE#exactline) [Accessed on 09/11/20]



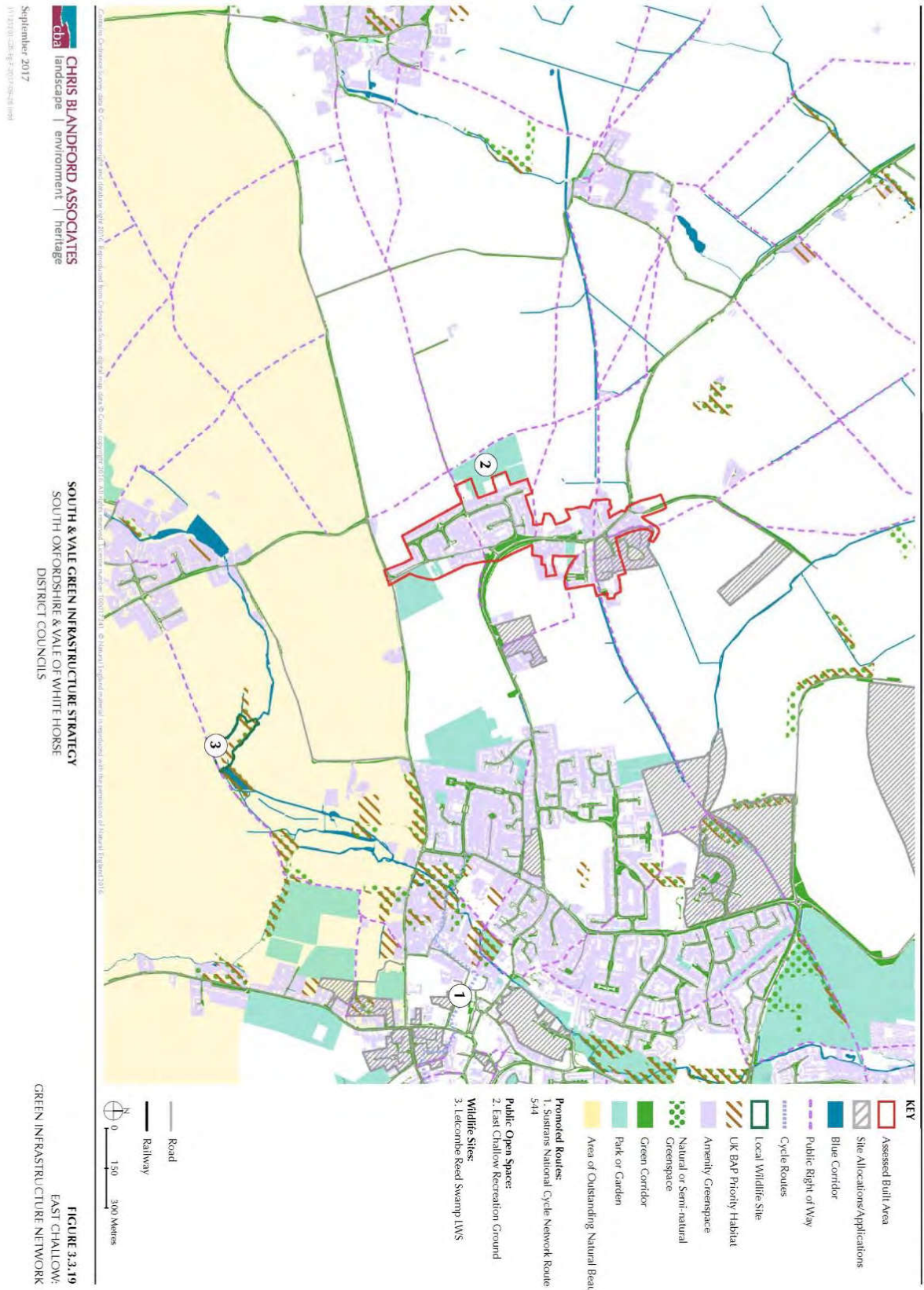


Figure 5.5: Extract from South Oxfordshire and Vale of White Horse District Councils 'South and Vale Green Infrastructure Strategy' (2017)

## 6 East Challow Landscape Character Areas

### 6.1 Identification of Landscape Character Areas

6.1.1 The method for identifying LCAs is presented in Chapter 4 and has been derived from aspects of:

- Guidelines for Visual and Landscape Impact Assessment 3 (2013)<sup>32</sup>;
- The Countryside Agency Topic Paper 6 (2002) Techniques and criteria for Judging Capacity and Sensitivity<sup>33</sup>; and
- Natural England (2014) An Approach to Landscape Character Assessment<sup>34</sup>.

6.1.2 Natural England's guidance, 'An Approach to Landscape Character Assessment'<sup>35</sup>, explains why landscape character assessment can be used to inform land use planning and specifically local plans. Figure 6.1 illustrates the various components that together make a landscape. These are under umbrella headings of (i) natural, (ii) cultural and social, and (iii) perceptual and aesthetic factors.

6.1.3 Natural England's guidance (2014) includes a definition of landscape character areas. These have been reproduced in Box 6.1.

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<sup>32</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition) Abingdon: Routledge

<sup>33</sup> The Countryside Agency (2002) Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Available at: <http://publications.naturalengland.org.uk/publication/5601625141936128> [Date Accessed: 09/11/20]

<sup>34</sup> Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Date Accessed: 09/11/20]

<sup>35</sup> *ibid*

### Box 6.1: Landscape types and landscape character areas

#### Landscape character areas:

- Are the unique individual geographical areas in which landscape types occur;
- Share generic characteristics with other areas of the same type, but have their own particular identity;
- Can often be more readily recognised and identified by non-specialists – sense of place is often important to local people and visitors for example;
- May often be more prevalent than landscape character types, because some types will occur in more than one area;
- Can be identified at each level in the hierarchy of assessment;
- Can provide a good spatially referenced framework from where patterns of local distinctiveness, and factors influencing sense of place, can be drawn; and
- Can be used to develop tailored policies and strategies, that reflect the characteristics that make a given landscape different or special.

6.1.4 The landscape character assessment has resulted in the development of six Landscape Character Areas in East Challow Parish:

- LCA 1: Windmill Hill
- LCA 2: Pastoral Footslopes
- LCA 3: Pastoral Footslopes with Parkland
- LCA 4: Upper Clay Vale I
- LCA 5: Lower Clay Vale
- LCA 6: Upper Clay Vale II

6.1.5 The locations of these LCAs are shown on Figure 6.1 and the following paragraphs describe the key characteristics of each of the LCAs.

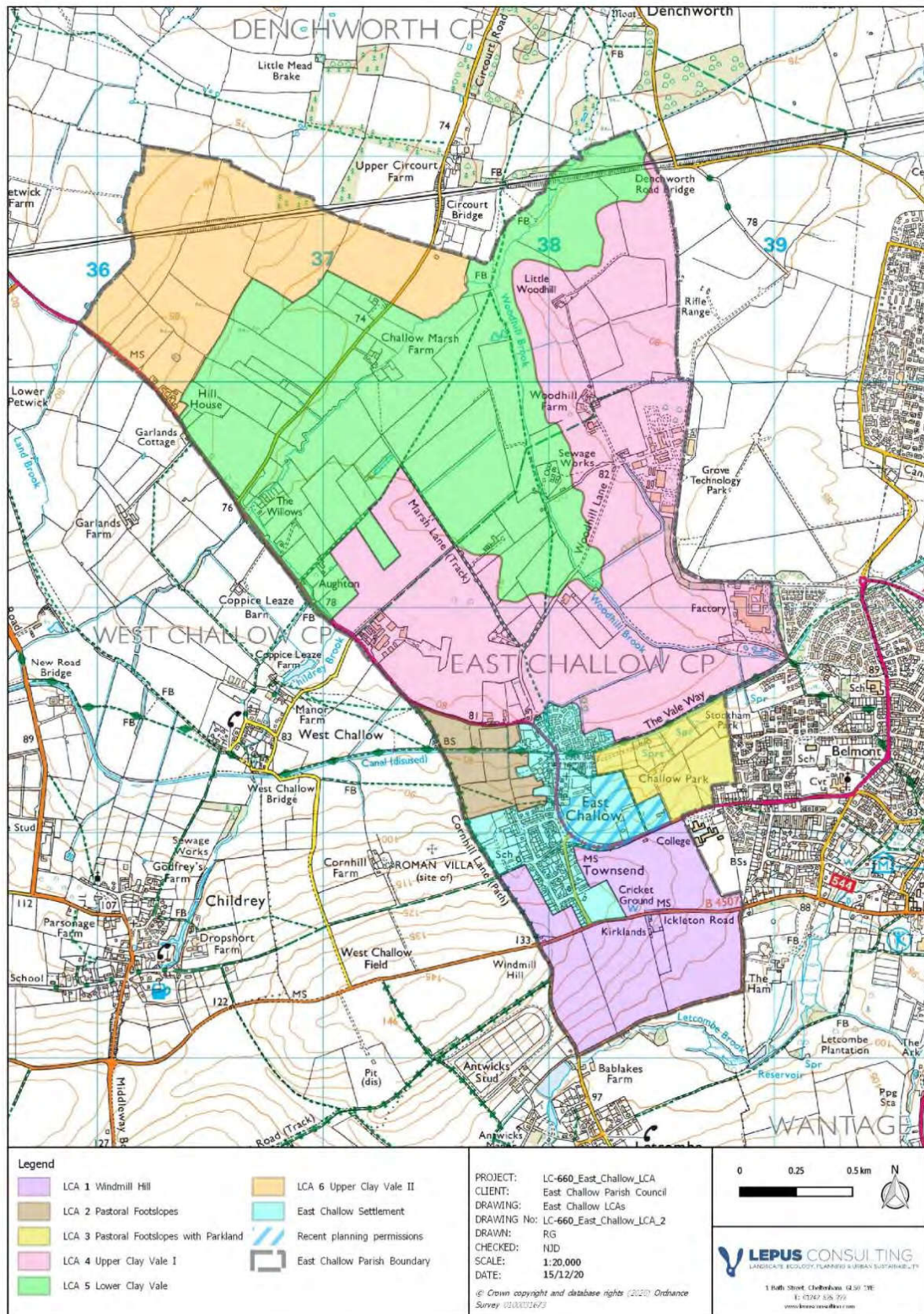


Figure 6.1: Landscape Character Areas in East Challow Parish

# 7 LCA 1: Windmill Hill

## 7.1 Location and boundaries

7.1.1 Located in the southern part of the parish, the extents of the LCA are defined by the southern edge of the settlement of East Challow to the north and Cornhill Lane to the west (BOAT 196/3/40), while the southern and eastern boundaries are defined by the boundary to the parish which partially follows an unnamed road in this location.

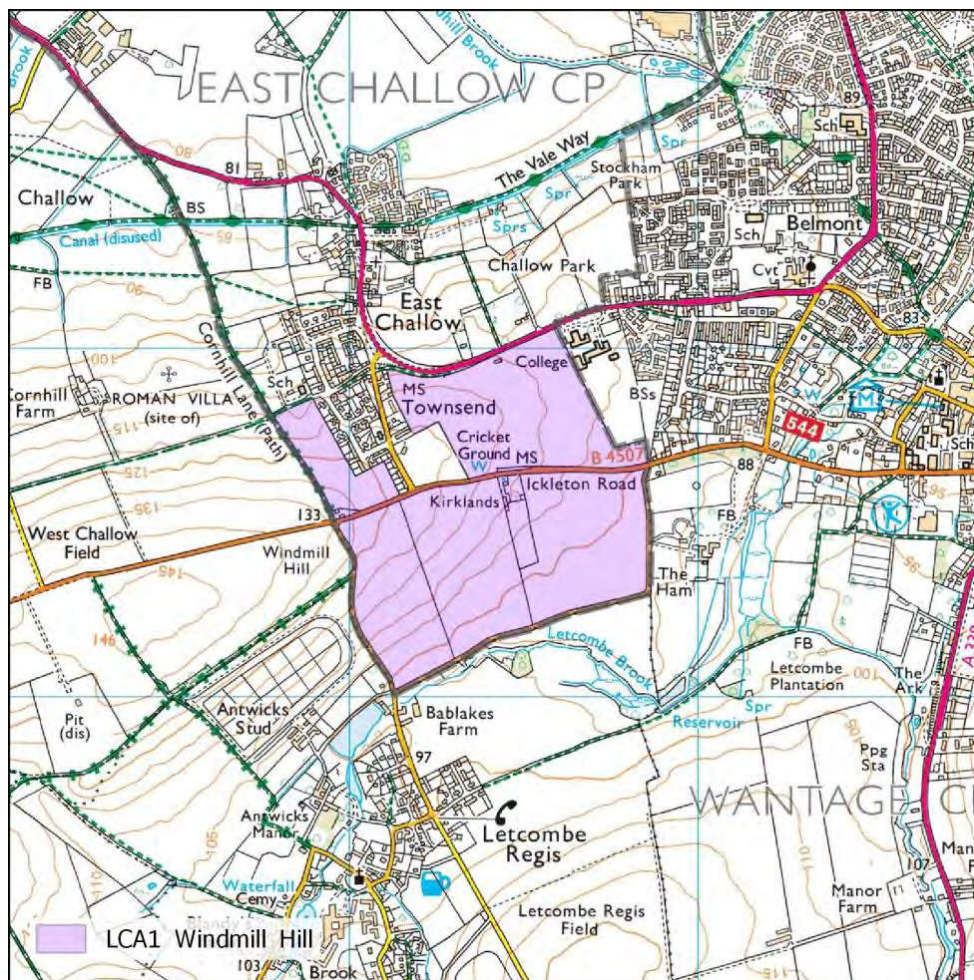


Figure 7.1: LCA 1: Windmill Hill

## 7.2 Key characteristics, distinctiveness and features

### Natural

- Distinctive, south and east facing sloping topography forming part of Windmill Hill, which is a locally prominent topographic feature the summit of which is located outside the parish to the south west. Elevations within the LCA vary from 133mAOD to the west to approximately 95mAOD in the south eastern

corner. The land continues to rise to the west of the parish to the summit of Windmill Hill, which reaches an elevation of 146m AOD.

- The LCA is underlain by chalk geology and forms part of the wider topographic feature of the scarp slope to the North Wessex Downs to the south.
- Provisional Agricultural Land Classification (ALC) mapping illustrates the land in the LCA is likely to be Grade 2, which is classed as Best and Most Versatile (BMV) agricultural land.
- Woody vegetation is predominantly confined to boundary features. Field boundaries are often defined by trimmed hedgerows of predominantly Hawthorn, Elm and Hazel with occasional mature Ash and, less frequently, Oak. In places, trees lie offset from the field boundary or isolated within the field itself, creating a degree of 'parkland' character. Dense vegetation more frequently bounds highways (such as the B4507) and Cornhill Lane (a BOAT) and comprises tall hedgerows with some standard mature trees. Some field boundaries are defined by metal 'estate fencing', some of which is in need of repair or restoration.
- There are no watercourses within the LCA. The land broadly slopes in a south easterly direction towards the Letcombe Brook, which lies just outside the parish to the south. Despite its proximity to the parish, the floodplain to the Letcombe Brook does not extend into the parish boundary. The Letcombe Brook Project<sup>36</sup> seeks to protect and enhance the ecology of the watercourse and improve community engagement and understanding of this valuable chalk stream.
- No Priority Habitats are identified within this LCA, however, various habitats are identified outside this LCA, and outside the parish boundary, to the south and east including: Traditional Orchards, Reedbeds and Deciduous Woodland. Letcombe Reed Swamp is identified as a Local Wildlife Site. These habitats are incorporated into Natural England's National Habitat Network (NHN) mapping. The wider zone, called the Network Enhancement Zone 1 and the Network Expansion Zone, identify much of this LCA as having the potential to enhance the National Habitat Network. The National Habitat Network is described in Chapter 5 and illustrated on Figure 5.3 in that chapter.

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<sup>36</sup> Available at <http://letcombebrook.org.uk/> [Accessed on 09/11/20]

#### Cultural and social

- A predominantly farmed landscape of medium to large sized, rectilinear field parcels.
- Land use is predominantly arable with smaller areas of grassland in extensive domestic gardens.
- There are no settlements within the LCA; dwellings comprise scattered rural properties, none of which are classed as Listed Buildings. Building materials are frequently red brick with clay or slate tile roofs. Kirklands, on Ickleton Road, is a distinctive detached dwelling within this LCA, primarily red brick with detailed brickwork and decorative eaves.
- The B4507, or Ickleton Road, passes through the LCA on an east west alignment. This highway could be the route of the ancient trackway, the Ickniel Way said, in numerous sources, to the oldest routeway in Britain. The highway called Windmill Hill, leading to Letcombe Regis, defines part of the western boundary to the LCA with two other rural highways defining the southern and parts of the eastern boundaries.
- There are no Public Rights of Way within this LCA, although Cornhill Lane, a BOAT, forms part of the western site boundary. There are no off-road Public Rights of Way linking the settlement of East Challow to Letcombe Regis or onwards to the North Wessex Downs.
- In relation to the historic development of the landscape, the Oxfordshire Historic Landscape Classification (HLC) describes the following, "*majority of internal boundaries lost creating a large prairie type enclosure defined on all sides by roads. The roads are at least pre 18th century in date maybe older*". Some elements of the landscape pattern, therefore, have a good sense of time-depth. Some areas of the LCA to the north west of Ickleton Road are described as Unenclosed Land or Rough Land at the end of the 18th century. Windmill Hill is marked as Crane Hill on First Edition OS Mapping (published in 1830), although it is not clear why this is the case.
- In relation to designations, the land parcels to the south of the B4507 are subject to statutory protection as part of the North Wessex Downs AONB, recognising the qualities and scenic beauty of this part of the parish. Those land parcels in this LCA to the north of Ickleton Road are likely to be considered as part of the setting to the AONB, in that development proposals, or other changes, within these land parcels may be considered to affect the character and special qualities of the AONB itself.

- This LCA plays an important role in creating the setting to Letcombe Regis and Letcombe Bassett, lying in the valley of the Letcombe Brook, which have Conservation Area status, recognising the historic interest of these settlements and their settings.

#### Perceptual

- An open landscape with frequent long distance, attractive views available from vehicular highways. There are a number of locations where expansive views are available across the valley of the Letcombe Brook and towards the rising scarp slope of the North Wessex Downs AONB. There are also opportunities for views along the valley, which have a greater degree of enclosure. In other locations, public roads are bounded by vegetation creating a sense of enclosure with restricted views.
- This LCA plays an important role in creating a physical and visual gap between the settlements of Wantage, East Challow and Letcombe Regis.
- Southern land parcels in this LCA are noticeably visible in views from higher land within the North Wessex Downs AONB, including in views from the Ridgeway near Gramps Hill and from Segsbury Camp.
- Tranquillity is generally good throughout much of the LCA, with noise sources largely confined to traffic noise and occasional farm machinery. Street lighting is limited within this LCA, with lighting being focused on the settlements of East Challow and Wantage to the north. In locations in proximity to the A417, the sense of tranquillity is poorer, with greater noise from traffic using the A417, greater street lighting and more views towards built form.

### 7.3 Recommendations to plan, manage and protect distinctiveness

#### Landscape character:

- Protect the landscape character of the North Wessex Downs AONB and its setting. Resist development that would result in the removal of characteristic features or qualities of this landscape, including proposals that lead to the erosion of the visual and physical gap between settlements.
- Protect the historic landscape pattern created by the layout of public roads and rights of way, which are likely to reflect the pre 18<sup>th</sup> century landscape and have good time depth;
- Protect the rural character of highways and rights of way and resist suburbanising features, such as concrete curbstones to footways;



- Protect existing vegetated field boundaries for their contribution to landscape character, biodiversity, soils and surface water runoff management;
- Support traditional hedgerow management techniques which contribute to biodiversity and good hedgerow strength;
- Protect existing standard trees for their contribution to landscape character, biodiversity and surface water runoff management;
- Seek opportunities for biodiversity enhancement to contribute to Natural England's National Habitat Network and the Letcombe Brook Project. Engage in partnership working to agree priorities, projects and funding to realise these goals.
- Tree planting schemes: small to medium scale tree planting schemes may be appropriate in this LCA, such as linear woodlands and copses, which would also maintain the character of the landscape and opportunities to appreciate the openness of views towards the North Wessex Downs.

Views and visual amenity:

- Maintain opportunities to experience the openness of this landscape and views of the rising scarp slope of North Wessex Downs AONB from publicly accessible locations within this LCA;
- Protect views from Segsbury Camp and the Ridgway by maintaining the rural character of this LCA and resist proposals that would negatively impact on the special qualities of these views;
- Support sustainable transport routes to create improved access from East Challow through this LCA towards Letcombe Regis, such as cycling routes and improvements to pedestrian safety to promote public enjoyment of the landscape;
- Maintain the visual separation of settlements and the experience of leaving one settlement and arriving in another;
- Protect and, where possible, enhance tranquillity. For example, through carefully considered lighting schemes, while maintaining public safety, and through traffic reduction through improved sustainable transport routes.



*Photograph 1: Windmill Hill LCA at the junction of Cornhill Lane and bridleway 196/12/10*



*Photograph 2: Windmill Hill LCA view from Vicarage Hill towards the North Wessex Downs*



*Photograph 3: Windmill LCA seen from the unnamed road to the south*



*Photograph 4: Windmill Hill LCA seen from the unnamed road to the south*



*Photograph 5: View from Segsbury Camp Scheduled Monument*



*Photograph 6: View from the Ridgeway at Gramps Hill*

## 8 LCA 2: Pastoral Footslopes

### 8.1 Location and boundaries

- 8.1.1 Located on the lower lying land to the west of the settlement, the boundaries to this LCA are formed by the settlement edge of East Challow, the boundary to the parish to the west and the A417 to the north. The Wilts and Berks Canal passes through this LCA.

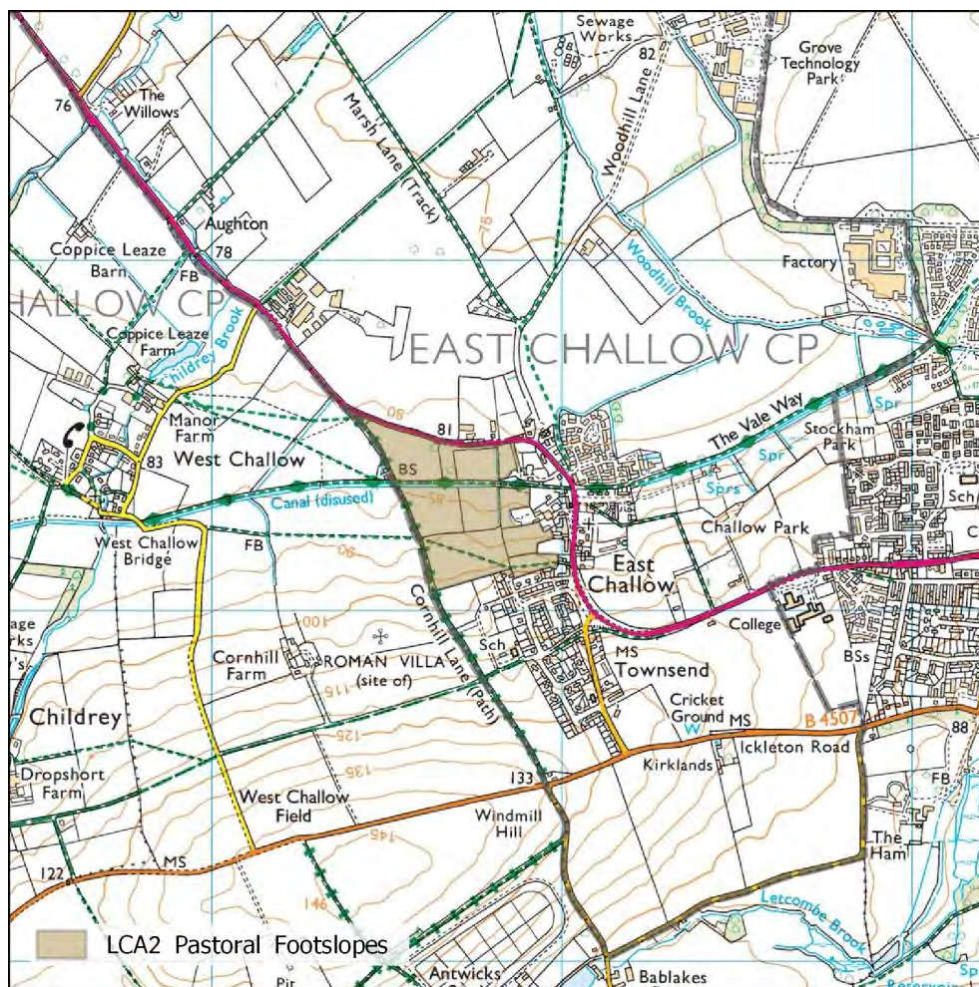


Figure 8.1: LCA 2: Pastoral Footslopes

### 8.2 Key characteristics, distinctiveness and features

#### Natural

- Gently sloping land with a predominantly north facing aspect. Land varies in height from approximately 80m AOD in the north to 95m AOD in the south.
- This LCA is underlain by Gault Clays and Upper Greensand, the latter forms a narrow band between the Gault Clay and Chalk in this area.

- Provisional mapping illustrates the land quality may be ALC Grade 4, possibly reflecting the clay soils and poor drainage. Grade 4 land would not be classed as Best and Most Versatile land.
- The field parcels are largely improved grasslands used for grazing. Some boundaries are formed by native mixed species hedgerows, often of Elm, Hazel and Hawthorn, amongst other species. Field boundaries are also marked by post and wire in some locations. Trees within the hedgerows include Field Maple, Ash and Oak. Cornhill Lane, lying to the west and the route of the Wilts and Berks canal, towards the north, are heavily vegetated on either side with mature trees and hedgerows often of mixed native species. Here, tree species include Oak, Ash and Willow along the route of the canal as well as Horse Chestnut along Cornhill Lane.
- There are no watercourses within this LCA. The land slopes downwards towards the Wilts and Berks canal which forms an attractive feature and walking route on the lower lying land to the north.
- No Priority Habitats have been identified on Natural England's mapping, however the linear routes of the Wilts and Berks Canal and Cornhill Lane are likely to be considered to form important parts of the green infrastructure of the local area and provide potential ecological connectivity. Both routes are lined with mature vegetation and the former is combined with substantial areas of standing water. These features, combined with a substantial area of grassland used to graze cattle, have the potential to provide habitats for a range of native species.

#### Cultural and social

- This is primarily a farmed landscape with the majority of land used for grazing livestock; cattle were observed grazing during the fieldwork visit. The rectilinear field parcels are small to medium in size.
- There is a small agricultural supplies business called Cannings, located to the west of the settlement. There are occasional views towards the storage areas associated with this business from the Public Rights of Way network.
- There are three Public Rights of Way within this LCA. Cornhill Lane, a BOAT, forms the western boundary and has strong vegetation on either side. The Vale Way is a Long Distance Path, a recreational walking route, which follows the Wilts and Berks Canal in this location. Footpath 196/6/10 connects Cornhill Lane to the village at Main Street/A417. There are no public roads within this LCA.

- There are no domestic dwellings within this LCA. There are views available towards dwellings at the edge of the village settlement, which lies on slightly elevated land to the south and east of the LCA. There are two dwellings located to the west of Cornhill Lane and north of the Wilts and Berks Canal. These dwellings lie just outside the parish boundary and are only occasionally visible in views from public locations.
- The Oxfordshire HLC identifies the majority of land as being unenclosed or rough land at the end of the 18th century. The descriptions for the end of the 19th century identify an area of orchards or horticulture lying immediately to the north west of the village settlement, in the area now occupied by Cannings, with the remaining areas of the LCA having undergone planned enclosure by this time.
- There are two areas of ridge and furrow visible in the landscape within this LCA. One area lies to the south of the Wilts and Berks Canal and east of Cornhill Lane and a second area to the north of the Wilts and Berks Canal and west of Wise's Farmhouse. The presence of ridge and furrow indicates these field parcels may have been in cultivation in medieval times and have since been left relatively undisturbed, leaving the distinctive visible cultivation marks.

#### Perceptual

- The character of this LCA creates a rural setting to the village settlement which appears to lie on more elevated land when viewed from the Public Rights of Way network.
- A small-scale intimate landscape with many views being contained by the mature vegetation associated with Public Rights of Way and field boundaries.
- Tranquillity is generally moderate. Noise sources include traffic from the A417 and occasional farm machinery. It is likely that street lighting associated with the settlement would be visible at night, as well as the internal lighting emitted from the dwellings themselves.

### 8.3 Recommendations to plan, manage and protect distinctiveness

#### Landscape character:

- Protect the historic landscape pattern created by Public Rights of Way, the Wilts and Berks Canal and field boundaries.

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- Protect, enhance and maintain the strong wooded features associated with Public Rights of Way and the Wilts and Berks Canal for their contribution to biodiversity and landscape character.
  - Protect, replace and maintain vegetated field boundaries which contribute to the sense of scale and intimacy of the landscape as well as their contribution to biodiversity, soils and surface water management.
  - Support traditional hedgerow management techniques which contribute to biodiversity and good hedgerow strength.
  - Seek opportunities to reintroduce the planting of fruit trees, as orchards were a feature of the historic landscape of East Challow.
  - Support projects which seek to enhance the public experience of the landscape, such as improvements to the Wilts and Berks Canal.
  - Seek new opportunities to enhance the public to experience of the local landscape, for example, through the creation of circular walking routes or improved access along Cornhill Lane to facilitate walking and cycling opportunities.
  - Tree planting schemes: Smaller scale tree planting schemes may be appropriate in this LCA, such as woodland copses, which reflect the smaller scale intimate nature of the landscape.

#### Views and visual amenity

- Protect the rural setting of the village and opportunities for people to view the settlement in its rural setting.
- Seek opportunities to lessen the effects of visual detractors, such as storage areas, for example, through appropriate planting schemes using native species.
- Protect and maintain tranquillity through carefully considered lighting schemes and resist other noise generating proposals.





*Photograph 7: Pastoral footslopes seen from Cornhill Lane*



*Photograph 8: The Wilts and Berks Canal to the north of the LCA*



*Photograph 9: The Pastoral Footslopes LCA seen from the Wilts and Berks Canal*

# 9 LCA 3: Pastoral Footslopes with Parkland

## 9.1 Location and boundaries

9.1.1 This LCA shares similar characteristics to the Pastoral Footslopes LCA, however, there are considered to be sufficient differences in the character and role of this LCA to distinguish it as a separate character area.

9.1.2 This is a modest sized LCA lying to the east of the settlement, the boundaries to this LCA are formed by the parish boundary to the east and the Wilts and Berks Canal to the north. To the west the boundary is formed by the edge of the settlement, taking into account the more recent planning permissions which are in various stages of construction at this time. The short southern boundary is formed by the A417.

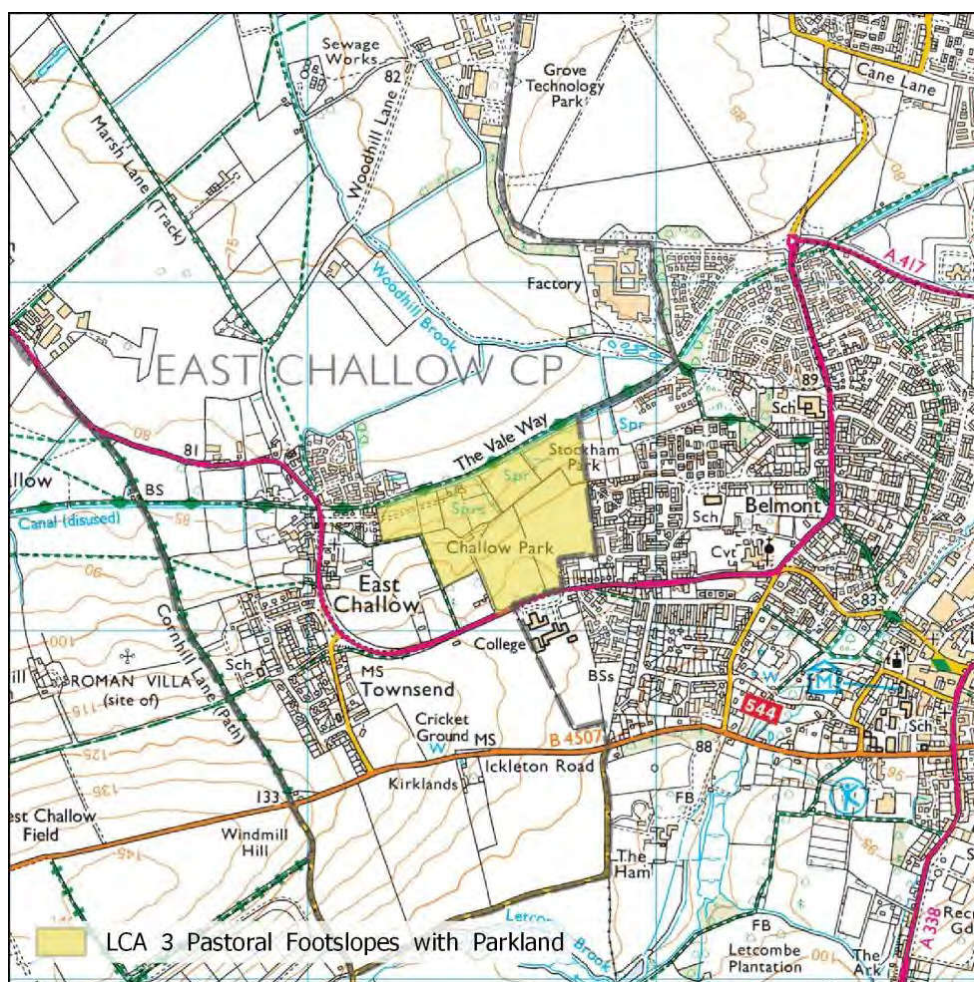


Figure 9.1: LCA 3: Pastoral Footslopes with Parkland

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## 9.2 Key characteristics, distinctiveness and features

### Natural

- Southern land parcels, adjacent to the A417, form a noticeable elevated plateau at approximately 110m AOD. The land then slopes gently downwards in a northerly direction to approximately 85mAOD in proximity to the Wilts and Berks canal.
- This LCA is underlain by Upper Greensand, with the more poorly draining Gault Clays lying to the north of the canal.
- Provisional mapping illustrates the land quality may be ALC Grade 3, which is potentially considered to be Best and Most Versatile agricultural land.
- There are three groups, or clumps, of trees within the large southern field parcel, which are predominantly mature Pines. These tree clumps, combined with the open and extensive grassland areas, create 'estate parkland' influences to the character of the LCA, see Photograph 10. Historic mapping from 1899 indicates tree clumps in these locations.
- Field parcels on lower lying levels are small to medium in size and appear to be largely used as for grazing horses. Some field boundaries to the east of the LCA, are defined by native mixed species hedgerows, often of Elm, Hazel and Hawthorn, amongst other species. In locations in proximity to the settlement of East Challow, there is greater use of post and wire fencing to define field parcels. Trees within the hedgerows include Field Maple, Ash and Oak. The route of the Wilts and Berks canal, defining the northern boundary, is heavily vegetated on either side with mature trees and hedgerows often of mixed native species. Here, tree species include Oak, Ash and Willow.
- Some of the mature trees appear to be very old and have the potential to be considered as 'ancient trees'.
- There are no watercourses within this LCA. A series of three springs is shown emerging on the lower lying land to the north of the LCA. The land slopes downwards in a northerly direction towards the canal.
- No Priority Habitats have been identified on Natural England's National Habitat Network mapping, however, as in the Pastoral Farmlands LCA, the linear route of the Wilts and Berks Canal, lined with mature vegetation and surrounding standing water, is likely to be considered to form an important part of the green infrastructure of the local area and provide potential ecological connectivity through the area.

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#### Cultural and social

- The widely spaced groups of mature pines, set in open grassland, create the distinctive parkland character. Historic mapping from 1899 illustrates tree clumps in these locations, and it is likely that these features are contemporary with the adjacent, large, detached dwelling, which was the site of Challow Studios. These elements combine to form a coherent sub-unit within the Pastoral Foothills with Parkland LCA.
- The pastoral landscape lying to the north and east of the parkland comprises small to medium sized field parcels with hedged boundaries, with mature trees within field parcels and within hedgerows. This pastoral landscape contributes to, and enhances, the character of the parkland and together they create a cohesive landscape unit with a strong sense of distinctiveness.
- The majority of fields comprise improved or semi-improved grasslands. It was not clear from the fieldwork visit, whether the management of these grasslands is through grazing or mowing. Horse grazing was observed in some field parcels. The field parcels are small to medium in size and are both rectilinear and irregular in shape and pattern.
- There are no dwellings within this LCA. Two recent planning permissions for the development of residential dwellings have been granted to land to the west of the LCA and are currently under construction. These land parcels have been excluded from this assessment.
- There are views of the new dwellings at the edge of the village settlement as well as views of development in Wantage, to the east of the parish, including both residential and commercial development. This adjacent residential development creates some urbanising influences to the character of this LCA. The distinctive, large, detached red brick property, which used to accommodate Challow Park Studios, lies to the west of the Parkland landscape.
- There are no public roads within the LCA. A short section of the southern site boundary is defined by the A417, which is a well-used vehicular highway. The Vale Way is recreational walking route, following the Wilts and Berks canal to the north of the LCA. A public footpath passes along the western boundary of the LCA.
- The Oxfordshire HLC for the late 18<sup>th</sup> century identifies the area currently under construction for residential dwellings at Fullers Grove as 'Recreation-Country Park'. Land to the east of this is described as having 'piecemeal

enclosure' with 'open field systems' lying to east of the enclosed land. At the end of the 19<sup>th</sup> century, the country park is still identified, while to the east the land is now classified as 'reorganised enclosures' with 'piecemeal enclosure' further east.

- The 'country park' or estate at Challow Park appears to be relatively poorly documented. East Challow Parish Council has undertaken their own assessment of heritage assets in the Parish, based on the Historic Environment Records (HER), supplemented with other documents and records.
- East Challow Parish Council's document 'Heritage Assets in the Parish of East Challow' states,

*"The House of John Bance East Challow Manor was built by John Bance (died 1755). It was located near a chapel of ease which is now the site of St Nicolas Church, East Challow. The manor was sold to Bartholomew Price after Bance's death. Price in turn sold the house to Exuperius Turner probably in September 1786 when he sold the contents and livestock at auction. In a small letter in 'Notes and Queries', no 77, Feb 1918, an enquirer suggested that a good oil painting remained of the manor although the building itself had been demolished. The house was in existence until at least 1801 when an enclosure map was drawn by W Church...It is surprising that a house of this size, which existed into the nineteenth century, is not recorded in any detail in any sources".*

- On the map of 1761, illustrated in the Parish Council's report, several large buildings are shown, which may be the location of the manor house and associated buildings. The map illustrates a number of strong avenues across this LCA as well as an obelisk in the field parcel to the south of the A417 with a long avenue stretching through the landscape towards Circourt Road. The words 'Long Vistow' are possibly written along this feature. It is unclear if these features were identified views or if they represented features such as avenues of trees. These features are not readily identifiable on the ground today.

#### Perceptual

- This LCA plays a crucial role in providing separation between the settlements of East Challow and Wantage. Historically, spring line settlements had a strong nucleated form, with discernible separation between the settlements. There are areas where the visual and physical separation of the settlements is greater, as experienced, for example, from the Vale Way walking route along the Wilts and Berks Canal. Recent planning permissions have substantially eroded the experience of separation for users of the A417 particularly, due to the scattered existing development along this route.

- There are opportunities for open views from the elevated parkland plateau, to the south of the LCA. Here, there is good intervisibility with the scarp slope of the North Wessex Downs AONB, including features on the crest of the slope, such as Segsbury Camp. The elevated parkland plateau, and particularly the groups of mature pines, are also a feature of views from the lower lying vale to the north, for example, from Woodhill Lane.
- Tranquillity varies across the LCA. Traffic noise associated with the A417 diminishes tranquillity in locations in proximity to this route. The Vale Way has a stronger sense of tranquillity with little noise or street lighting and fewer views of built form.

### 9.3 Recommendations to plan, manage and protect distinctiveness

#### Landscape character

- This LCA plays a crucial role in providing separation between the settlements of East Challow and Wantage. Resist proposals which would result in the further erosion of the visual, physical and experiential separation of East Challow and Wantage.
- Protect and maintain the Parkland sub-unit of this LCA, including the groups of mature Pine trees in an open grassland setting, and consider their potential relationship to the distinctive building, formerly the site of Challow Park Studios.
- Protect the historic landscape pattern created by Public Rights of Way, the Wilts and Berks Canal and field boundaries;
- Protect, maintain and enhance the strong wooded features associated with the Wilts and Berks Canal for their contribution to biodiversity and landscape character;
- Protect, replace and maintain vegetated field boundaries which contribute to the sense of scale and intimacy of the landscape as well as their contribution to biodiversity, soils and surface water management;
- Protect and enhance individual free-standing trees and trees within hedgerows. Some of the mature Oak and Pine trees have the potential to be considered as 'ancient'<sup>37</sup>. Consider commissioning an assessment to clarify the value of these trees and protect accordingly.

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<sup>37</sup> 'Ancient woodland, ancient trees and veteran trees: protecting them from development' (November 2018) Available at [www.gov.uk](http://www.gov.uk) [Accessed on 16/12/20]

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- Support traditional hedgerow management techniques which contribute to biodiversity and good hedgerow strength;
  - Seek opportunities to reintroduce traditional orchards, a feature of the historic landscape of East Challow, for example, through community orchards;
  - Support projects which seek to enhance the public experience of the landscape, such as improvements to the Wilts and Berks Canal;
  - Seek new opportunities to enhance the public experience of the local landscape, for example, through the creation of circular walking routes or improved pedestrian routes along, or as an alternative to, the A417;
  - Tree planting schemes: Smaller to medium scale tree planting schemes may be appropriate in this LCA.

#### Views and visual amenity

- Protect the visual separation of the settlements of East Challow and Wantage and resist proposals that would further erode this gap.
- From this LCA, there are opportunities for open views towards the scarp slope of the North Wessex Downs and there are also return views from the Downs towards this location. Changes within this LCA may be considered to affect the setting of the AONB and should be subject to an appropriate assessment, such as LVIA.
- Support projects that re-establish the separate identity of the settlements for example, through landscape planting and signage.
- Protect and maintain the tranquillity of the Wilts and Berks Canal by resisting proposals that would diminish the character of this route.





*Photograph 10: View of the Pastoral Footslopes with Parkland as seen from the A417*



*Photograph 11: View towards the scarp slope of the North Wessex Downs, with Segsbury Camp on the ridgeline*



*Photograph 12: Pastoral Footslopes with Parkland LCA seen from the Wilts and Berks Canal*



*Photograph 13: The Wilts and Berks Canal*

# 10 LCA 4: Upper Clay Vale I

## 10.1 Location and boundaries

10.1.1 A larger, more extensive LCA lying to the north of the village settlement. The southern boundary to the LCA is defined by the A417, the northern extents of the settlement edge and the Wilts and Berks Canal. To the east and west the boundary is largely defined by the parish boundary, while to the north the boundary is defined by the 75m AOD contour, which appears to largely separate this landscape character area from the Lower Clay Vale, which has a noticeably different character, particularly in relation to field pattern, vegetation and consistency of land use.

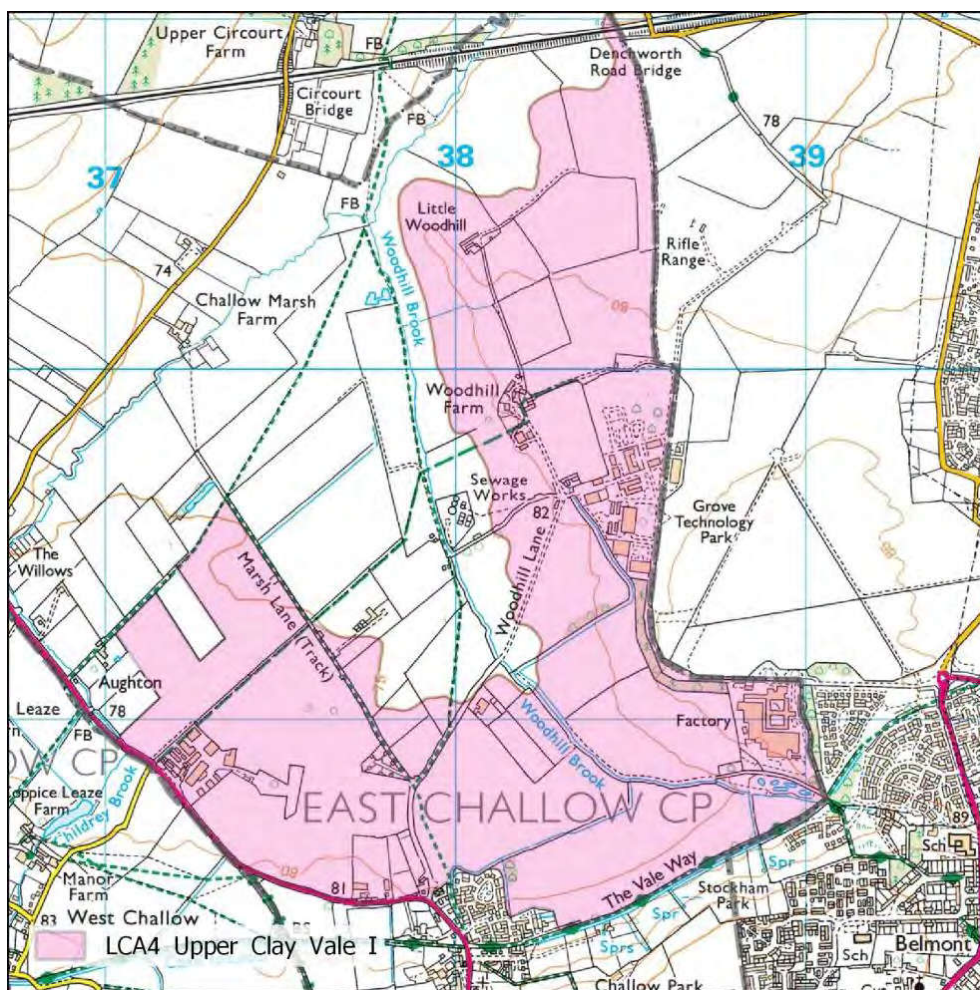


Figure 10.1: LCA 4: Upper Clay Vale I

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## 10.2 Key characteristics, distinctiveness and features

### Natural

- The topography of the Upper Clay Vale is notably flatter and less varied than that of the Pastoral Footslopes. The land ranges modestly in height from approximately 75mAOD in the north to 80mAOD in the south. Further north, within the parish, land levels continue to fall gently.
- The underlying geology is Gault Clay, leading to some poorly drained soils in places. There are superficial deposits of sand and gravel to the east of this LCA.
- Provisional mapping illustrates, the land within this LCA may be of agricultural Grade 3, potentially classed as Best and Most Versatile land.
- The majority of the LCA is used for arable crop production, with occasional isolated fields used for grazing. Field parcels are often large and woody vegetation most frequently found defining boundary features, such as public roads and Public Rights of Way, as well as occasional field boundaries.
- The landscape character of this LCA has become degraded in some areas, with a loss of hedgerow boundary features and some areas of poor landscape management.
- Tree species include Oak, Ash and Field Maple with native mixed species hedgerows including Hawthorn, Elm, Hazel and Blackthorn. Many hedgerows are closely trimmed; some have been left unmanaged for some time and are becoming overgrown.
- Mature woody riparian vegetation is also associated with watercourses, such as the Woodhill Brook, where Willow becomes a more prominent tree species, although this type of vegetation is generally confined to a modest width band adjacent to the watercourse itself.
- There are small areas of commercial and industrial development in peripheral areas of this LCA. In these locations, the range of tree species may be less diverse and include species such as Poplar. Mature trees play a crucial role in helping to integrate built form into the landscape that may otherwise have a greater level of visual intrusion.
- The Woodhill Brook appears to emerge in the south eastern corner of the LCA. This may be the origin of this watercourse, however, this assessment has not been able to confirm if this is the case. The Childrey Brook flows

northwards along the A417 for a short section within the LCA. Both watercourses have a greater presence in the Lower Clay Vales LCA.

- To the south of the Crown Packaging site a number of large ponds have been created as part of a Great Crested Newt habitat compensation scheme. This scheme is associated with planning application P13/V1826/FUL for the development of 90 homes and the site mitigates for the loss of habitat associated with that application. There is a total of 6 ponds and associated terrestrial habitats. There is no public access to the area, to prevent disturbance to this protected species.
- Natural England's Priority Habitats mapping shows three small areas marked as Deciduous Woodland, one of which is also classed as Ancient Woodland, known as Woodhill Copse. None of these woodland areas are accessible to the public.

#### Cultural and social

- In terms of land use, this is predominantly a farmed landscape where arable crop production is common, with scattered field parcels used for grazing horses.
- Field parcels are often medium to large scale with some loss of boundary features, probably to facilitate arable crop production. The field pattern is often rectilinear, although there are occasional irregular shaped field parcels.
- The Oxfordshire HLC describes the area in the early 18<sup>th</sup> century as planned enclosure to the west of Woodhill Lane, with piecemeal enclosure to the east. By the late 19<sup>th</sup> century much of this LCA is classified as reorganised enclosures and by the 21<sup>st</sup> century the enclosure pattern is described as amalgamated. First Edition OS Mapping (published in 1830) shows a pattern of routes which reflects the public roads and rights of way present today, indicating a good level of time-depth to these features. The small area of woodland, now classified as Ancient Woodland, is also shown.
- East Challow Parish Council's review of heritage assets<sup>38</sup> outlines the more recent history of land use in the Upper Clay Vales and Lower Clay Vales LCAs as part of Grove Airfield in the Second World War. The following is a summarised extract from this document.

*"The southern part of Grove airfield was located within the parish, with the majority of structures located around Woodhill Lane. This also included*

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<sup>38</sup> Heritage Assets in the Parish of East Challow (undated) Available at <http://www.eastchallowpc.co.uk/neighbourhood-plan/news/> [Accessed on 05/11/20]

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*temporary accommodation (tent city) for American troops...The bomb storage area at Grove airfield was installed for the RAF, but was never used as access was difficult and it was not required as the airfield never launched bombing raids. Until recently, the three fuse stores... were still present, but all three have now been demolished. Close to them was the wastewater treatment plant...Between there and the west gate of the airfield there were three 'fusing sheds' one of which remains... However, these also were never used. Centre of the photo was a hutted area, and at the end closest to the bomb store was a small hut containing a huge electricity meter. Alongside the track running N-E from the junction bottom left of centre was a row of concrete air raid shelters and the building further along that track on the right was the sergeants mess (the Country Club). This building burned down and was rebuilt after 1945".*

- Grove Technology Park and the Crown Packaging Factory are medium scale industrial and commercial areas towards the eastern boundary of the parish, which visually and physically have greater connectivity to Wantage than the wider landscape of the Parish. The latter is often seen set within a more wooded vegetation and this limits the visual intrusion of this development into views to some extent, although there are a number of locations where the factory buildings are more visually prominent, particularly from close proximity locations in the Pastoral Footholds with Parkland LCA. Grove Technology Park, however, has little mature vegetation within or surrounding the development and there is a harsh transition from built form to rural landscape as a result.
- There is a small industrial complex, the W and G Industrial Estate, to the west of this LCA, with access from the A417. These buildings are of medium scale and are a noticeable element of views from close proximity locations within the Upper Clay Vale I and are noticeable in views from the elevated land at Windmill Hill, outside the Parish boundary. Haynes of Hallow, a family run business, is also located within this LCA, with access from the A417. The latter appears to be a varied business and includes a vehicle reclamation yard. Views towards this site and the yard are generally contained and there is limited visual intrusion into the wider landscape.
- The Woodhill Lane Caravan Park is a Gypsy and Travellers site managed by Oxfordshire County Council. The site accommodates twelve plots and is accessed from Woodhill Lane. The site lies in an isolated location within the wider landscape. There are views towards the caravans and other permanent buildings at the site from adjacent field parcels. When viewed from the north, views of the site are often seen against a wooded backdrop and this helps to integrate the site into the landscape.

- Rural dwellings and barns are located at Woodhill Farm and Little Woodhill to the eastern side of the LCA. There is another building in this location, which appears to be the fusing sheds, erected when the area was part of Grove Airfield in the Second World War.
- The former Challow Country Club site, which lies in the centre of this LCA, was granted planning permission in 2009 for 14 homes (P08/V1169/FUL) and is currently under construction. This development is entirely separate from the main settlement at East Challow and appears as an incongruous, isolated development which does not integrate into the wider character of this landscape.
- There are few public roads within this LCA. The A417 forms a short section of the western boundary of the LCA. Woodhill Lane appears to form part of the highways network and is publicly accessible for part of its length before becoming a private road providing access to Woodhill Farm.
- There are a number of Public Rights of Way crossing the LCA. Footpath 196/11/20 connects from the A417 in the west and heads in a north easterly direction towards Denchworth. Footpath 196/2/20 connects from Woodhill Lane in the south to footpath 196/11/20. Footpath 196/10/20 connects the two footpaths named above, creating a triangular connection. Bridleway 196/1/20 connects the W and G Industrial Estate to Woodhill Farm; this bridleway then terminates. During the site visit in October 2020 footpath 196/10/20 was found to be highly overgrown with vegetation and impassable in at least two locations.
- The Vale of White Horse Local Plan 2031 currently shows an area of safeguarded land within this LCA. This land is safeguarded for a potential western relief road for the A417, which currently passes through the centre of the village settlement. The location of this safeguarded land is shown on Figure 3.1. This highways scheme has the potential to substantially influence the character of this LCA and special care should be taken to ensure any future proposals respect the key landscape and visual characteristics of this area.

#### Perceptual

- This LCA plays an important role in providing a sense of separation between settlements. There remains a modest physical and visual gap between the settlement of East Challow and development which forms parts of Wantage. This is particularly the case given that the former Grove Airfield, lying outside

the parish, is an allocated site for future development in the Vale of White Horse Local Plan 2031.

- In views from this LCA towards the elevated scarp slope of the North Wessex Downs AONB, the settlement of East Challow is seen on the lower land of the footslopes set amongst mature trees which soften and integrate built form into the landscape. From many locations there are opportunities to experience the unbroken skyline formed by the elevated, more open, landscape of the Downs.
- Tranquillity varies across the LCA from moderate to good. In some locations, there is a good sense of calm and remoteness, and natural elements are the most notable features of views. In other locations, the visual presence of built form associated with commercial or industrial development or road noise from the A417 reduces the sense of tranquillity. Parts of this landscape have a notable level of disturbance and in a few locations there is a noticeable loss of landscape features, such as hedgerows, and poor landscape management.

### 10.3

#### Recommendations to plan, manage and protect distinctiveness

##### Landscape character

- This LCA plays a role in providing separation between the settlements of East Challow and Wantage. Resist proposals which would result in the erosion of the visual, physical and experiential separation of East Challow and Wantage.
- Protect the historic landscape pattern created by Public Rights of Way which appear to reflect the alignment of routes shown on the 1801 Enclosure Map.
- Protect and enhance watercourses and ponds and support schemes which enhance biodiversity through increased habitat creation and management, particularly in relation to Great Crested Newts which have been shown to be present in this area.
- Protect, replace and maintain vegetated field boundaries which contribute to the sense of place well as for their contribution to biodiversity, soils and surface water management.
- Support traditional hedgerow management techniques which contribute to biodiversity and good hedgerow strength.
- Seek opportunities to reintroduce traditional orchards, a feature of the historic landscape of East Challow, for example, through community orchards.



- 
- Restore access along existing Rights of Way where vegetation currently restricts access.
  - Seek to create new links to rights of way which currently terminate without an onward route, such as bridleway 196/1/20 which terminates at Woodhill Farm.
  - Seek new opportunities to enhance the public to experience of the local landscape, for example, through the creation of circular walking routes and improved cycling access.
  - Tree planting schemes: Medium to large scale tree planting schemes could be accommodated here, provided any such scheme also maintain visual amenity as described below and does not result in the loss of habitats required to support protected species, such as Great Crested Newts.
  - In consultation with the local community, seek solutions to visual detractors, such as the bonfire sites in proximity to the junction of Woodhill Lane and footpath 196/10.

#### Views and visual amenity

- Protect the visual separation of the settlements of East Challow and Wantage and resist proposals that would erode this gap.
- Maintain opportunities for views from publicly accessible locations towards East Challow and the skyline created by the scarp slope of the North Wessex Downs.
- Support or seek schemes which would soften the transition between commercial and industrial development and the rural landscape, such as woodland planting schemes using appropriate native species, particularly in relation to Grove Technology Park and the Crown Packaging Plant.
- Protect medium and long distance views from the North Wessex Downs AONB by resisting proposals that would introduce eye-catching urbanising development, such as large scale built form.
- Protect and maintain the tranquillity of the Wilts and Berks Canal by resisting proposals that would diminish the character of this route.



*Photograph 14: Upper Clay Vale I LCA seen from Woodhill Lane*



*Photograph 15: The former Country Club site now being redeveloped for housing*



*Photograph 16: Upper Clay Vale, seen from Woodhill Lane*



*Photograph 17: Grove Technology Park*

# 11 LCA 5: Lower Clay Vale

## 11.1 Location and boundaries

11.1.1 A large LCA occupying lower lying land, largely below the 75m AOD contour. The Childrey Brook and the Woodhill Brook flow in a northerly direction and form a confluence at the northern end of this LCA. The boundary to this LCA is largely formed by the 75m AOD contour in the south, the parish boundary and A417 to the west and to the north the boundary follows field boundaries which reflect the differences in landscape character between this LCA and the Upper Clay Vale II.

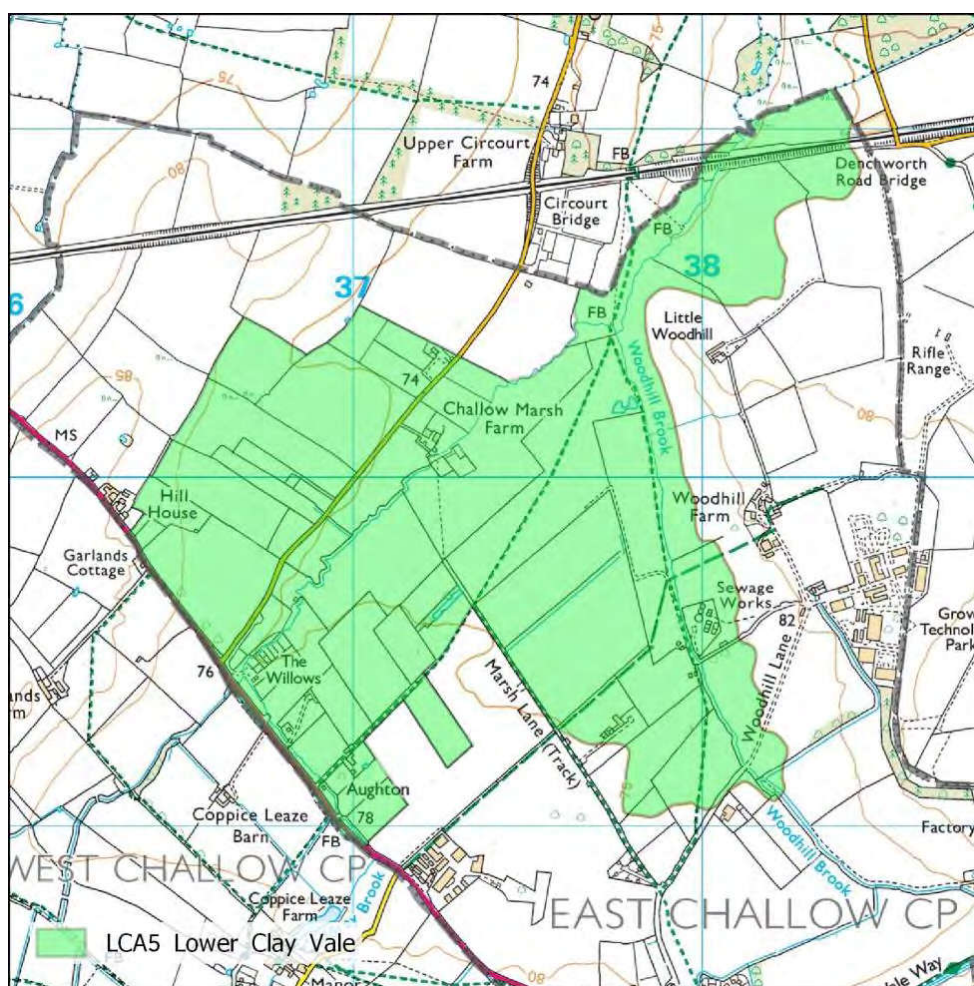


Figure 11.1: LCA 5: Lower Clay Vale

## 11.2 Key characteristics, distinctiveness and features

### Natural

- This LCA is partially defined by the 75m AOD contour and characterised by the unvarying and flat nature of the land, with levels varying from approximately 74m AOD to 80m AOD towards the west of the LCA.

- The LCA is underlain by the Ampthill Clay Formation and Kimmeridge Clay Formation, principally following the Circourt Road and Childrey Brook, with areas of Gault Clays to the south of this LCA. There are superficial deposits of alluvium following watercourses.
- Provisional ALC mapping illustrates the land may be classified as Grade 4 and, as such, would not be considered Best and Most Versatile agricultural land. This is possibly a consequence of the poorly draining soils in this LCA.
- Small to medium sized field parcels characterise this LCA, often used for grazing livestock or horses. Occasionally arable crop production is found in more southerly and easterly areas of the LCA.
- Field boundaries are often defined by hedgerows which form stronger features in this landscape compared to the Upper Clay Vales I or II LCAs. There are scattered mature trees within field boundaries and these are also a notable characteristic of the landscape. Field boundaries are also defined by post and wire or post and rail fencing in some areas. Tree species include, Oak, Ash and Willow. Hedgerows are generally mixed native species including Hazel, Elm, Hawthorn and Blackthorn, with a more limited range of species in some hedgerows. Rural dwellings and farmsteads are sometimes associated with evergreen tree species, such as conifers, which do not reflect the traditional characteristics of this landscape. There are a few scattered small woodland areas comprising native deciduous tree species.
- The Childrey Brook and Woodhill Brook are watercourses flowing through the LCA in a northerly direction. These watercourses are associated with a band of riparian vegetation, frequently of woody species, including Oak, Ash and Willow. The floodplain associated with these watercourses varies in width across the LCA from approximately 50m to 200m wide in some locations (see Figure 5.2)
- An elongated pond is shown on OS mapping to the north and east of The Willows, while two additional ponds are shown close to the confluence of the Childrey Brook and Woodhill Brook. OS mapping also illustrates a pond to the north of Hill Farmhouse, surrounded by a small area of woody vegetation.
- Two areas of Priority Habitats have been identified on Natural England's National Habitat Network mapping, including a small area of deciduous woodland, associated with the property called The Willows and a Traditional Orchard identified at the property called Aughton, both of these properties are located on Faringdon Road (A417).

- The two watercourses are lined with woody riparian vegetation and associated with areas of pasture. These features have the potential to support a range of ecological species and provide ecological connectivity and therefore could be considered to form part of the green infrastructure of the local area.

#### Cultural and social

- In terms of land use, this is predominantly a farmed landscape where grazing livestock is common; some field parcels are used to graze horses. There are occasional fields used for crop production.
- Field parcels are often small to medium scale and rectilinear to elongated with generally good boundary features formed by hedgerows in many locations. Some field boundaries are formed by post and wire or post and rail fencing.
- There is no settlement within this LCA and views towards built form and settlement are limited. There are scattered rural dwellings and farmsteads associated with Faringdon Road (A417) and the more rural highway, Circourt Road.
- There is a small group of properties to the west of the LCA located on the A417, including Hill House which is also called Hill Farmhouse. Hill Farmhouse and the Stable and Coach House to the north are Grade II listed buildings. The listing describes the house as being built in c.1820. It is a Regency style red brick building using Flemish bond with flared headers and a slate roof. The Stable and Coach House were built at approximately the same time as Hill Farmhouse. These are built from coursed limestone rubble with red brick quoins and dressings and a slate roof.
- The A417, Faringdon Road, forms the boundary to the LCA to the west and is a well-used highway with frequent traffic. Circourt Road is a rural highway leading from the A417 to Denchworth; with grassed edges and no footways or curb stones it has an attractive rural character.
- Several Public Rights of Way cross the LCA, as described for the Upper Clay Vale I. Footpath 196/11/20 connects from the A417 in the west and heads in a north eastly direction towards Denchworth. Footpath 196/2/20 connects from Woodhill Lane in the south to footpath 196/11/20. Footpath 196/10/20 (Marsh Lane) connects the two footpaths named above, creating a triangular connection. Bridleway 196/1/20 connects the W and G Industrial Estate to Woodhill Farm; this bridleway then terminates. During the site visit in October 2020 footpath 196/10/20 (Marsh Lane) was found to be highly overgrown with vegetation and impassable in at least two locations.

- The names of some farmsteads and footpaths, such as Challow Marsh Farm and Marsh Lane, reflect the poor drainage and clayey soils in this LCA. No marshes were observed during the site visits and it is likely modern land drainage has improved the character of the soils. However, a review of aerial photography indicates possible marshy areas to the south of Challow Marsh Farm.
- The Great Western Mainline crosses in an east-west direction through the northern part of this character area. The overhead electrification infrastructure spaced at regular intervals along the railway, is occasionally a noticeable feature, although is frequently seen against a wooded backdrop when viewed from within this LCA, which softens its visual impact.
- The Oxfordshire HLC shows planned enclosure surrounding much of the land around Challow Marsh Farm in the late 18th century, with a small area of piecemeal enclosure to the north of this LCA. This remains the same into the 21st century, with a small area of reorganised enclosures marked in proximity to the dwellings on the A417. Much of the field pattern seen today may therefore have a good time-depth.

#### Perceptual

- This is a largely flat landscape, with strong vegetated features such as field boundaries and watercourses, as well as occasional woodland features. These characteristics generally serve to create a sense of enclosure and visual containment. This LCA forms part of the more extensive open clay vale landscape when viewed from more elevated areas, including from East Challow recreation ground, Public Rights of Way on Windmill Hill and in long distance views from the North Wessex Downs AONB.
- Tranquillity is generally moderate to good. There are few busy public roads within the LCA. Circourt Road is a rural highway with no street lighting. Noise sources, such as the A417 and the Great Western Mainline, serve to reduce the sense of tranquillity in some locations and at certain times of day.

## 11.3

### Recommendations to plan, manage and protect distinctiveness

#### Landscape character:

- Protect the landscape character this attractive rural LCA and resist development that would result in the removal of characteristic features of this landscape, such as woodland copses and orchards;
- Protect the historic landscape pattern created by public roads, rights of way and field boundaries which are likely to have good time depth;

- 
- Protect the rural character of highways and rights of way and resist suburbanising features such as concrete curb stones;
  - Protect and enhance watercourses and support schemes which enhance biodiversity through increased habitat creation and management;
  - Protect existing vegetated field boundaries for their contribution to landscape character, biodiversity, soils and surface water runoff management;
  - Support traditional hedgerow management techniques which contribute to biodiversity and good hedgerow strength;
  - Protect existing standard trees for their contribution to landscape character, biodiversity and surface water runoff management;
  - Tree planting schemes: smaller scale tree planting schemes may be appropriate in this LCA, such as smaller linear woodlands and copses, which would also maintain the character of the landscape.
  - Seek opportunities to enhance the public experience of the local landscape, for example, through the creation of circular walking routes and removing blockages to routes.

Views and visual amenity:

- Protect the rural character of views from publicly accessible locations such as Circourt Road and footpath 196/20;
- Protect opportunities for long distance views towards the rising scarp slope of the North Wessex Downs AONB;
- Protect and mitigate effect on views from the North Wessex Downs AONB towards the vale, which may arise as a result of the introduction of any future additional development, and associated lighting, in this LCA;
- Protect and, where possible, enhance tranquillity. For example, through carefully considered lighting schemes, while maintaining public safety, and through traffic reduction through improved sustainable transport routes.





*Photographs 18 and 19: Lower Clay Vale LCA seen from Circourt Road; Plate 15 illustrates long distance views to the North Wessex Downs AONB*



# 12 LCA 6: Upper Clay Vale II

## 12.1 Location and boundaries

12.1.1 This is a modest-sized LCA lying to the north of the parish and shares many of the characteristics and features of the Upper Clay Vale I. The southern LCA boundary broadly marks the transition between the small scale and more intimate landscape of the Lower Clay Vale and the more open landscape of the Upper Clay Vale. The northern, western and eastern LCA boundaries are defined by the parish boundary although this landscape type appears to extend beyond the parish boundary towards the north and west.

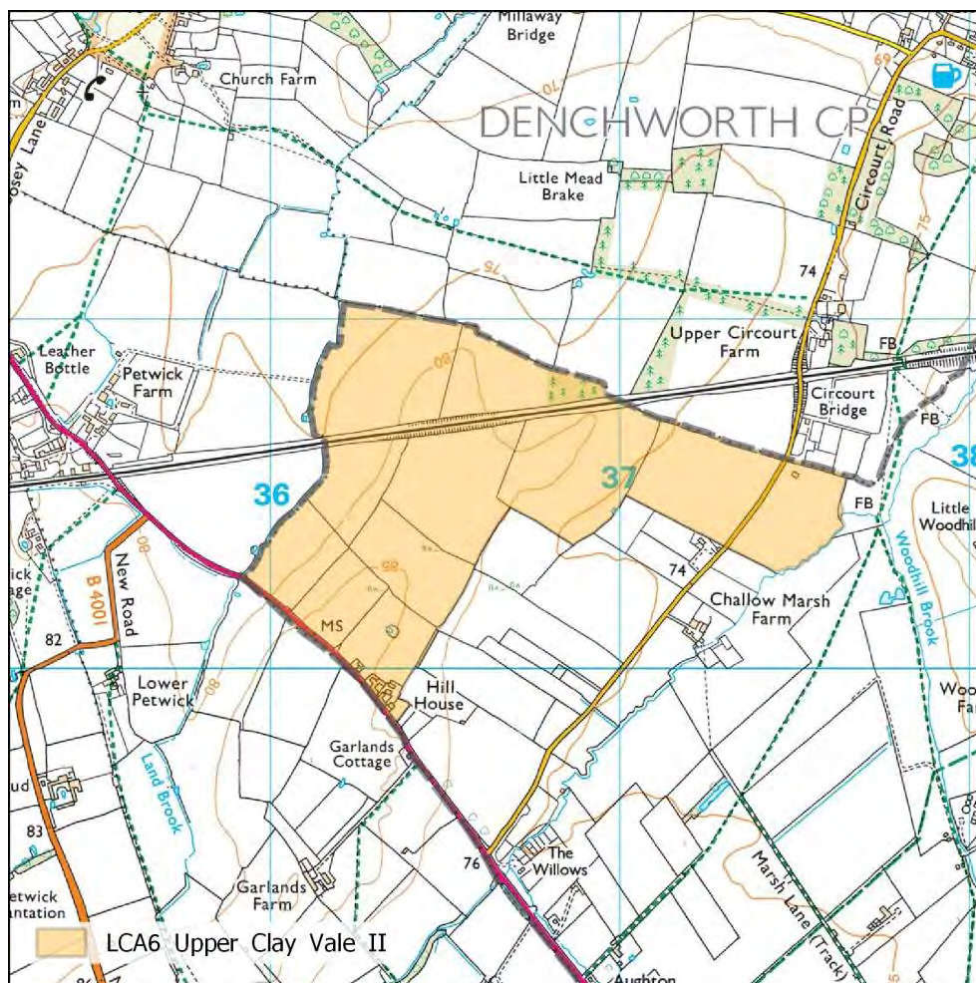


Figure 12.1: LCA 6: Upper Clay Vale II

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## 12.2 Key characteristics, distinctiveness and features

### Natural

- This a gently undulating landscape with levels varying from approximately 85mAOD at Hill House/Hill Farmhouse to the west of the LCA to 75mAOD towards the north and east.
- This LCA is largely underlain by Gault Clays with a narrow band of superficial alluvium following Land Brook at the northern boundary to the LCA.
- Provisional ALC mapping illustrates that the land may be classified as Grade 4 and, as such, would not be considered Best and Most Versatile agricultural land. This is possibly a consequence of the poorly draining soils in this LCA.
- Land Brook is a smaller watercourse and there is no area of floodplain associated with it. It appears to flow in a northerly direction towards the River Ock and forms part of the parish boundary.
- Field parcels are often large; woody vegetation is most frequently found defining boundary features, such as field boundaries, as well as the A417 to the west. Hedgerows are generally more closely trimmed than in the Lower Clay Vale with fewer mature trees within hedgerows. There is a band of vegetation associated with Land Brook to the north of the LCA, although this is generally narrower and less diverse than that associated with Childrey Brook or Woodhill Brook. Tree species include Oak, Ash and Field Maple with native mixed species hedgerows including Hawthorn, Elm, Hazel and Blackthorn.
- There is a triangular wooded copse lying to the north of the Great Western Mainline which appears to be part of a wider planting scheme comprising linear features and blocks of woodland, of a similar age. These areas of planting are not fully mature and it is not clear if these have been planted in relation to a woodland planting scheme or if they are part of a mitigation strategy associated with the railway line, or another purpose. These woodlands serve to provide a wooded setting to views across this area and particularly help to integrate the overhead electric infrastructure of the railway into the landscape, where they create a wooded backdrop to the structures, giving the structures themselves less prominence in views.
- Natural England's Priority Habitat mapping does not identify any features within this LCA.

#### Cultural and social

- Land use is mixed with some field parcels used for arable crop production, some areas of grazing, including grazing horses, and some leisure uses in proximity to Hill House.
- Field boundaries form a rectilinear or irregular pattern of medium-sized field parcels.
- There is no settlement within the LCA.
- There are no Public Rights of Way within this LCA. The A417 lies to the west of the LCA, bounded by hedgerows, and views across the LCA are often contained.
- The Great Western Mainline crosses in an east-west direction through this LCA. The overhead electric infrastructure is a noticeable element in views, when seen from Faringdon Road and Circourt Road. It is likely that these features are noticeable in views across this LCA, although this could not be directly assessed due to limited public accessibility.
- The Oxfordshire HLC shows piecemeal enclosures to the north of Hill Farmhouse and describes this area as, "an area of unenclosed meadow land enclosed in the early 19th century. One straight internal boundary has been added in the 20th century but the remaining boundaries are late 18th-early 19th century in origin". To the north of the LCA the HLC describes an "area of open field enclosed in the early 19th century; the field pattern was changed in the later 19th century by subdivision and the creation of the railway line running through the area".

#### Perceptual

- This LCA forms part of the more extensive clay vale landscape when viewed from more elevated areas, including from East Challow recreation ground, Public Rights of Way on Windmill Hill and from the North Wessex Downs AONB.
- Tranquillity is generally moderate. Natural features are generally the most prominent element of the experience of being in this landscape. Noise sources, such as the A417 and the Great Western Mainline, serve to reduce the sense of tranquillity in some locations and at certain times of day. There is little street lighting.

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## 12.3 Recommendations to plan, manage and protect distinctiveness

### Landscape character

- Protect the remaining historic landscape pattern created by field boundaries;
- Protect, replace and maintain vegetated field boundaries which contribute to the sense of place well as for their contribution to biodiversity, soils and surface water management;
- Support traditional hedgerow management techniques which contribute to biodiversity and good hedgerow strength;
- Protect and enhance watercourses and support schemes which enhance biodiversity through increased habitat creation and management;
- Seek opportunities to reintroduce traditional orchards, a feature of the historic landscape of East Challow, for example, through community orchards;
- Tree planting schemes: Medium to large scale tree planting schemes could be accommodated here.

### Views and visual amenity

- Seek opportunities to create a greater wooded context to the Great Western Mainline to soften the visual effects of the overhead electrification structures.
- Maintain tranquillity by resisting proposals that would result in an increase in street lighting, noise and disturbance.



*Photograph 20: Upper Clay Vale II LCA looking towards the Great Western Mainline*



*Photograph 21: View towards the North Wessex Downs from Circourt Bridge across the Upper Clay Vale II and the Lower Clay Vale*

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# 13 Settlement landscape context

## 13.1 Plan making considerations

13.1.1 The LCA of East Challow Parish seeks to provide both a framework and an evidence base to inform decision-making in relation planning applications and land management. For each of the LCAs, the recommendations provide strategic information about the key characteristics and features which should be protected, managed or enhanced when considering landscape change.

13.1.2 To help inform the NDP from a settlement perspective, this chapter has been included to consider finer grain landscape matters at the settlement scale.

## 13.2 The settlement of East Challow in a landscape context

13.2.1 A range of example views have been selected to provide perspective about the setting of the settlement of East Challow in its landscape context.

13.2.2 In accordance with the methodology in Chapter 4, each view provides the following information:

- Landscape Character Area name;
- A description of the key landscape characteristics in terms of natural, cultural and social features, as well as key aesthetic and perceptual qualities;
- Information about landscape character sensitivity;
- Information about visual sensitivity;
- Information about landscape value;
- Recommendations to plan, manage and protect distinctiveness as well as conserve visual integrity.


13.2.3 The photographs illustrate four key aspects of the visual setting of the settlement:

- From locations in the Pastoral Footslopes, the settlement is seen set in a small scale, enclosed and often treed landscape, on the rising land of the Footslopes, with a rural setting in the foreground.
- From the more elevated parts of the Pastoral Footslopes, in proximity to the settlement, there are frequent opportunities for views both towards the lower lying land of the Vale landscapes to the north, as well as the rising land of the scarp slope of the North Wessex Downs AONB to the south.

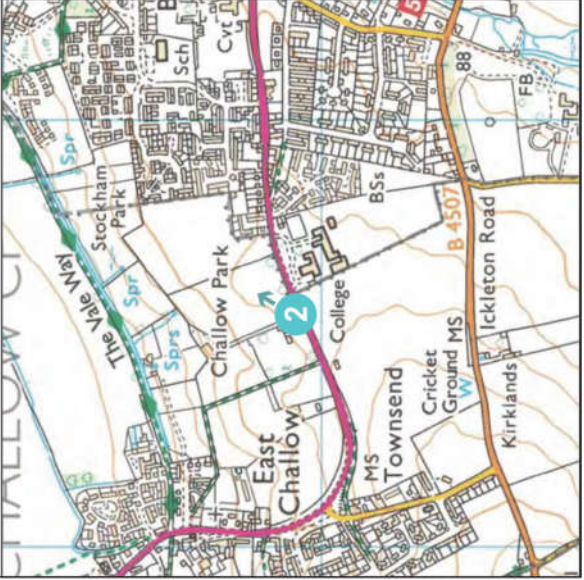
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- From the Lower Clay Vale, the settlement is seen on the rising land of the Footslopes with the scarp slope of the North Wessex Downs forming an uninterrupted skyline in the distance.
  - From the higher land of the North Wessex Downs, the settlement can be seen set in a treed context on the lower lying land, surround by the Vale landscapes.

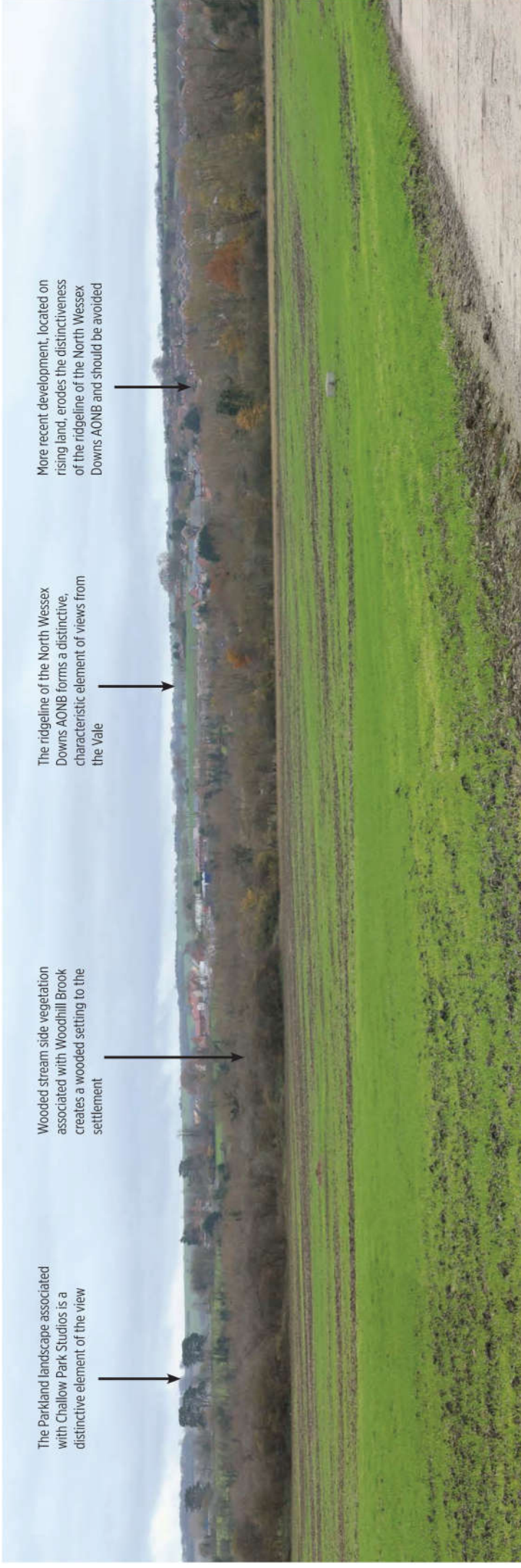




East Challow Settlement Landscape Context View from Cornhill Lane in the Pastoral Footslopes	Landscape Character, Distinctiveness and Key Features (natural, cultural and social features, as well as key aesthetic and perceptual qualities)	Landscape Value	Landscape Character Sensitivity and Visual Sensitivity
<p>This is an illustrative photograph and is not to scale. It has been taken with a 50mm lens from Cornhill Lane (SU 37597 88202) in an easterly direction towards East Challow (approx. 90m AOD).</p> 	<p><b>LCA 2 Pastoral Footslopes</b></p> <p>In views from the Pastoral Footslopes, the settlement of East Challow can be seen set on rising ground.</p> <p>The foreground of the view has a rural, pastoral character, with scattered dwellings forming part of the middle distance of the view. The dwellings are seen in a treed and well vegetated context which softens the built forms and enhances the rural character of the view.</p> <p>A combination of roof tops and vegetation form the skyline of the view. The roof tops are often irregularly spaced and angled, softening their presence in the view.</p> <p>The overhead wires are a minor visual detractor; they are not visually dominant in the view.</p>	<p>While this is an undesignated landscape, it has many attractive, rural qualities which contribute to the setting of the settlement. These qualities are likely to be locally valued.</p> <p>The Pastoral Footslopes form the setting to a number of views from the rights of way network, including Cornhill Lane and the Vale Way, which follows the Wilts and Berks Canal. These attractive routes appear to be well used by the public and the views from them are likely to be valued locally.</p>	<p>The view has a strong, pastoral character which creates a rural setting to the settlement in the middle distance.</p> <p>Native vegetation, including hedgerows and trees, as well as the open grassland, should be retained and enhanced for its contribution to the character of the view and in softening the presence of built form in the view.</p> <p>Built form is scattered and arranged on irregular angles, which contributes to the rural character of the view. Where this is not the case, the dwellings have a stronger, more dominating, presence in the view, which can detract from its rural character.</p>



<p><b>East Challow Settlement Landscape Context</b> View from Challow Road in the Pastoral Footslopes with Parkland LCA</p> <p>This is an illustrative photograph and is not to scale. It has been taken from Challow Road (SU 38546 88060) in a north easterly direction (approx 110m AOD).</p> 	<p><b>Landscape Character, Distinctiveness and Key Features</b> (natural, cultural and social features, as well as key aesthetic and perceptual qualities)</p> <p><b>LCA 3 Pastoral Footslopes with Parkland</b></p> <p>The Pastoral Footslopes with Parkland lies on sloping topography. From more elevated locations, as shown in the photograph above, there are opportunities for views across the lower lying Vale landscapes to the north, as well as views towards the steeply rising scarp slopes of the North Wessex Downs to the south.</p> <p>The widely spaced groups of mature pines, set in open grassland, create a distinctive parkland character in this view. Historic mapping from 1899 illustrates tree clumps in these locations, and it is likely that these features are contemporary with the adjacent, large, detached dwelling, which was the site of Challow Studios. These elements combine to form a coherent sub-unit within the Pastoral Footslopes with Parkland LCA.</p> <p>The pastoral landscape lying to the north and east of the parkland comprises small to medium sized field parcels with hedged boundaries, with mature trees within field parcels and within hedgerows. Some of the mature Oak trees have the potential to be ancient trees.</p> <p>This pastoral landscape contributes to and enhances the character of the parkland, and together they create a cohesive landscape unit with a strong sense of distinctiveness.</p> <p>From this location, there are also opportunities to appreciate open views towards the distinctive scarp slope of the North Wessex Downs. These views are discussed further on View 4.</p>	<p><b>Landscape Value</b></p> <p>While this is an undesignated landscape, it has many attractive, qualities which contribute to the setting of the settlement. These qualities are likely to be locally valued.</p> <p>Ancient trees are subject to protection under the provisions of the NPPF and the potential for mature trees in this LCA to be considered as 'ancient' should be assessed.</p> <p>From this LCA there are opportunities for open views towards the scarp slope of the North Wessex Downs and there are also return views from the Downs towards this location. Changes within this LCA may be considered to affect the setting of the AONB and should be subject to an appropriate assessment, such as LVIA.</p>	<p><b>Landscape Character Sensitivity and Visual Sensitivity</b></p> <p>The view has a strong, parkland character, primarily as a consequence of the tree groups set in open grassland and the types of boundary treatments found in this LCA. These features should be protected and managed appropriately.</p> <p>The mature trees, including Oaks and Pines, in this LCA should be subject to particular protection and assessed for their potential as ancient trees.</p> <p>The elevated location of this part of the LCA creates a sense of openness and provides opportunities for attractive views in a northerly and southerly direction. Opportunities to appreciate these views should be maintained.</p> <p>The mature vegetation also serves to soften views of built form at the edge of Wantage and, to a lesser degree, East Challow. Trees, shrub areas and hedgerows should be retained for their role in enhancing visual amenity and opportunities should be sought to increase native planting, where possible, to soften the visual effects of the more recent planning permissions for residential development.</p>
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The Parkland landscape associated with Challow Park Studios is a distinctive element of the view

Wooded stream side vegetation associated with Woodhill Brook creates a wooded setting to the settlement

The ridgeline of the North Wessex Downs AONB forms a distinctive, characteristic element of views from the Vale

More recent development, located on rising land, erodes the distinctiveness of the ridgeline of the North Wessex Downs AONB and should be avoided

**East Challow Settlement Landscape Context  
View from Woodhill Lane in the Upper Clay Vale | LCA**

This is an illustrative photograph and is not to scale. It has been taken from Woodhill Lane (SU 38303 89635) in a southerly direction (approx 82m AOD).



**Landscape Character, Distinctiveness and Key Features  
(natural, cultural and social features, as well as key aesthetic and perceptual qualities)**

**LCA 4 Upper Clay Vale |**

From the lower lying landscapes of the Clay Vale there are views towards the settlement of East Challow, which lies on the rising land of the footslopes in the middle distance of the view.

The foreground is characterised by a sense of openness and a lack of woody vegetation, such as trees and woodland. In the middle ground the wooded stream side vegetation, associated with Woodhill Brook, including Oak, Ash and Willow, forms a strong element of the view and contributes to the setting of the settlement.

The Parkland landscape, to the left of Challow Studios, can be seen quite prominently and forms a distinctively characteristic element of the view.

The higher ground of the North Wessex Downs AONB forms the skyline and the built form within East Challow does not break this skyline. The settlement is seen set within a treed or wooded context, with a rural foreground and unbroken views of the attractive, ridgeline in the distance.

**Landscape Value**

While this is an undesignated landscape, it has many attractive qualities which contribute to the setting of the settlement. These qualities are likely to be locally valued.

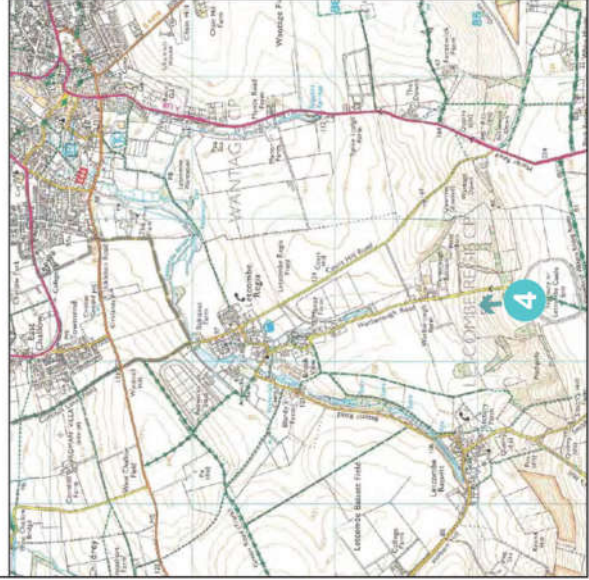
From this LCA there are opportunities for open views towards the scarp slope of the North Wessex Downs and there are also return views from the Downs towards this location. Changes within this LCA may be considered to affect the setting of the AONB and should be subject to an appropriate assessment, such as LVIA.

**Landscape Character Sensitivity and Visual Sensitivity**

The view has a strong, character, primarily as a consequence of the treed context and these features should be protected and enhanced, where possible, for their contribution to the setting of the settlement. The key wooded features include the stream side vegetation associated with Woodhill Brook and trees within and surrounding the settlement, including the mature trees forming the Parkland.

The ridgeline of the North Wessex Downs AONB forms a distinctive feature of the view and this characteristic should be protected. There are areas (to the right of the photograph) where built form is located on the rising land in the middle distance. The effect is to increase the prominence of built form in the view and this detracts from its character.



East Challow Settlement Landscape Context View from Segsbury Hillfort, North Wessex Downs AONB	Landscape Character, Distinctiveness and Key Features (natural, cultural and social features, as well as key aesthetic and perceptual qualities)	Landscape Value	Landscape Character Sensitivity and Visual Sensitivity
<p>This is an illustrative photograph and is not to scale. It has been taken from Segsbury Hillfort (SU 38373 84645) in a northerly direction (approx. 210m AOD).</p> 	<p><b>North Wessex Downs AONB</b></p> <p>From the elevated ridgeline of the North Wessex Downs there are expansive, uninterrupted views across the wider landscape, including towards the Pastoral Footslopes surrounding East Challow, and the low lying Clay Vale landscapes to the north.</p> <p>The most southerly field parcels in East Challow Parish, in the Windmill Hill LCA, are highly visible in this view, and are also visible in views from other locations along the ridgeline, such as from the Ridgeway near Gramps Hill.</p> <p>The distinctive openness of the higher land in this view gives way to a more patterned and vegetated landscape on the footslopes, in proximity to the settlements. Field boundaries and winding highways are often associated with hedgerows and trees on the footslopes. The open Clay Vale landscapes can be seen extending into the distance in the view.</p> <p>In this view, the settlement of East Challow lies on the lower land of the footslopes. Windmill Hill serves to restrict many views of development within the village, although there are some views of built form. Built form in Wantage forms a more prominent element of the view.</p>	<p>The North Wessex Downs AONB is a nationally designated landscape, statutorily protected for its scenic beauty and special qualities. Segsbury Hillfort is a scheduled monument and is accessible for public enjoyment. This type of view is considered to be highly valued in landscape terms.</p>	<p>Located in the North Wessex Downs AONB, this view is considered to have high landscape and visual value and high landscape and visual sensitivity. The key characteristics of the view are the expansive, open foreground with settlements nestled on the lower land of the footslopes and in local valleys and the open clay vale extending into the distance.</p> <p>Wooded vegetation forms an important landscape element in the middle distance of the view and serves to integrate settlements into the landscape. Wooded vegetation should be protected and enhanced where possible.</p> <p>Residential built form in East Challow lies nestled on the lower lying land and is not prominent in this view. This characteristic should be protected. Commercial development, for example at Grove Technology Park, has greater visual prominence and lacks tree planting, which may have mitigated this visual effect. Future development should be subject to appropriate landscape assessment to consider and mitigate adverse effects on views from the AONB.</p> <p>The separation of settlements along the footslopes is a key characteristic of the landscape, and settlement coalescence should be avoided. The gap between East Challow and Wantage is just perceptible and any further erosion of this gap should be resisted.</p>

---

# 14 Appendix A: Extracts from Vale of White Horse Landscape Character Assessment: Evaluation and Guidance

## 14.1 Landscape Type FS: Downs Footslopes Evaluation and Guidance

### 14.1.1 Key positive landscape attributes

### 14.1.2 The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- A rolling landscape, prominent below the Downs Scarp in views north from the lower lying Vale.
- Numerous spring feed streams flowing chalk of the Downs, north into Vale and towards the rivers Ock and Thames.
- Small, traditional nucleated villages and hamlets, frequently located along streams towards the foot of the Downs Scarp, with historic cores and edges which abut directly onto the surrounding countryside.
- A considerable number of conservation areas and numerous listed buildings.
- A network of rural lanes and public rights of way, connecting settlements and the Vale to the Downs.
- Varying degrees of tree cover, but some significant blocks of woodland which are prominent in the local landscape and visible from the Vale to the north.
- Ribbons of riparian vegetation along winding streams and brooks.
- Views north from elevated public vantage points, across the Vale and towards the Corallian Limestone Ridge to the north.
- Large parts of the footslopes are within the North Wessex Downs Area of Outstanding Beauty.

### 14.1.3 Forces for change/sensitivities/pressures

- Loss of hedgerows and woodland due to intensification of farming.

- 
- Hedges intensively managed to low heights and/or species-poor.
  - Introduction of tall linear tree belts.
  - Decline in orchards and other horticultural practices.
  - Spread of sporadic dwellings along lanes.
  - Development, and increase in settlement edge uses such as paddocks, on the edges of villages.
  - Large scale housing extensions to the edges of towns and villages.  
Development at Harwell Campus.
  - Growth of settlements, reducing gaps between settlements and increasing the potential for coalescence.
  - Development within the Vale effecting (*sic*) views from the Downs and it's wider setting.
  - Introduction of pylons within the east of the District.
  - The A34 dual carriageway within the east of the District.

14.1.4 GUIDANCE

14.1.5 Landscape Strategy

14.1.6 The landscape strategy for the Downs Footslopes is to conserve the rural nature of the landscape and protect the historic character of the small settlements located within the footslopes. Development associated with larger settlements should be carefully considered to prevent detrimental effects on the landscape and the setting of the AONB. Woodland and hedgerow boundaries should be maintained or replanted where possible. Given the areas partial location within the North Wessex Downs AONB, the objectives and policies set out in the current AONB management plan should also be considered.

14.1.7 Landscape Guidelines

14.1.8 Land Management

- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance landscape features such watercourses, ancient and semi-natural woodland, and hedgerows.

- 
- Conserve and enhance connectivity of areas of high biodiversity value and key positive landscape attributes, such as riparian woodland.
  - Respect the setting to conservation areas and sensitivity historic settlement edges, by resisting changes to the landscape which are not in keeping with the landscape character.
  - Resist introduction of further pylons, and encourage underground routing of cables where possible.
  - Raise awareness of the historic dimension and underlying archaeology of the landscape to landowners including the woodlands, orchards, field patterns and streams.
  - Areas of tree planting should reflect historic woodland pattern, topography and field boundaries, and avoid new incongruous linear shelter belts. Inclusion of additional or replacement appropriate deciduous planting, should be encouraged within existing tree belts. Encourage consistent management and restocking of hedgerows and nurture new hedgerow trees to maintain stock, including the use of locally appropriate species such as oak, beech and elm.
  - Encourage retention and enhancement of orchard and horticultural uses where appropriate.
  - Promote responsible management of existing public rights of way, with appropriate surfacing, materials and signage for footpaths to retain the rural, unsettled character of the landscape
  - Encourage landowners to maintain or enhance accessibility and provide additional routes where opportunities arise
  - Protect the route of the dismantled Didcot, Newbury and Southampton Railway line from development which would inhibit future public transport use.

#### 14.1.9 Built Development

- Retain the settlement pattern of villages, hamlets and isolated farmsteads towards the foot of the Downs Scarp.
- Protect the sensitivity of historic edges of settlements from development and an increase in settlement edge uses such as paddocks and horse keeping.

- 
- Where extensions to larger settlements are planned, develop landscape strategies which minimise effects on the surrounding landscape and are in keeping with the landscape character of the area. Planting within development should utilise species of local provenance, such as beech, poplar, oak and hawthorn, and disease resistant varieties of elm and ash. Open spaces, planting and housing with low densities and height, should be located along the edges of settlements where they adjoin the countryside. Resist the spread of ribbon or sporadic development along roads.
  - Conserve gaps between settlements to prevent coalescence and retain separate settlement identities.
  - Improve understanding of the general pattern of settlements and their relationship to the landscape and maintain development control to ensure that new development is sympathetic to the wider pattern of settlement.
  - Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.

## 14.2 Landscape Type VL: Lower Vale Farmland Evaluation and Guidance

### 14.2.1 Key positive landscape attributes

14.2.2 The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Areas of peaceful rural farmland.
- Distinctive views to rising ground to the north and south, including the Corallian Limestone Ridge nearby to the north, and the North Wessex Downs AONB on the horizon to the south.
- Network of drainage ditches.
- Dispersed woodland blocks.
- Limited settlement, consisting predominantly of scattered farmsteads.
- Rural lanes and a network of public rights of way.
- The course of the old Wilts and Berks canal, under various stages of restoration.



- 
- 14.2.3 Forces for change/sensitivities/pressures
- Loss of hedges and fragmentation of the hedgerow network along field boundaries.
  - Decline in numbers of hedgerow trees and riparian vegetation along ditches.
  - Amalgamation of fields into larger parcels of arable land.
  - Large scale gravel quarrying.
  - Disturbance from transport networks, including the A34 dual carriageway and the Great Western Mainline railway.
  - Introduction of 'wirescapes' including overhead pylons and electrification of the Great Western Mainline railway.
  - Development of solar farms.
  - Expansion of settlement and roads within the east of the District.
- 14.2.4 GUIDANCE
- 14.2.5 Landscape Strategy
- 14.2.6 The strategy for the Lower Vale Farmland is to conserve the rural nature of the landscape and limit further urbanising influences from infrastructure and expanding settlements. Hedgerows, and hedgerow trees should be replanted to restore the network of vegetation along field boundaries.
- 14.2.7 Landscape Guidelines
- 14.2.8 Land Management
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows, hedgerow trees, and woodland.
  - Conserve, enhance and restore hedgerows through effective long term management and replanting with species of local provenance.
  - Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
  - Encourage sustainable and multi-purpose woodlands.
-

- 
- Raise awareness of the historic dimension of the field patterns and boundaries to landowners, and conserve local historic dimension of the landscape, alongside local hydrology to encourage sustainable drainage.
  - Resist further increase in overhead wires underground and encourage underground routing of cables where possible.
  - Limit further solar farms where they would have a detrimental effect on the character of the landscape.
  - Encourage the restoration of former gravel pits to enhance biodiversity and reflect the local landscape character.
  - Promote responsible management of existing public rights of way, with appropriate surfacing, materials and signage for footpaths to retain the rural, unsettled character of the landscape.
  - Encourage landowners to maintain or enhance accessibility and provide additional routes where opportunities arise.

#### 14.2.9

##### Built Development

- Retain the pattern of limited settlement and avoid the development of sporadic dwellings.
- Promote the use of traditional buildings materials and signage features with particular regard to local style and materials.
- Resist development which would have a detrimental effect on views from the North Wessex Downs AONB, and its wider northern setting.
- Where extensions to larger settlements are planned, develop landscape strategies which minimise effects on the surrounding landscape and are in keeping with its characteristics. Planting within development should utilise species of local provenance, such as beech, poplar, oak and hawthorn, and disease resistant varieties of elm and ash. Open spaces, planting and housing with low densities and height, should be located along the edges of developments where they adjoin the countryside.
- Ensure that any new large scale development does not impact adversely on rural views. Maintain relationship and quality of views to adjoining river floodplains and surrounding wider areas.

- 
- Ensure any new development has regard for retaining local views of the high ground to the north and south, which help emphasise the Vale location.
  - Conserve gaps between settlements to prevent coalescence and retain separate settlement identities.
  - Improve understanding of the general pattern of settlements and their relationship to the landscape and maintain development control to ensure that new development is sympathetic to the wider pattern of settlement.
  - Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.
  - Maintain and enhance vegetated boundaries to transport corridors and adjacent infrastructure.

## 14.3 Landscape Type VU: Upper Vale Farmland Evaluation and Guidance

### 14.3.1 Key positive landscape attributes

### 14.3.2 The key positive features that contribute to the character of the area and that should be conserved and enhanced are:

- Tranquil, rural farmland.
- Distinctive views to rising ground to the north and south, including the Corallian Limestone Ridge nearby to the north, and the North Wessex Downs AONB on the horizon to the south.
- A network of drainage ditches and minor watercourses
- A varying network of hedgerows along field boundaries, with mature hedge trees. Scattered blocks of woodland, including ancient woodland.
- A substantially rural landscape, with settlement consisting predominantly of scattered farmsteads and occasional small villages with conservation areas and listed buildings which abut directly onto the surrounding countryside.
- Rural lanes and a network of public rights of way, including the D'Arcy Dalton Long Distance Path.
- The course of the old Wilts and Berks canal, under various stages of restoration.

- 
- 14.3.3 Forces for change/sensitivities/pressures
- Fragmentation of hedgerows along field boundaries.
  - Disturbance from transport networks, including the A417 road and the Great Western Mainline railway.
  - Introduction of masts and wires along the length of the Great Western Mainline railway due to electrification.
  - Increase in small scale rural development along roads, and intensification of settlement edge uses such as subdivision of land for paddocks.
- 14.3.4 GUIDANCE
- 14.3.5 Landscape Strategy
- 14.3.6 The strategy for the Upper Vale Farmland is to conserve the rural nature of the landscape and resist urbanising influences from infrastructure and residential development. Hedges and trees should be planted to strength the hedgerow network along field boundaries.
- 14.3.7 Landscape Guidelines
- 14.3.8 Land Management
- Encourage landowners to maintain an appropriate management regime using traditional farming techniques where these will conserve and enhance key landscape features such as the hedgerows, hedgerow trees, and woodland
  - Conserve, enhance and restore hedgerows through effective long term management and restocking of hedgerows and nurture new hedgerow trees to maintain stock, including the use of appropriate species of local provenance.
  - Promote traditional woodland management techniques such as coppicing with local landowners and the farming community.
  - Encourage sustainable and multi-purpose woodlands.
  - Raise awareness of the historic dimension of the field patterns and boundaries to landowners, and conserve local historic dimension of the landscape, alongside local hydrology to encourage sustainable drainage.
  - Conserve and enhance connectivity of areas of high biodiversity value and key positive landscape attributes, such as riparian woodland.
-

- 
- Respect the setting to conservation areas and sensitivity of historic settlement edges, by resisting changes to the landscape which are not in keeping with the landscape character.
  - Promote responsible management of existing public rights of way, with appropriate surfacing, materials and signage for footpaths to retain the rural, unsettled character of the landscape.
  - Encourage landowners to maintain or enhance accessibility and provide additional routes where opportunities arise.

#### 14.3.9 Built Development

- Retain the rural and undeveloped character of the area and avoid the development of sporadic dwellings and infrastructure.
- Promote the use of traditional buildings materials and signage features with particular regard to local style and materials.
- Ensure that any new development does not impact adversely on rural views, and resist development which would have a detrimental effect on views from the North Wessex Downs AONB, and its wider northern setting.
- Ensure any new development has regard for retaining local views of the high ground to the north and south, which help emphasise the Vale location.
- Improve understanding of the general pattern of settlements and their relationship to the landscape and maintain development control to ensure that new development is sympathetic to the wider pattern of settlement.
- Conserve gaps between settlements to prevent coalescence and retain separate settlement identities.
- Conserve the rural roads minimising small-scale incremental change such as signage, fencing or improvements to the road network or bridges which would change their character.
- Maintain and enhance vegetated boundaries to transport corridors and adjacent infrastructure.

Ecological Services

Green Infrastructure

Landscape and Visual Impact Assessment

Landscape Character Assessment

Habitats Regulations Assessment

Strategic Environmental Assessment

Sustainability Appraisal



**LEPUS** CONSULTING  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

© Lepus Consulting Ltd

1 Bath Street

Cheltenham

GL50 1YE

T: 01242 525222

E: [enquiries@lepusconsulting.com](mailto:enquiries@lepusconsulting.com)

W: [www.lepusconsulting.com](http://www.lepusconsulting.com)

CHELtenham

United Kingdom



Lepus Consulting  
1 Bath Street  
Cheltenham  
Gloucestershire GL50 1YE

t: 01242 525222  
w: [www.lepusconsulting.com](http://www.lepusconsulting.com)  
e: [enquiries@lepusconsulting.com](mailto:enquiries@lepusconsulting.com)



# EAST CHALLOW PARISH CHARACTER APPRAISAL

V3.0a June 2021



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## Introduction

The aim of the report is to provide evidence regarding the character of the Parish and how it is perceived by its residents.

In order to successfully plan for the future growth and development of the Parish it is imperative that there is a clear understanding of its character and what makes it unique.

For clarity, where the name 'East Challow' appears, it refers to East Challow Parish as a whole.

### What is a Character Appraisal?

A character appraisal is a document which sets out the special interest, character and appearance of a particular place to highlight its local distinctiveness and identity.

The Appraisal itself is a factual and objective analysis, which seeks to enable an understanding of the wider qualities of distinctiveness of place by defining those physical elements that contribute to its special characteristics. Essentially it identifies those qualities that help to define and make the place unique: such as open space, materials, property type, maintenance, age of the structures.

In this instance, the study will define the character of the Parish's settlements as a series of character areas. Each area is described against a series of common physical characteristics.

Whilst this appraisal seeks to assess the area's special interest as comprehensively as possible, it cannot cover the minutiae of all issues. Consequently, any omission of a particular building, feature or space should not be taken to imply that it has no value or interest. The appraisal is the starting point; any development proposals should fully consider the appraisal, having regard to national and local policies. Such proposals should be informed by an individual assessment commensurate with the scale of the project proposed.

The information within the appraisal will comprise descriptive text supported by photographs, maps and other graphical material. It will also identify opportunities for future enhancement if considered necessary.

### Purpose of the Study

The study has been produced for a number of reasons, but most importantly to inform the preparation of the emerging Neighbourhood Plan.

Identification of important issues will help shape the content and direction of that plan. In addition to the above, it could also be used as a development management tool to secure better quality development appropriate to its surroundings. Such a document can be used by residents and developers when preparing a planning application, or for anyone wishing to comment on a current planning application.

The Localism Act 2011 introduces the right for communities to shape their local areas by creating their own Neighbourhood Development Plan (NDP)

## National and Local Planning Policy and Guidance

This appraisal should be read in conjunction with the wider national and local planning policy and guidance

### National Policy Guidance

The National Planning Policy Framework (NPPF) was adopted by the Government in March 2012 and revised in February and June 2019. All the policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. One of the key dimensions of sustainability is that of design. This is supplemented by a second dimension of protecting and enhancing our historic environment. Development that fails to adhere to both the design and the historic environment policies is therefore not considered sustainable development.

The NPPF sets out how the Government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth, balancing economic, environmental and social considerations.

Whilst there is a strong presumption in favour of sustainable development, the framework also recognises the finite nature and value of our built heritage and the natural environment.

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- Permission should be refused for development of poor design that fails to take the opportunities presented by a site.
- Great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Specifically with regard to the historic environment, the key messages are:

- There should be a positive strategy for the conservation and enjoyment of the historic environment.
- When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development.

### The National Design Guide

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF as referred to in the previous section as well as sitting alongside the NPPG in regard to design process and tools.

It is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

It identifies ten characteristics which underpin good design:

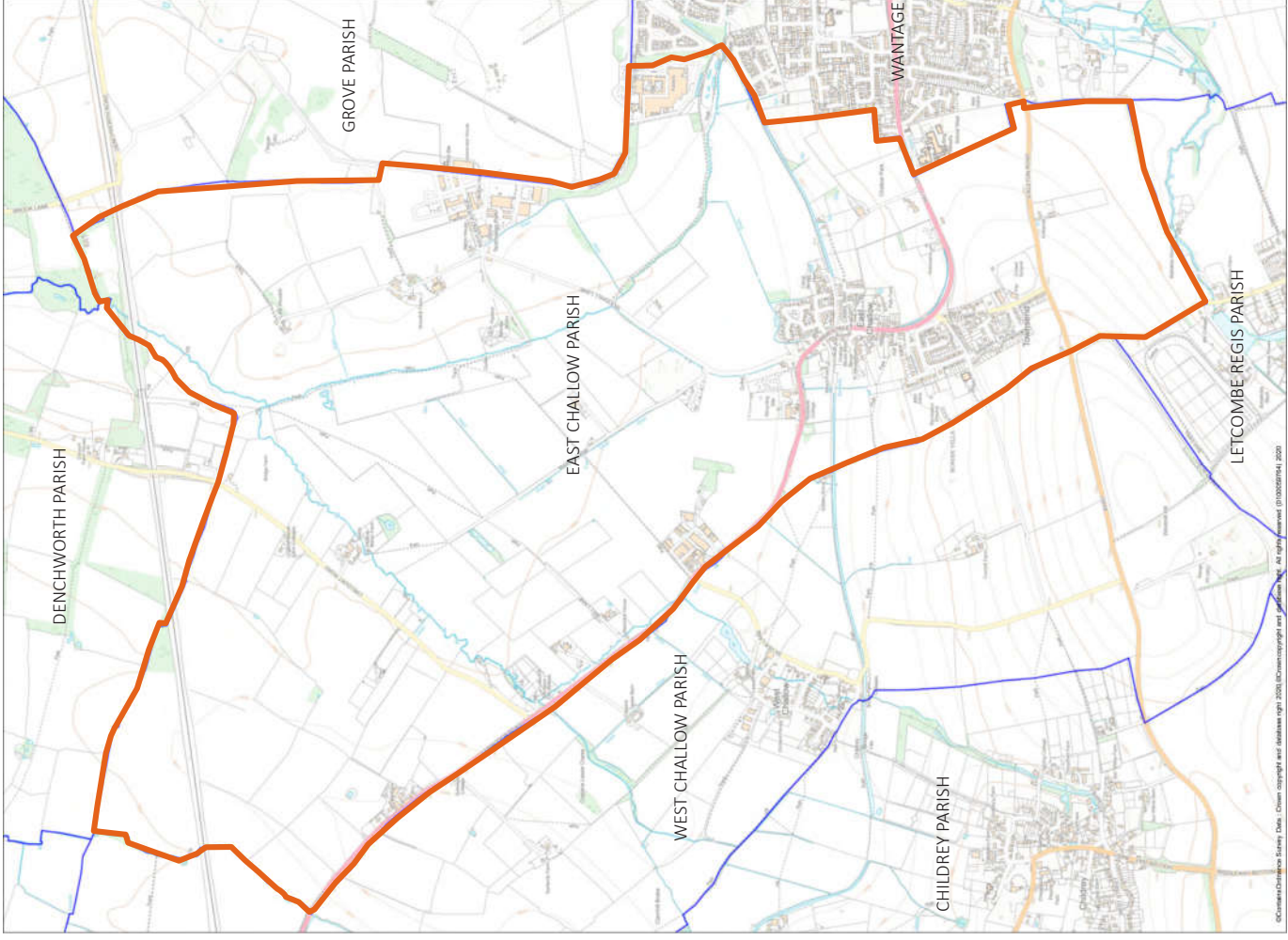
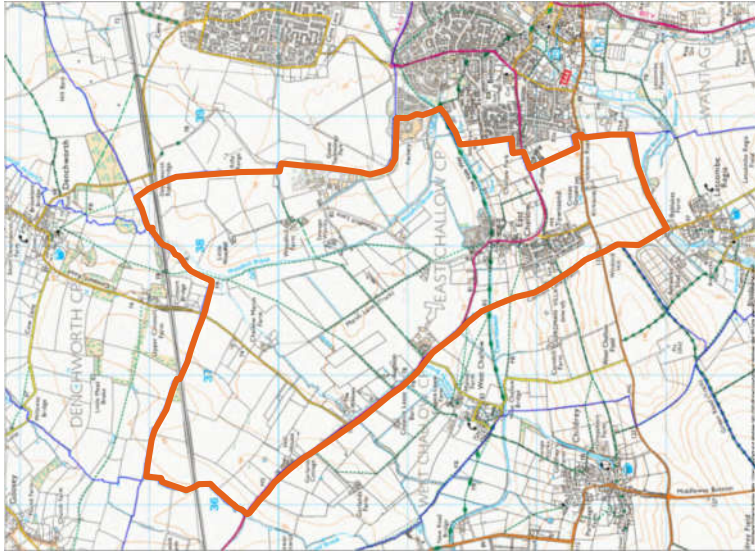
- Context,
- Identity,
- Built Form,
- Movement,
- Nature,
- Public Spaces,
- Uses,
- Homes and Buildings,
- Resources and Lifespan.

This appraisal will draw on the principles of this National Design Guidance to help inform the recommendations.

## Context

The parish is sited to the west of Wantage, with Grove to the north-east. The settlement lies on a spring line at the foot of the Berkshire and Wessex Downs, on the southern edge of the Vale of the White Horse. It lies just over one mile from the centre of Wantage (to the east) and about eight miles from Faringdon (to the west). Its separation from Wantage is still a critical part of the village's history and character.

The older village was centred around the church and what is now the village green opposite, just south of the route of the Wilts & Berks canal which bisects the village along an east-west axis. The A417 road approximately bisects the village along a north-south axis. It represents a busy through route forming the western edge of the parish to the north before winding its way through the village and on eastwards to Wantage to the east.



## Local Planning Policy & Guidance Considerations

### Local Plan

The development plan for the Parish currently comprises the Vale of White Horse Local Plan 2031 Part 1 (Dec 2016) and the Vale of White Horse Local Plan 2031 Part 2 (Oct 2019).

In respect of adopted policy, specifically in relation to the East Challow Parish, part of the Parish lies to the west of Grove within an area planned for significant growth. The parish has also seen significant levels of new development within the village itself.

The adjacent plan highlights the allocations, designations and permission of significance in the parish or adjacent to the boundary which may affect the character of the built form.

The former Grove Airfield, now Wellington Gate development on the eastern edge of the boundary is significant in scale and although new an area for landscape improvement is proposed, will change this part of the parish from the original largely open rural character.

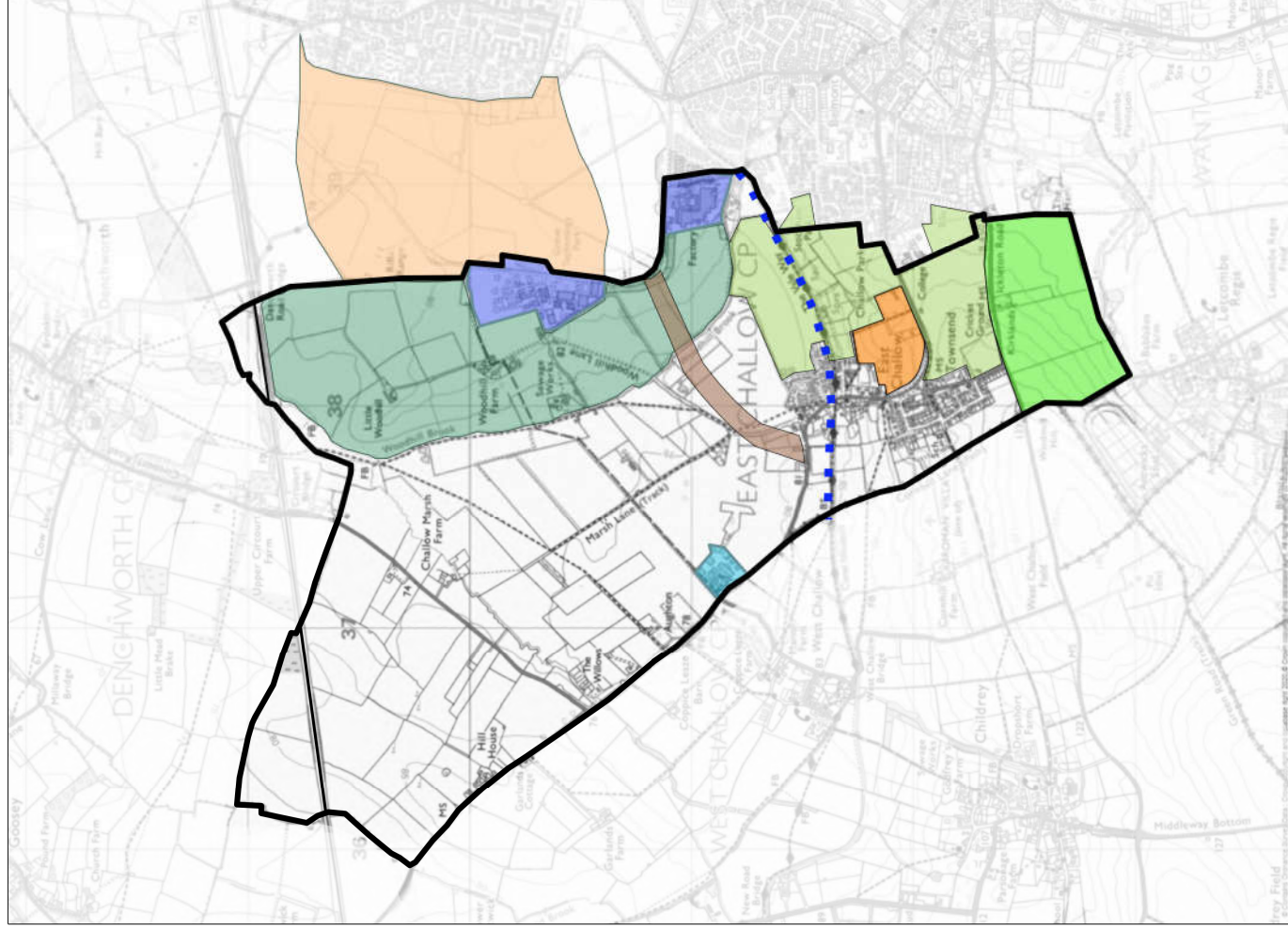
There are three designated employment sites at Grove Business Park, Downsview Road (both strategic sites) and W & G Industrial Estate (a rural employment site).

The southernmost section of the parish is within the North Wessex Downs Area of Outstanding Natural Beauty. To the north of this was the former important open land designation (saved Local Plan policy), which was eroded by the Fullers Grove and Childrey Park permissions (permitted during a lack of 5 year housing land supply).

For a full list of relevant policies, please see the Neighbourhood Plan.

### Local Design Guidance

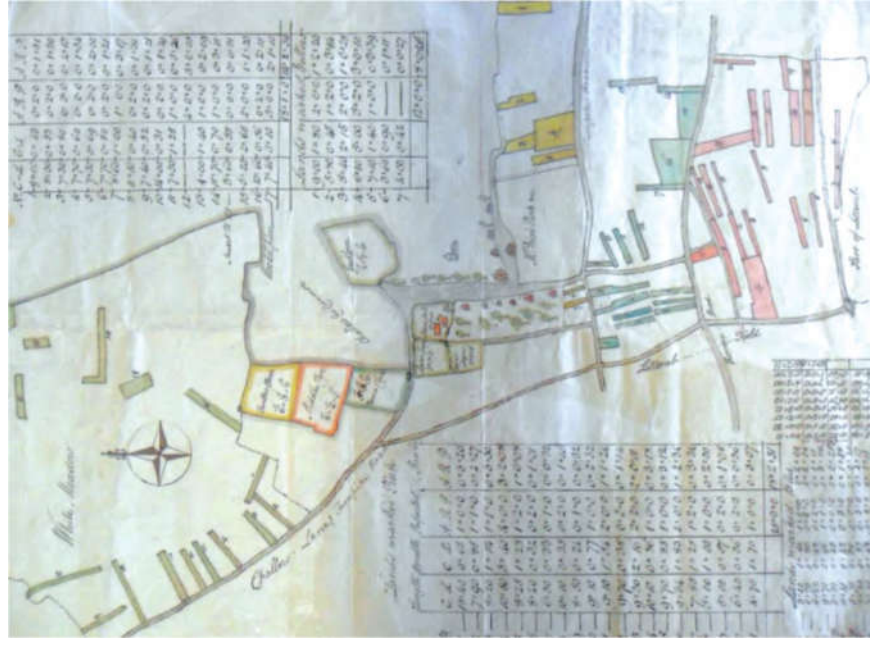
The Vale of White Horse Design Guide was published in 2015 and covers the many details which are relevant to the parish. Where these area applicable, they have been included within the design guidance.



## Historic Development

The parish was originally part of the wider parish of Letcombe Regis with East and West Challow. Since 1852 however both East and West Challow formed their own parishes.

It should also be noted that East Challow was part of Berkshire until the 1974 boundary changes, whereby it was subsequently transferred the Vale of White Horse District in Oxfordshire.



### Map of 1743

One of the earliest maps of the parish is a plan of lands belonging to Challow Farm which dates from 1780, but which is copied from a map of Northcroft's dating from 1743 (Figure 1). This map lacks detail as it only describes land owned by Challow Farm, with all other areas shown in outline only with St. Nicholas's Church shown as a not-to-scale representation. This map pre-dates enclosure in the area by 67 years and still shows the medieval open field system, with the large open fields divided into individual strips. No detail survives to record what was being grown within these strips.



### Edward Smith's plan of 1753

A second map of the land to the south of East Challow was produced by Edward Smith in 1753 (Figure x). This map is more detailed than that produced 10 years earlier. As with the 1743 map, it appears that only selected strips have been highlighted, no doubt those of the owner who commissioned the map.



### Roque's plan of 1761

Roque's maps of Berkshire show considerably more detail than most estate maps (Fig. x). The map covering East Challow shows an obelisk in the field to the north of what is now the B4507, which appears to be at the end of an avenue labelled "Long Vistow", which Brown suggests may have represented a ceremonial way, possibly of Bronze Age date and potentially leading to a possible burial mound at Circourt (Brown and Brown 2007). Whilst the evidence is (as Brown acknowledges) largely circumstantial,

other known burial mound sites and possible associated ceremonial ways are known on the downs. Notably Scutcher Knob on East Hendred Down, further east along the Ridgeway



### 1801 Enclosure map

Enclosure (sometimes inclosure) was the legal process in England of enclosing a number of small landholdings to create one larger farm. Once enclosed, use of the land became restricted to the owner, and it ceased to be common land for communal use. In England and Wales the term is also used for the process that ended the ancient system of arable farming in open fields. Under enclosure, such land is fenced (enclosed) and deeded or entitled to one or more owners. The enclosure map for East Challow (Figure x) dates from 1801.



### Part of the 1848 tithe map

The 1811 maps shows the small nucleated settlement centred along the line of the Wilts and Berks Canal, which was completed in 1810 (with the Challow section completed earlier). The canal linked Abingdon to the east with the Kennet and Avon Canal at Semington (near Melksham) in the west.

Challow Station (outside of the parish, but part of the line runs through the north of the parish) was opened in 1841. The success of the GWR line, led to the decline of the use of the Canal. It is now impassable at the bridge, but works are under consideration to restore the section to the east between East Challow and Wantage.

The Challow Ironworks was opened at the similar time in 1840 and was eventually home to Nalder and Nalder Ltd who produced agricultural machinery. The works employed a great number of people and was a stimulus for further development (as shown on the 1875 map). Traffic on the canal had virtually ceased by the end of the nineteenth century. In 1903 Nalders' works covered four acres and employed 150 men. The works eventually closed in the mid-1900s. In 1911, the population of the parish was said to be 581.

By 1939 we start to see more infilling to the south. The gap between the village and the hamlet of Townsend however remains apparent.

In the 1950s, the village green areas in the centre planted with trees, which now are a focal feature of the village centre.

Following major development in the 1960s of large housing estates, the result was the coalescence of the hamlet of Townsend with East Challow village.

The re-alignment of the A417 in 1970s caused further urbanisation and erosion of the more intimate character of this part of the village. It did however lead to the creation of southern green areas and tree planting which help soften the road impact.



East Challow 1811



East Challow 1875



East Challow 1911



East Challow 1939



East Challow 1969



East Challow 2020

Major development from 2010 onwards has led to approximately a further 200 dwellings being constructed in estate form. The former ironworks now replaced by Nalder Green and the southern developments at Challow Park and Park Farm. The latter has meant the removal of significant roadside planting along the site boundary. This is being replaced with new planting, which it is hoped in time will mitigate for the loss.

East Challow now has 367 existing dwellings (July 2017, EC Parish Council data), including developments of about 70 on the Nalder estate built around 2014, 60 in the Windmill Place area in the 1950s and 80 in the Hedge Hill Road area in the 1960s.

The adjacent plan highlights the historic core of the settlements with outlying farms. There is a nucleated centre with linear later development leading away from the core.

Modern development is in-depth, estate form of a generic style with little influence being derived from the local vernacular.

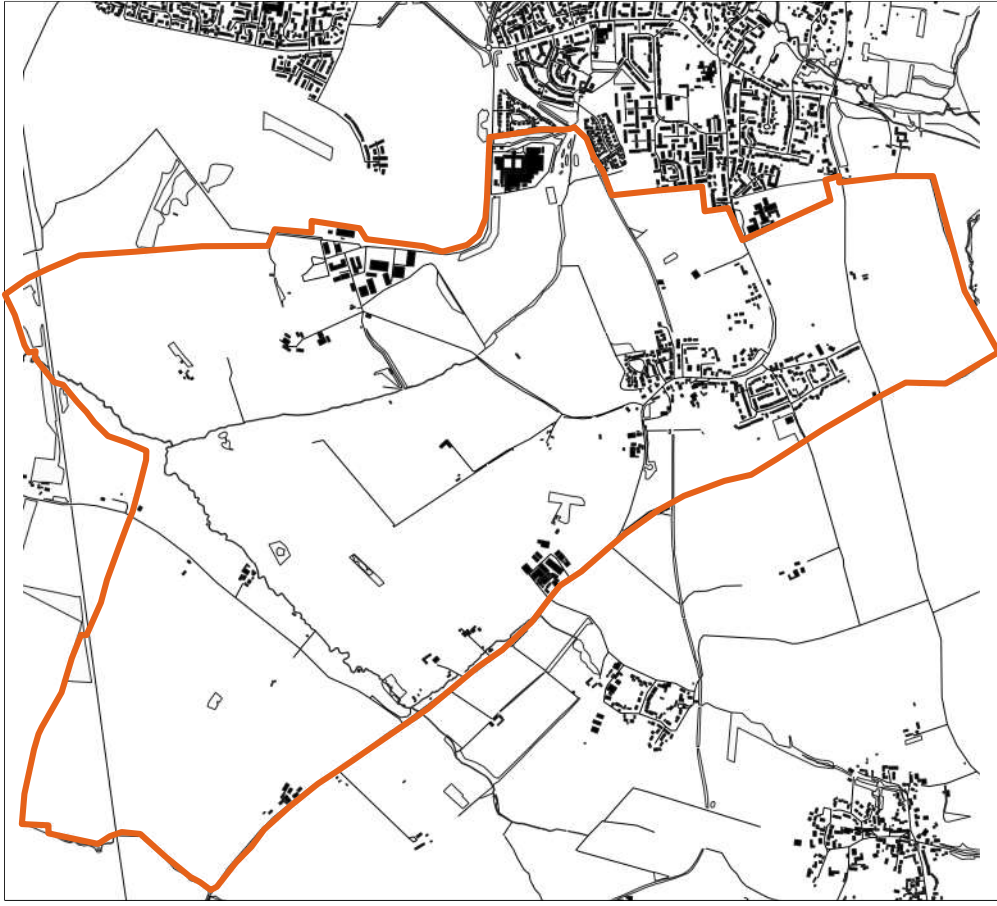


Figure ground plan showing the extent of built development in the parish



Chronology of development over time

## Heritage Assets

The parish contains 16 listed buildings and structures, 15 are listed as Grade II, with the Church of St. Nicholas as Grade II\*.



Bridge House, Main Street - Grade II Listed



Church of St. Nicholas - Grade II\* Listed



Challow House Farmhouse, Main Street - Grade II Listed



Challow Industries, Main Street - Grade II Listed

Not many of the present buildings are earlier than the late 1800s although some had earlier houses on the site and a few have parts built in the 1700s and earlier. A published map of East Challow in 1801 shows the relatively small number of buildings existing at that time. In 1867 there were 67 cottages in the village; two earlier large houses in the vicinity of what is now Park Farm and Main Street no longer existed at this time.

Whilst the majority of listed buildings are within the village, the remaining listed properties are located at Hill Farm to the north west (see inset).

There is also a Scheduled Ancient Monument on the parish boundary to the west of the school.

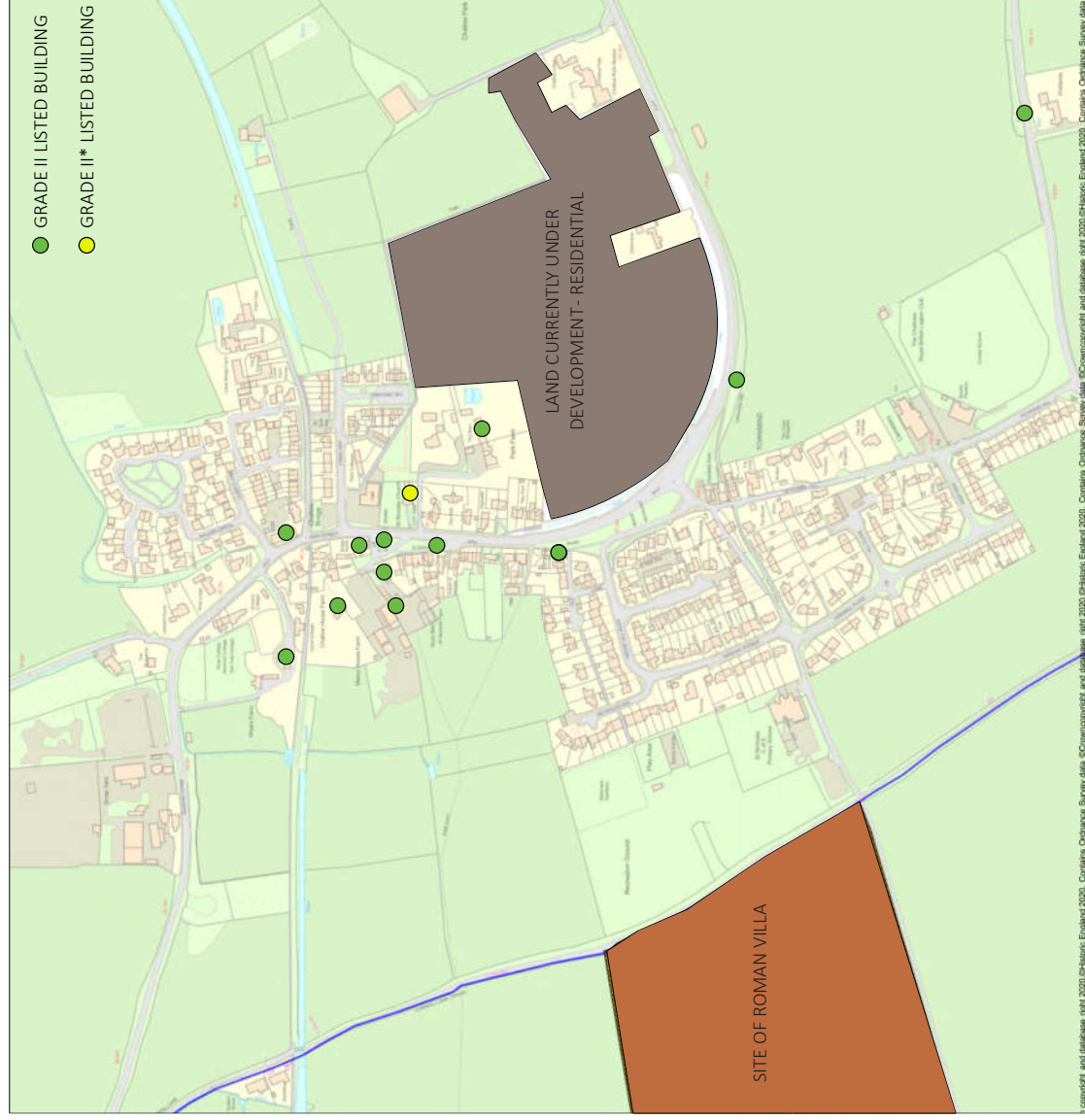
This relates to the site of a Roman Villa located 0.5 miles from the widely used



Listed buildings located at Hill Farm

icknield Way. Although the villa site was known of earlier, it was first examined in the 1850s. There have been a number of finds relating to the site and it is highlighted that further may yet to be discovered.

A detailed list of the assets and the reason for listing forms part of Appendix A.





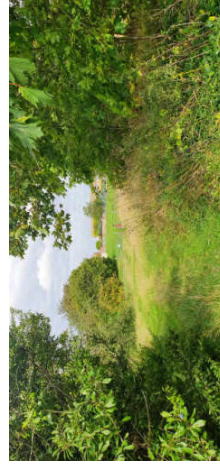
## Green Infrastructure and Open Space

The parish is extremely well connected in terms of Public Rights of Way (PROW) as shown on the adjacent plans. Many of these paths offer extensive views both of the parish landscape and beyond as well as back into the village itself. These are explored in more detail in the Parish Landscape Character Assessment.

The Neighbourhood Plan is also accompanied by a Local Green Space Assessment evidence base document. This has assessed all appropriate areas of green space within the parish and made recommendations as to whether they should be taken forward for designation. The adjacent plans are taken from these documents and highlight that within the village itself, much of the character of the settlement comes from the linear greens running through the centre.

These greens with their mature tree planting now are a focal feature of East Challow.

New development at Fullers Grove saw the removal of much of the roadside planting which softened the hard urban edge. This has clearly been exacerbated by the new development, which has also reduced the gap between Wantage and East Challow. Whilst new tree planting has taken place to replace that which has been lost, this will clearly take some time before it has become established.



LOCAL GREEN SPACES FOR ASSESSMENT IN THE WIDER PARISH



LOCAL GREEN SPACES FOR ASSESSMENT WITHIN THE VILLAGE



## Blue Infrastructure, Flooding and Drainage

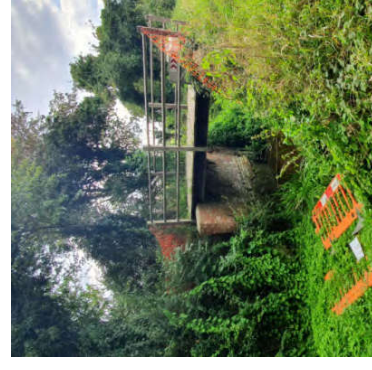
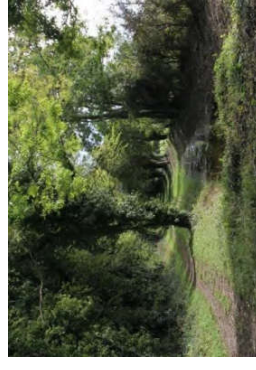
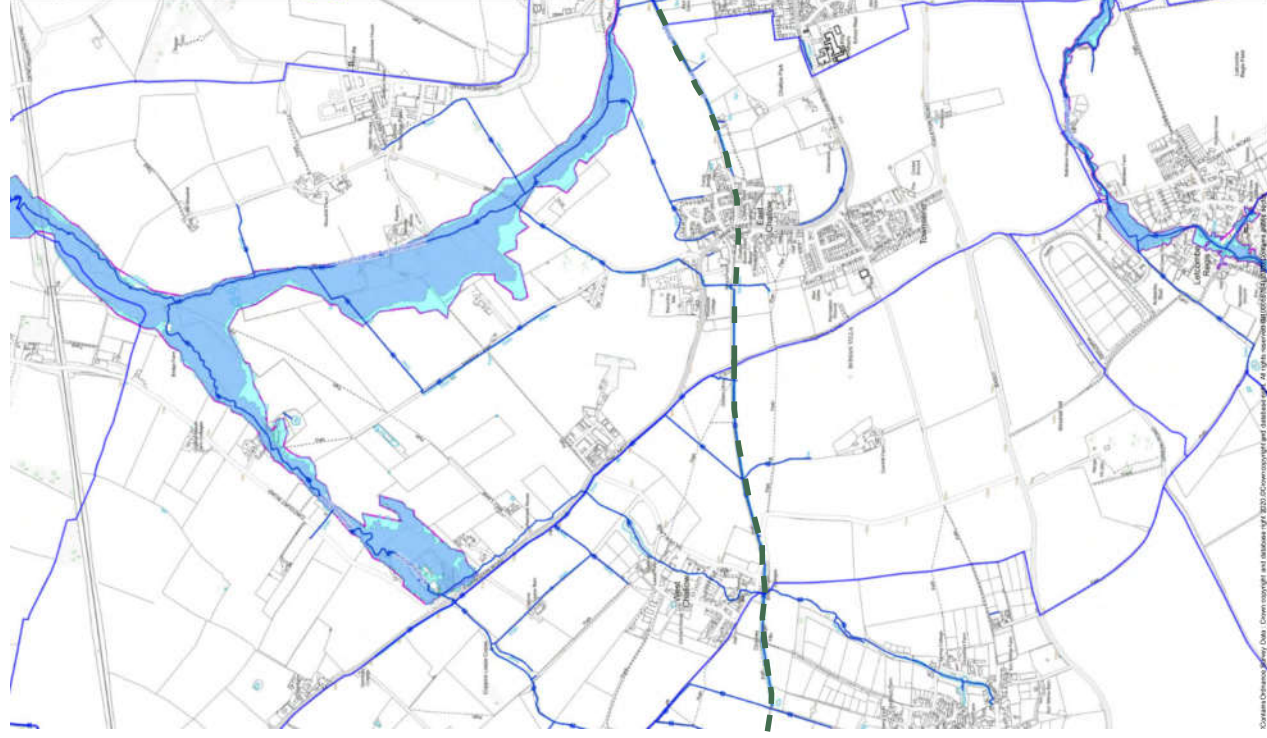
The parish is crossed by a series of brooks in the centre and northern areas. The adjacent plan (figure x) shows those areas which are liable to flooding from these sources.

The plan below (figure x) highlights those areas within the parish which are particularly susceptible to surface water flooding. The Faringdon Road leading out of the village is particularly prone to the pooling of water and causes regular problems.

Running from east to west is the Wilts and Berks Canal, which was constructed in 1806. The canal is one of the unique identifying features of the parish. Unfortunately, whilst works are taking place to reopen the canal in many sections, the route through the village alongside Challow Works can no longer be used through development having taken place over the route. The original towpath alongside the canal is gradually being improved and offers a valuable resource for residents.

The canal also provides great biodiversity benefits through bat foraging corridors, habitats for great crested newts, grass snakes and water voles, which have all been recorded.

The restoration of the canal is understood to be a key priority for residents and consideration should be given to future improvements in Neighbourhood Plan policies.



## Character Areas

The following Character Areas have been considered to have features that are of a similar nature. They have been described in more detail below.



## Character Area 1: The Village Core

The Character area contains the original historic centre of the village and the majority of the designated heritage assets. These are focused to the west of the Church (1). The 1848 Tithe Map and later 1875 Ordnance Survey extracts below clearly shows the pattern of buildings at the time. We can still see many of these properties to date and is evidenced in the heritage assets.

Park Farm (2) to the south of the Church is clearly apparent with the 'Pleasure Grounds' (3) as labelled on the 1801 map encompassing a significant area to the south and east.

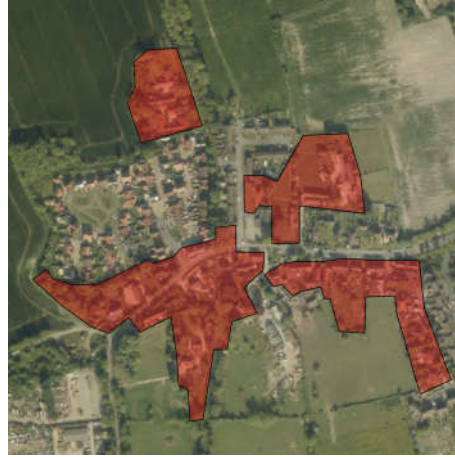
Park Cottages (4) to the north is visible as are the Challow Ironworks beyond (5).

The road layout differs from that of the modern A417 with the tight bend to the south now much more shallow in radius. Instead of the village green areas we see today, the cottages at St. Nicholas Place would have been fronting the main road itself (6). The village green itself is only apparent from the late 1800s onwards (7). The originally had no tree planting until around the late 1930s.

The route of the canal is clear and unobstructed around the Challow Bridge area unlike present day where buildings on the bridge now obstruct the route (8).

The former Coach and Horses Public House is visible (9), but not the cottages at Park Terrace, which are a slightly later addition.

There are a number of historic properties of similar names. Challow House Farm and Farmhouse (10) and Manor Farm and Farmhouse (11) are not to be confused with East Challow Manor (12), which stood



near the Church until at least 1801 and can be seen on the map of that time on page 5.

It can be seen that the settlement grew around the various farms including Wises' Farm just beyond the canal (13) and Challow Farm (14) further along the canal to the east.

The northern extent of the settlement area was terminated by Claypit Cottages (15)(no longer in existence), Claypit House (16) (now Labbett House) and Roadside Cottage/ Farm (17), which is now the Haynes site.

To the south the school which is now converted to a dwelling is prominent (18) as are the adjacent cottages. The Mission Hall to the north is a slightly later addition to the street scene.

#### **Building Typology**

The historic buildings in the core of the settlement largely therefore relate to cottages, farm associated buildings, the school, the Church and the former Ironworks.

The former are generally smaller brick built properties up to two storeys in height and usually more simple in appearance. The later Victorian properties often are slightly more decorative in their features. The majority of traditional buildings in the this character area adopt a very simple form, with rectangular floorplans.

#### **Density and Layout**

The area contains a mix of densities. The smaller terraces of cottages are medium density with a range of plot sizes (up to 17 dwellings per hectare). The larger farmhouses are much less dense, with large plots (7 dwellings per hectare). These are interspersed between the cottage and break up what would otherwise be a linear form of development which follows the main route through the settlement.

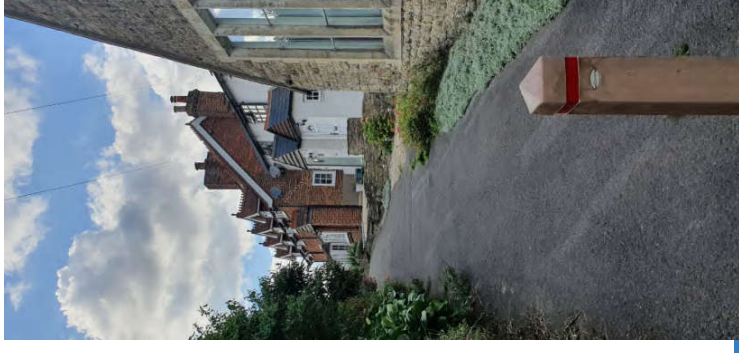
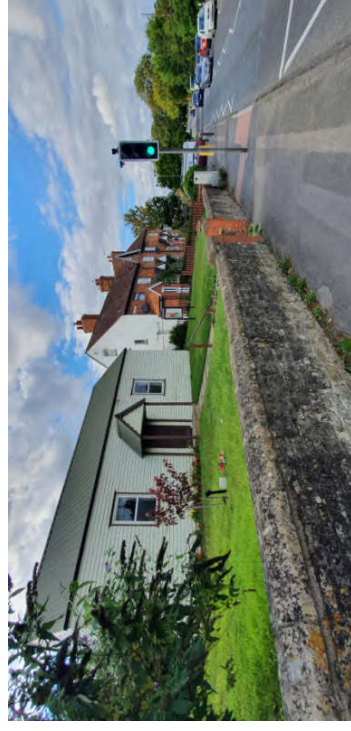
#### **Materials**

Individual farmhouses are generally constructed of brick often of Flemish Bond, with either plain or decorative use of flared headers. Roofing usually consists of plain clay tiles or slate.

Limestone is found less within the dwellings, but is apparent on some older farm buildings.

#### **Scale, Height and Mass**

Most buildings in this Character Area are two stories in height, typically in the range of up to 8m in height. Buildings which exceed this are generally focal buildings.



To the south of the character area, properties are elevated above the road and although the buildings are between 1 and 2 storeys, this gives them further prominence.

#### **Green Spaces**

The Village Green and wide verges are a focal characteristic as identified in the Local Green Spaces Assessment. These tree lined spaces are key to softening the impact of the busy A417 through route, which due to the heavy traffic flow can have a severe adverse impact on the settlement.

#### **Enclosure**

The older lanes and the areas framed by the tree lined Greens have a strong sense of enclosure. The spaces here are more intimate and pleasantly relate to the pedestrian scale.

Those buildings set against the modern A417 have a much less defined sense of enclosure and this is usually exacerbated by the height difference to the south of the area.

#### **Boundary Treatments**

Low brick and stone walls are a prominent feature in the street scene. These are often set against a backdrop of planting. Where close board fencing occurs, this is often an alien feature and has an urbanising effect.

The former farms in particular are set beyond gated driveways, usually remaining agricultural in form. Solid timber gates are not prevalent.

#### **Parking, Garages and Outbuildings**

Older cottages often have little or limited parking on plot and this has led to a proliferation of roadside parking including around the Greens. Larger dwellings and farmhouses often have parking within the farmyard areas or in farm buildings. Such areas are often well contained and concealed from view by walls, planting and buildings.

#### **Landscaping and Gardens**

Older cottages and dwellings have little to no front garden areas and often abut the street. Later Victorian properties have enclosed front garden areas with a defensible boundary separating the private from the public realm. The majority contain ornamental garden planting rather than native species although this alters as you lead out of the village toward the open countryside



## Character Area 2: Letcombe Hill/ Townsend

This character area shown on old maps as Townsend focuses on Letcombe Hill. As the 1939 map overleaf shows the area centres on the convergence of a number of paths and roads. The former Goodlake Arms was until fairly recently the key focal point of the area. It has now been converted into a dwelling, although evidence of the former public house is still clear through the brewery signage plaque.

The buildings generally date from the later Victorian period onwards with any older buildings have since been subject to replacement. One notable exception is the Old Vicarage which remains and set behind a well vegetated frontage onto Letcombe Hill, with the parish cemetery adjacent.

### Building Typology

There are a mix of older cottages and modern dwellings which are often detached simple plan, rectangular plan form buildings.

The remainder are often single storey dwellings which have later been further altered and extended. There is a significant difference between the height of Letcombe Hill and the surrounding plots, which has led to a number of individual split level properties making best use of the topography. These follow no particular plan form, but respond to the site itself.

### Density and Layout

The area contains a relatively low density (10 dwellings per hectare), with the majority of dwellings situated in larger plots. Some plots contain a number of outbuildings, but generally the plot coverage is low. It is a linear form of development which follows Letcombe and Vicarage Hill out of the settlement.



### Materials

Older properties are generally constructed of local brick often of Flemish Bond. Roofing usually consists of plain clay tiles or slate.

Modern properties contain a wide range of materials with modern machine cut bricks and concrete roof tiles.

### Scale, Height and Mass

Most buildings in this Character Area are between one and two and a half stories in height, but properties are generally elevated above the road and this gives them further prominence.

### Green Spaces

There are no identified green spaces within the character area as defined, although the cricket ground lies immediately adjacent to the south.

### Enclosure

The Hill is framed by a tall vegetation, both native and domestic. This gives the space an intimate feel. Towards the north, the buildings often front the road and given the height and topography dominate the space when compared to the pedestrian scale.

### Boundary Treatments

Low brick and stone walls are a prominent feature to the north of the area, but this phases out to the south in favour of more natural planting.

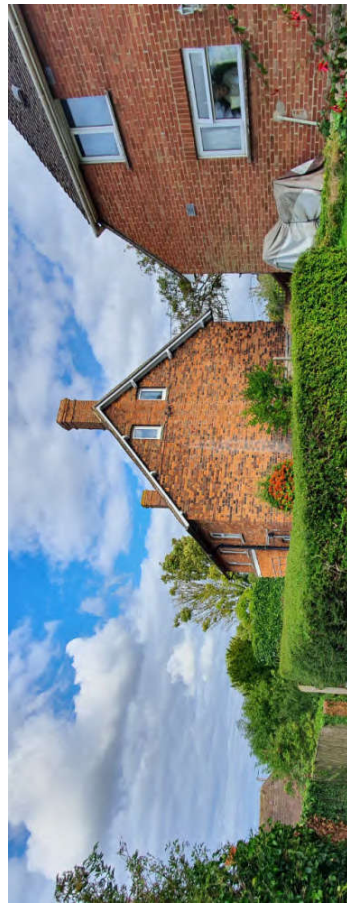
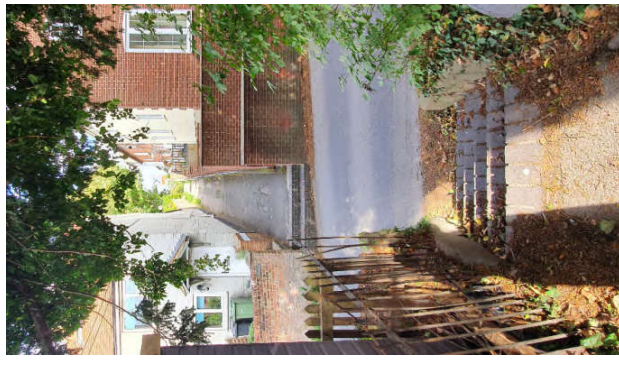
### Parking, Garages and Outbuildings

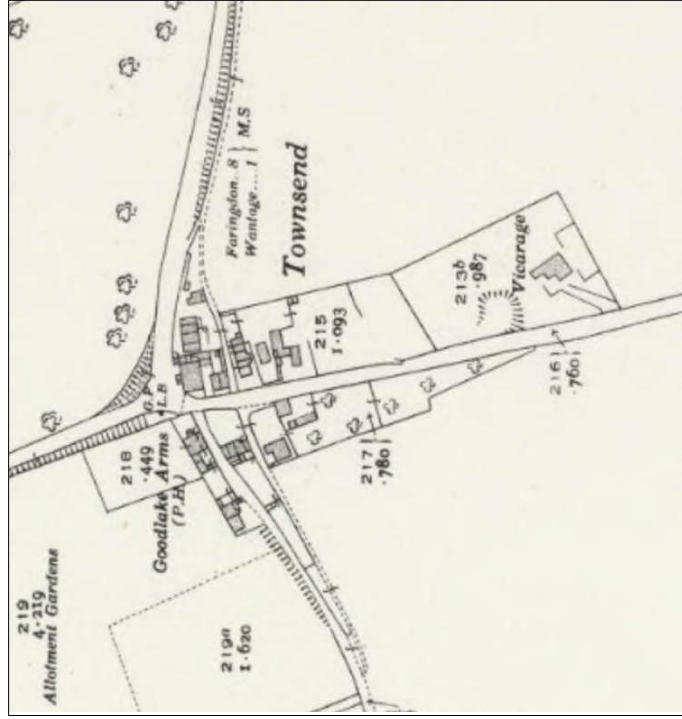
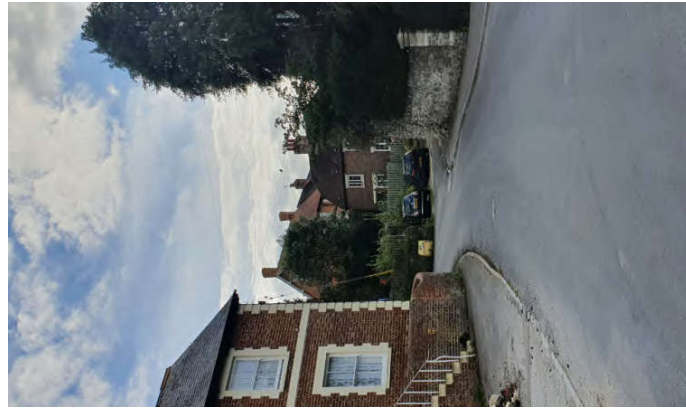
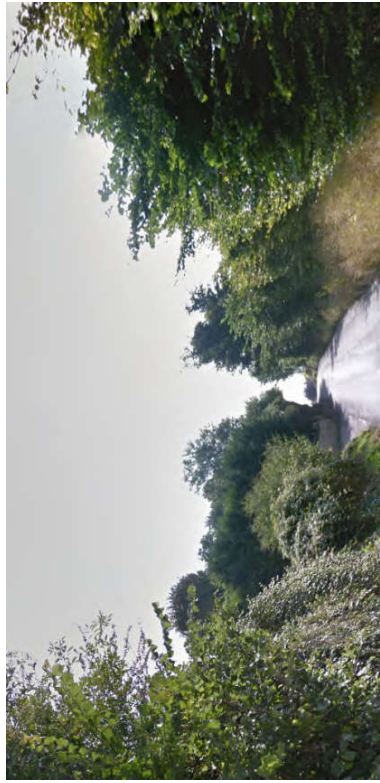
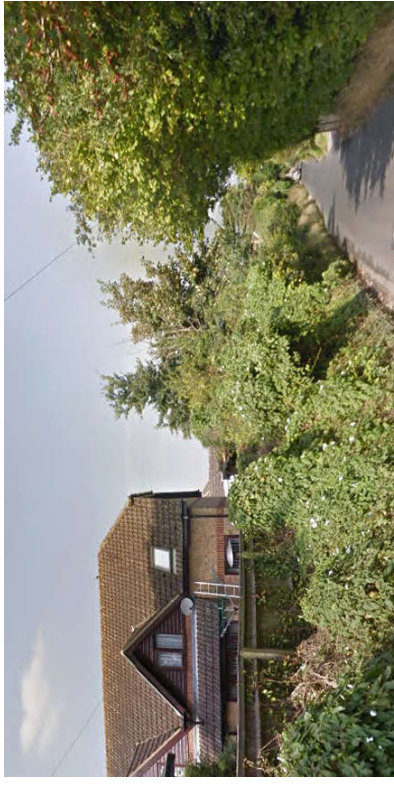
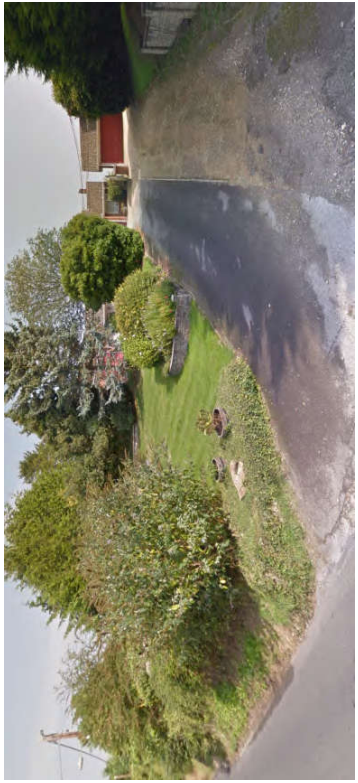
Buildings to the north have more limited parking on plot, but given the narrowness of the roadway, there is little on street parking found in this area.

To the south, more modern dwellings often have large parking areas to the front of the property. Such areas are well contained and concealed from view by walls, planting and buildings.

### Landscaping and Gardens

The area is well contained by natural and more formal planting. The majority have a defined garden area with a defensible boundary separating the private from the public realm. A range of both ornamental garden planting and native species is found throughout.







## Character Area 3: Mid 20<sup>th</sup> Century Development

A number of larger estate development took place in the village largely from the 1950s onwards with estates at Windmill Place and along the road frontage at Vicarage Hill to the south of the village. Hedge Hill Road and The Park in the centre of the village and along Canal Way.

The majority of these dwellings were either pattern book dwellings or generic estate properties which are representative of their time rather than any particular location.

Further infilling and replacement dwellings also took place during this time.

### Building Typology

There are a mix of modern dwellings which are range from terraces, semi-detached and detached simple, rectangular plan form buildings.

These have often been extended over time, but remain readable as the original plan form.

### Density and Layout

The area contains a medium density (approx 22 dwellings per hectare) with the majority of dwellings situated in reasonable, similar sized plots. It is an in-depth, culs-de-sac form of development, which was not found elsewhere in the village previously.

### Materials

Modern properties contain a wide range of materials with modern machine cut red brick, with hanging tiles and concrete roof tiles.

### Scale, Height and Mass

Most buildings in this Character Area are one and a half to two stories in height, but some properties are generally elevated above the road and this gives them further prominence.

### Green Spaces

There are a number of identified green spaces within the character area. LG-7 and LG-8 front the main A417 and set the new estates beyond a more verdant green area. LG-9 aptly named, cuts through the modern development alongside the public right of way. These all offer good public benefit and amneity value.



### Enclosure

The estate roads are generally quite wide and buildings set back beyond open plan gardens. This gives the space an open feel.

### Boundary Treatments

Open plan or enclosed front gardens with low key fencing and natural planting

### Parking, Garages and Outbuildings

On plot driveways in some developments, although the Windmill Place development often have no parking unless altered at a later date.

Hedge Hill Road and Reynolds Way for example have integrated garages and driveways on plot. In many circumstances however, parking on street still remains an issue.

### Landscaping and Gardens

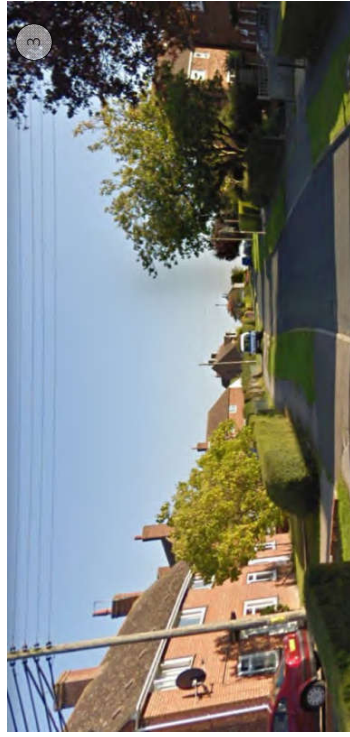
The area is open with low key and in height by garden planting. The majority have a defined garden area with a defensible boundary separating the private from the public realm. A range of both ornamental garden planting and native species is found throughout.



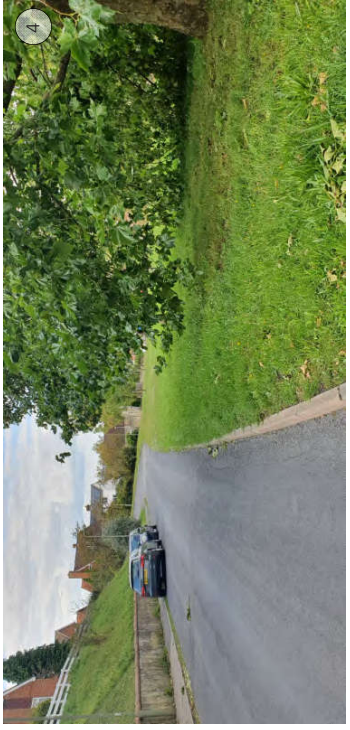
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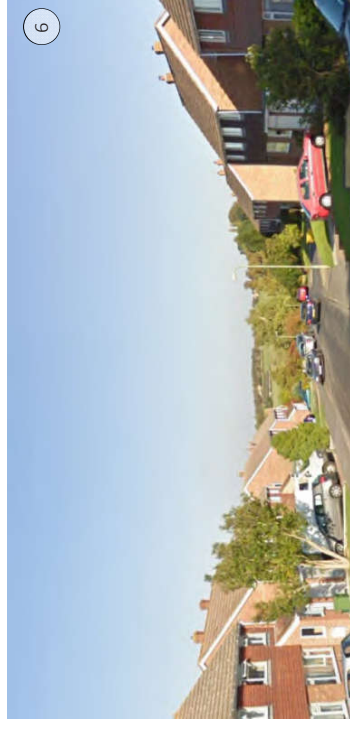
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## Character Area 4: Modern Development Post 2000

The village has been subject to a number of large scale applications over the last few years.

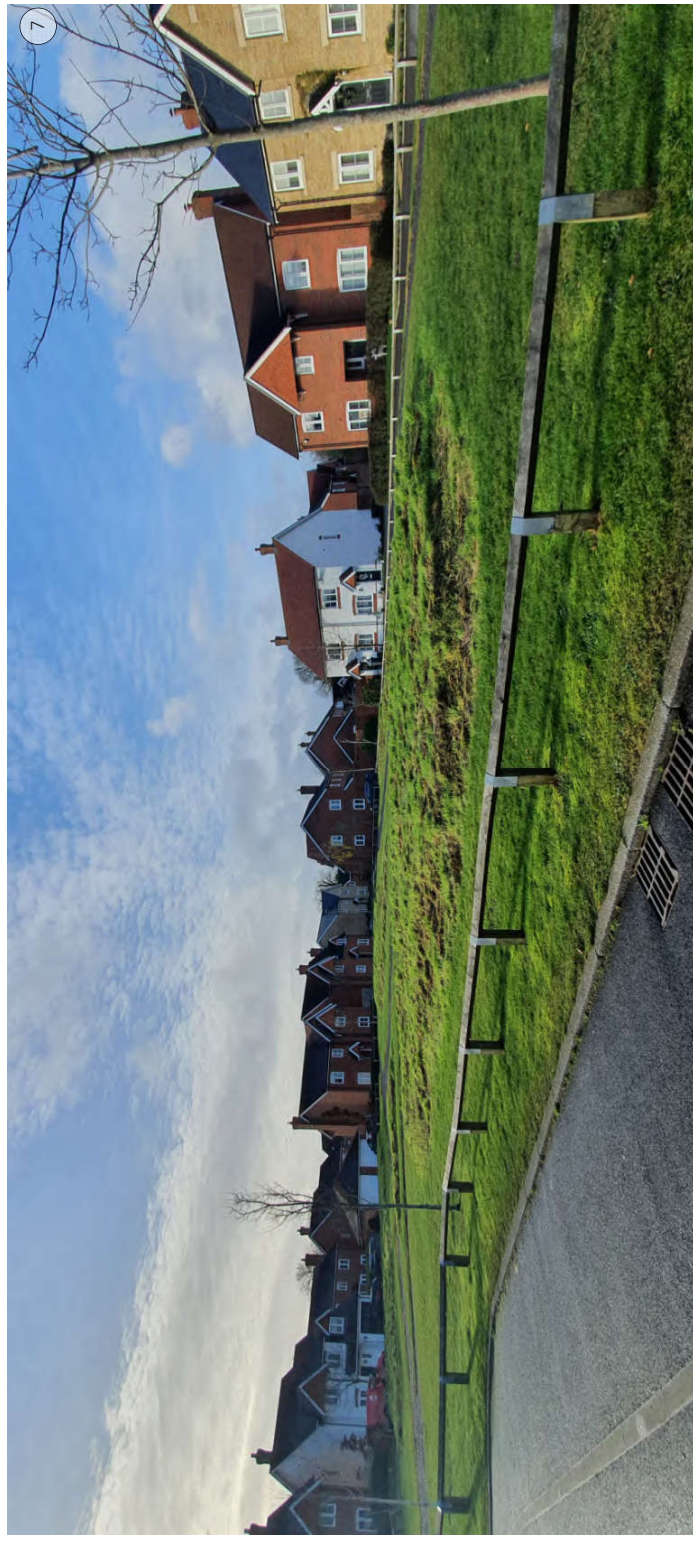
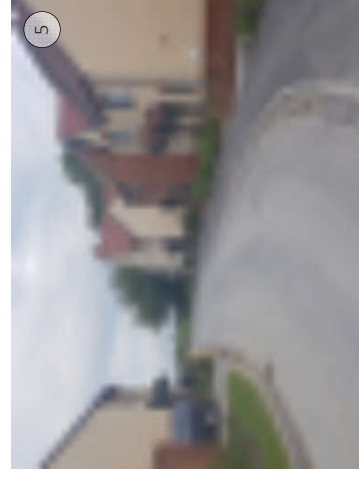
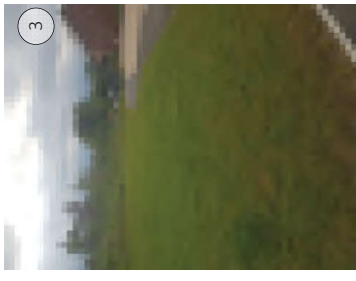
The most recent are Fuller's Grove (figs 1-4) and Childrey Place (figs 4-5), which are currently being built out at the time of writing.

Fuller's Grove was originally well contained by trees and hedgerows along the A417, but these are being replaced as part of the development and will take a number of years to establish. The scale of this development is considerable and dwarfs the original settlement.

Childrey Park, although adjacent, is slightly more contained, having retained some of the former planting.

Nalder Green is an earlier development, which has now had some time for the limited landscaping to mature. The main feature of this latter development is the focus around the central green space (fig 7).

None of the recent developments however have made the most of local building forms, styles and materials. The designs are not locally representative of this part of the Vale of White Horse District.



## Character Area 5: The Rural Parish

The rural parish contains relatively few dwellings, but does cover a large area crossed by small rural lanes.

The area often contains farmhouses and associated farm buildings as well as a number of various employment sites and uses.

The latter have all been highlighted on this page as follows:

Fig 1-3 - The W & G Estate has developed over many years into a significant employment site containing a petrol station and car showroom/ dealers, car wash, numerous car repair, paint spraying and associated workshops, builders merchant, equipment hire shop, construction and contracting services.

Fig 4 Haynes of Challow- hardware, home and garden supplies, in addition to a number of other uses including vehicle and open storage / vehicle breakage.

Fig 5-6 - There are numerous small lanes in the parish leading to farms or the employment uses identified.

Fig 7 - There are some examples of redundant buildings in the parish such as this example on Woodhill Lane.

Fig 8 - Woodhill Lane Caravan Park - a well screened public site situated down a rural lane.

Fig 9-11 - Grove Technology Park contains a mix of the original buildings and those that have been recently modernised and redeveloped. Permission is also in place for a larger scale redevelopment of the site including new landscaping proposals.

Given the wide variety of uses in the rural parish, new permissions for redevelopment and long established uses, it is not considered possible for this document to cover in detail any specific design principles for such uses other than those that apply generally overleaf.

Where wholesale redevelopment is proposed, it is recommended that a site specific design code is agreed.



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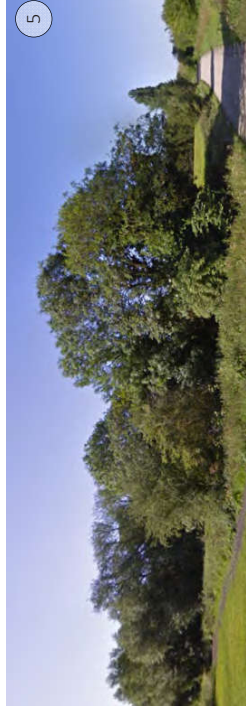
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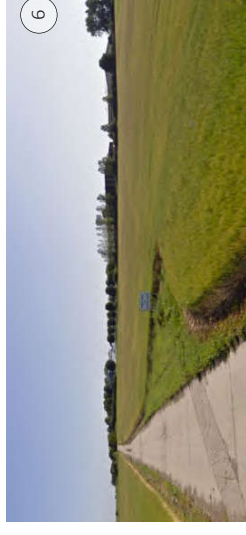
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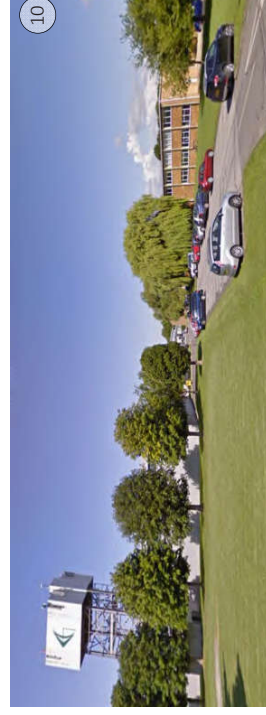
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# Design Guide and Principles

## New Development Guidance

Residential infill plots can alter the character of the settlement if not carefully designed. These should reflect the simple cottages and agricultural buildings of the locality. It is unlikely that any infill plot would satisfy requirements for a focal building.

New major development should be subject to an agreed Design Code specific to the site, with an agreed overall palette of materials (based on this appraisal or subsequent later appraisals) and suitable house types. Reliance on standard house types and generic designs which do not represent the area are to be avoided.

## Siting and Layout

The siting of new buildings should respect the existing building line along the street. In-depth development is not a feature of the village and would be out of keeping with the settlement pattern.

Dwellings are set well back into their plots and often surrounded by outbuildings and hedgerow planting which forms the boundary.

Gaps between buildings are of key importance. There is a clear distinction between individual and groups of buildings and countryside views are clearly visible.

## Density

The density level of the area has been defined as low to medium (with the exception of the most recent housing development). The traditional development is no more than approximately 22 dwellings per hectare, such density should be respected, but where there are a higher density may be appropriate, buildings could also be built to look like a single larger building which is then subdivided into apartments for example. The key to successful development in this regard is to look at the ratio of built form to plot size and to ensure that the proposal remains in keeping with the surroundings.

## Building Heights, Form, Scale and Massing

New dwellings that respect the existing height and follow the roofline and form of adjacent houses should be encouraged. Similarly proposed extensions are more likely to be successful if they remain subordinate to the height of the original building.

Plan forms should be simple. Large or dominant front gable features are in evidence, but only where these are key focal buildings. Modern generic house types, which are not designed based on an understanding of the local context are to be avoided.

Careful attention should be paid to roofing materials, pitch, eaves and verge details and the inclusion of chimney stacks or other features that project above the ridge line.

The proportions of proposed houses should match adjacent houses of the same building type. The wider street scene should be considered and proposed dwellings should be well integrated.

## Garages and Outbuildings

Garages, cycle stores and bin stores are a feature of modern living, and should be included as an integral part of the overall design from the outset. The charging points for electric vehicles should be considered as part of the design process, with suitable ducting for cabling provided.

Numerous outbuildings are found within this character area and it is commonplace to have them along the side and rear of plots, often forming boundary elements.

Siting along the frontage is likely to be overly dominant in the street scene. The design of outbuildings and storage area should be subordinate to the dwelling and reflect the rural character of the area. Timber clad barns in natural colours with brick/ stone plinths are commonplace.

## Gardens - Front and Rear

Gardens and the mature native vegetation within should be retained where to ensure that each building has an attractive, verdant setting. In a domestic setting, front gardens should not be dominated by car parking. Where sufficient space exists they should be provided with native planting and only small areas of hard surfacing either aggregate or paving. Where hard surfacing for car parking in front gardens is necessary, it should be screened from view of the street. Proposals that provide SUDS solutions and permeable paving are preferable.

Planting within the setting of private front gardens should be in keeping with the semi-rural context of the character area.

## Boundary treatment

Where development affects the boundaries of a property, new development should consider boundary treatments which are common or complementary to the character area.

Boundary walls should be low key and softened by planting. Where possible native hedgerows are preferable.

Close board fencing is urbanising and should be avoided where possible.

Fences are less commonplace as boundaries than walls, but should be low key and more rural in style. Front boundary fences should be softened by planting.

Traditional timber gates site well with the former agricultural related buildings and cottages. Gates which do not offer a view through into a site, can often be oppressive and overbearing. These also restrict views through to the countryside beyond.

## Green infrastructure

New development requires a greater degree of vegetation than is currently provided with modern development and is needed to blend buildings into their surroundings and draw the natural landscape into the settlement.

Any opportunity to enhance the footpath network here and avoid the A417 should be encouraged.

## Sustainable Buildings and Construction

Opportunities should be taken to improve the energy performance of existing buildings during renovations, extensions or upgrades.

Opportunities to maximise solar gain should be taken through building orientation and positioning of fenestration to maximise the benefits of passive solar gain.

The layout of new development should optimise the benefits of daylighting and passive solar gains as this can significantly reduce energy consumption.

Opportunities to introduce rainwater harvesting into existing and new buildings should be promoted.

Developments should incorporate technologies that generate, store and distribute electricity sustainably, or reduce the amount of resources a building requires.

The demand on natural resources and the discharges to the environment associated with any proposed development should also be considered.

## Communications Provision

With the number of people working from home either permanently or flexibly, the need for high speed broadband and appropriate communication provision to new development is essential. This should be considered at the design stage and ideally built in to all new development. Where this may not be feasible, suitable ducting should be provided in new buildings to accommodate later provision without disruption.

## Materials, Appearance and Detailing

Building details should take reference from existing properties. Buildings should be constructed using the local brick, with either clay tiles or slate roofing. The use of limestone is encouraged on focal buildings or as detailing. The use of Flemish Bond with flared headers is also a key characteristic.

The design of extensions and new buildings should reflect the amount and type of decoration and functional elements such as the position and type of doors and windows, flues, chimneys, gutters and flashings of the local vernacular. The inclusion of details should be undertaken with care as overly detailed elevations can appear fussy and historic detailing can appear like a caricature of the original.

Generally the elevations of buildings should adhere to the local colour palette, bonds and course detailing. For developments of multiple homes, detailing will be key to ensure successful integration and variation.

Innovative and green materials should also be considered such as green roofs and living walls.

## Windows and Doors

Window surrounds should have minimal detailing on cottages. Arched brickwork and decorative features of Victorian properties using the vernacular material palette are acceptable. Window frames should be timber and painted white or neutral coloured and preferably include multi-paned glazing. Cottage casements and sash windows are prevalent.



Timber cottage casement windows - triple pane/ double pane - arch topped and sliding sash windows. Lighter paint colours are preferable

Dormer windows to be small, with pitched roof forms and windows to be in the same style and proportions to those in the main dwelling

Small cottage casement dormer windows, generally set into the roof with some cutting of the eaves line. Simple form detailing or decorative bargeboards



Simple roof forms - gables, hipped and half hipped

Plain Clay tiles - red / orange and limited slate  
Concrete tiles are generally inappropriate due to poor colour match, form and variety

Detailed bargeboards on Victorian properties, more simple dark painted timber on earlier buildings. Decorative lead flashing  
Generally simple ridge tiles interspersed with decorative features.

Dormer windows are small, non dominant features. More ornate in Victorian properties



Timber frame with herringbone brick infill - decorative infill brick appears commonly in the wider area and even on later modern buildings to add interest.

Decorative brickwork detailing, string courses, quoins / dressings (can be stone as well as brick)

Light painted brick and stone work. Render is more limited

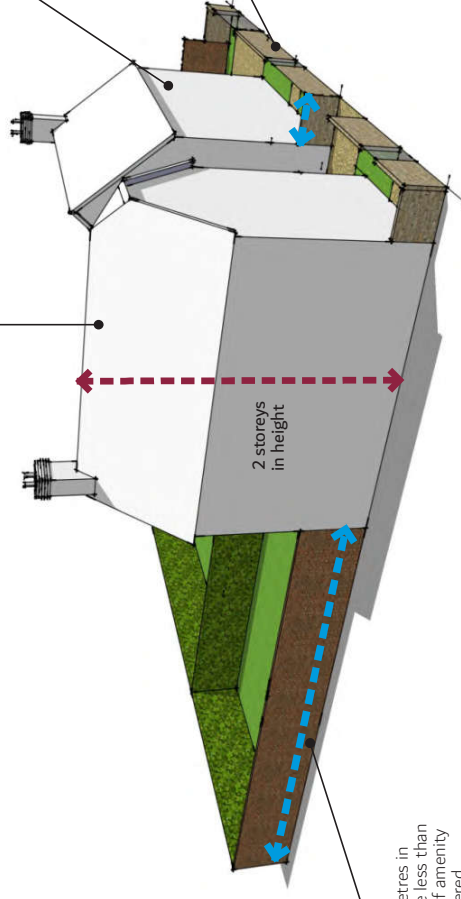
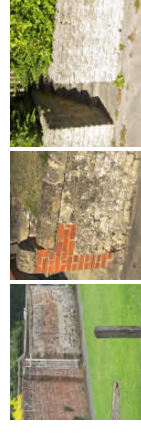
Handmade-facing brickwork - red / orange with grey/blue/ burnt headers and string course detail

A range of front gardens - average 3+ metres. Following an identifiable building line.

Should be well contained by walls and hedges (rather than fencing). Picket fences and gates are appropriate, as are pedestrian wrought iron gates.

Close board fencing is suburban and is not appropriate without sufficient planting to screen. Gates to reflect the agricultural character or to be in context with the boundary

Low walled front boundary containing the front garden are common in stone (uncoursed and coursed rubble, also in brick or brick/ stone



Wide frontage - simple plan form or narrow gable frontage onto the street.

Front porches are common and should be simple and in proportion to the size of the dwelling

Rear gardens over 10.5 metres in depth, where rear gardens are less than 12 metres, the overall level of amenity space should be considered.

Size of garden should relate to the property and setting and provide suitable amenity space for occupants, but should not set a precedent for sub standard garden sizes.

Car dominated, open plan parking and driveways are not appropriate.  
Off street parking behind the building line

Car barns or garage outbuildings to the rear / be separate and form boundary walls to reflect the agricultural nature of the area

## Appendix A - Designated Heritage Assets

(As described by Historic England- <https://historicengland.org.uk/>)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1048590

Date first listed: 06-Dec-1985

Statutory Address: MILESTONE AT SU 3845 8765

Milestone. Early C19. Limestone, painted white with black lettering. Inscribed Wantage / 1 / Lambourne/ 8 / Shrivvenham / 10.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1048592

Date first listed: 06-Dec-1985

Statutory Address: MILESTONE AT SP 3819 8795, CHALLOW ROAD

Milestone. Limestone painted white with black lettering. Inscribed Faringdon/ 8 / Wantage / 1.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1048558

Date first listed: 06-Dec-1985

Statutory Address: The Old Schoolhouse, Main Street

GV II School and schoolhouse, now house. 1855-56, by GE Street. Coursed and dressed limestone rubble; old tile roof; stone stacks. Rectangular plan, former school to right. Gothic Revival style.

One storey and attic; seven bay range. Central gabled wall flanked by pointed chamfered doorway to plank door on right, and flat-roofed porch to left with similar doorway and flanking one-light windows. Chamfered stone-mullioned, and mullioned and transomed windows. Gabled roof; offset lateral stack to right of front; and rear gable end stack. Right gable wall has three light C13 style window with cusped heads over pointed chamfered doorway. One-light windows to rear. Interior not inspected.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1368462

Date first listed: 06-Dec-1985

Statutory Address: BARN APPROXIMATELY 15 METRES EAST OF PARK FARMHOUSE (NOT INCLUDED), MAIN STREET

Barn. Late C18. English bond brick with diamond ventilation holes; C20 tile roof. 5-bay, central threshing floor. Flat brick arch over C18 plank doors with strap hinges set in heavy pegged frame. Half-hipped roof. Interior: Tie beams braced to posts set in rear wall. 5-bay queen-post roof with clasped purlins.

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1048593

Date first listed: 24-Nov-1966

Statutory Address: CHURCH OF ST NICHOLAS, MAIN STREET

Church, Mid/late C13, restored and west front rebuilt: 1858; south tower rebuilt: 1884. Uncoursed limestone rubble, partly rendered to north and repointed; limestone ashlar quoins and dressings; stone slate roof. Nave and chancel with north aisle. Mid C19 three-light east window with Kentish tracery; north side of chancel has late C13 two-light window with mid C19 cusped heads and C15 two-light square-headed window; south side of chancel has mid C19 two-light window in late C13 style. South vestry, aisle, and late C19 two-storey tower to west with crenellated parapet, have one-light windows with cusped heads and buttresses. Mid C19 clerestory windows. North side of nave has similar mid C19 one-light window, late C15/early C16 three-light arch-headed window, C13 one-light window, mid C19 two-light window to west and offset buttresses. West gable has mid C19 three-light French Gothic window over pointed moulded doorway to plank door with decorative iron hinges, and C13 stoup to south. Moulded kneelers to gabled roof. Interior: Chancel has aid C19 roof, late C13 pointed moulded blocked doorway to vestry. Late C13 double-chamfered chancel arch on engaged columns with bell capitals; 3-bay oak screen of 1905 with traceried heads. Nave has mid C19 roof and mid C19 pulpit and tester; C13 circular font and late C13 three-bay south arcade with double-chamfered arches and additional mid C19 west bay. South aisle has mid C19 roof and arches to east and west. Stained glass: Late C19 and C20; C15 stained glass in late C15/early C16 window in north wall of nave. (Buildings of England: Berkshire, p.131; VC.H; Berkshire, Vol.IV, p.226).

Heritage Category: Listed Building

Grade: II

List Entry Number: 1182528

Date first listed: 06-Dec-1985

Statutory Address: CHALLOW INDUSTRIES, MAIN STREET

Factory, now offices. Dated 1840 on central parapet. Ashlar Bath limestone; Welsh slate roof. 2 storeys; 9-window range. Central entrance bay brought forward and carried up to parapet with heavy dentilled cornice and ball finial; keyed round-arch with impost blocks to partially blocked entry with C20 door; stone lintels over 2 blocked doorways flanking central bay. Stone lintels over sashes with half-H aprons on ground floor and reversed half-H aprons on first floor. Hipped roof. Rear elevation has segmental pediment over central bay; sash windows except 3 leaded casements in ground-floor round-headed windows. Interior not inspected. Was factory of Nalder and Nalder, agricultural engineers. (Kathleen Philip, Victorian Wantage, 1968, p.82; Public Records Office 1R29/2/34 (Tithe Map))

Heritage Category: Listed Building

Grade: II

List Entry Number: 1048554

Date first listed: 06-Dec-1985

Statutory Address: WISE'S FARMHOUSE, MAIN STREET

Farmhouse. Late C16/early C17, remodelled and extended to rear in mid C18. Originally timber-framed. Flemish bond brick with flared headers; stone slate roof; brick stacks. L-plan. 2 storeys; original 3--extended to 4-window range in C20. C20 door and pedimented surround. C20 casements. Cambered arches flank door; segmental arches above and to inserted first-floor window right of door. Dentilled eaves. C20 dormer. Roof is gabled with gable end stack to right, hipped with lateral stack to left. 3-storey stair-turret with hipped roof to rear. Similar 3-window range with gabled roof and ridge stack to rear left. Interior: Full set of late C16/early C17 chamfered and stopped beams and joists to right, with timber-framed walls and plain beams and joists to left. Common-rafter roof.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1048555

Date first listed: 06-Dec-1985

Statutory Address: CHALLOW HOUSE FARMHOUSE, MAIN STREET

Farmhouse, now house. c.1790. Flared Flemish bond and header bond brick with red brick quoins and dressings; Welsh slate roof; brick stacks. Double-depth plan. 2 storeys; 3-window range. Broken pediment with unusual Doric pilasters to 6-panelled door with fanlight. Gauged brick flat arches over sashes. Red brick flush storey band and dog-tooth eaves. Hipped roof; end stacks. Similar 2-window range right side wall has round-headed mid C19 sash inserted to lower rear window. Rear wall has segmental header arches over two 3-light leaded casements and one 2-light leaded cross window to stair-light. Interior: Straight-flight stairs. First floor has late 18th fireplaces with mid C19 grates. Attic has slatted partition and door with lock to original granary.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1368464

Date first listed: 06-Dec-1985

Statutory Address: BARN APPROXIMATELY 30 METRES WEST OF MANOR HOUSE FARMHOUSE, MAIN STREET

Barn. Early C18. C20 weatherboarding over timber frame on brick plinth; C20 interlocking tile roof. 6-bay plan with rear aisle, originally with 2 threshing floors. C18 strap hinges to double plank doors on left. Gabled roof. Interior: Posts braced to wall plates and tie beams. 6-bay collar-truss with side struts and clasped purlins.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1048556

Date first listed: 06-Dec-1985

Statutory Address: MANOR HOUSE FARMHOUSE AND ATTACHED WALL, MAIN STREET

Farmhouse. Early C18. Flemish bond brick with flared headers; concrete tile roof; brick stacks. L-plan. 2 storeys; 3-window range. Segmental header arches over early C19 six-panelled (4 glazed) door and cavetto-moulded brick eaves. Roof is half-hipped to left, hipped to right; ridge stack. Similar 3-window range with gable end stack to rear; right has similar 2-bay extension; outset to left side wall of rear wing has segmental arch over C18 ribbed door. Interior: C19 panelled and C18 ribbed doors. Timber framed partition between front 2-unit range and rear wing. Subsidiary features: wall of Flemish bond brick with flared headers and limestone ashlar coping encloses part of front garden to right.

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1368081  
Date first listed: 29-Jun-1988  
Statutory Address: K6 TELEPHONE KIOSK OUTSIDE SUB POST OFFICE

GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1368463  
Date first listed: 06-Dec-1985  
Statutory Address: BRIDGE HOUSE, MAIN STREET

House. C17, remodelled late C18. Originally timber-framed. Colourwashed Flemish bond brick, old tile roof; brick stacks. 2-unit plan. 2 storeys; 3-window range. Carved brackets to flat hood over C20 door. Segmental header arches over C20 three-light casements and 2-light casement over door. Half-hipped and gabled roof; gable end stack to right. Late C19 outshut to rear, C20 shop extension to left. Interior: Chamfered and stopped beam and timber-framed walls to right. Chamfered beam with unusual cyma stop to left.

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1048557  
Date first listed: 06-Dec-1985  
Statutory Address: PUMP AND TROUGH, MAIN STREET

Pump and trough. Mid C19. Cast iron pump with limestone trough beneath.

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1284518  
Date first listed: 06-Dec-1985  
Statutory Address: HILL FARMHOUSE, FARINGDON ROAD

Farmhouse. c.1820. Flemish bond brick with flared headers; Welsh slate roof; brick stacks. U-plan. Regency style. 2 storeys; 3-window range. Doric porch to panelled door. Gauged brick segmental arches over tripartite sashes to left, sash over porch, mid C19 two-storey canted bay windows with horned sashes. Bracketed eaves. Hipped roof; lateral and gable end stacks. Doric porch to left side wall. Rear wall has central outshut flanked by gabled wings, one with bowed end, in similar style with sashes. Interior not inspected.

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1048591  
Date first listed: 06-Dec-1985  
Statutory Address: STABLE AND COACH HOUSE APPROXIMATELY 10 METRES WEST OF HILL FARMHOUSE, FARINGDON ROAD

Stable and coach house. c.1820-30. Coursed limestone rubble, red brick quoins and dressings; Welsh slate roof. One storey; 3-bay range. Central bay brought forward and pedimented with square brick finial and pointed and keyed blind arches to each bay, with bull's eye over central arch. Hipped roof. Rear elevation and interior not inspected. Included for group value.

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1199037  
Date first listed: 06-Dec-1985  
Statutory Address: MILESTONE AT SU 3612 9010, FARINGDON ROAD

Milestone. Early C19. Limestone, painted white with black lettering. Inscribed: Faringdon/6/Wantage/3.

On parish boundary.

Heritage Category: Scheduled Monument  
List Entry Number: 1004854  
Statutory Address: Roman villa E of Cornhill Farm

The Roman Villa at Cornhill Farm in West Challow was apparently already well-known to local people by the mid-1850s, but it was not until twenty years later that a local antiquary was able to examine the building in some detail. Unfortunately, this was not due to a systematic archaeological excavation, but through observations made during the wholesale destruction and removal of the remains by farm labourers in the Autumn of 1876.

A rather wordy description of his findings subsequently appeared in volume 33 of the *Archaeological Journal*, but, sadly, it reveals rather little about the villa and its inhabitants.

The villa was positioned in an idyllic spot on the Berkshire Downs, commanding delightful views over the Vale of the White Horse to the north. It is only half a mile from the prehistoric Icknield Way which was much used in Roman times. Only one building was uncovered: a 82ft by 36ft rectangular house, with 3ft thick walls, divided into five rooms. Along its eastern frontage was a long heavily-buttressed corridor giving access to each. The large central room was presumably a reception hallway. That at the southern end had its own brick tiled hypocaust (underfloor heated system) and may well have been the triclinium (dining-room). The other rooms must have housed a kitchen and sleeping accommodation. The walls were apparently plastered in a dull red colour, but no evidence of other decoration was found. Apparently some of the foundations walls descended to a depth of some 12ft!

Amongst large amounts of pottery recovered were some plain pieces of Samian ware. Other articles unearthed included a number of iron fixings, such as door hinges, and a few shards of thick green glass, probably from glass vessels. Animal remains showed something of the inhabitants' diet as well as, perhaps, some of the animals farmed at the site: mutton, beef, venison, poultry and game were all in evidence. The Romans here were, apparently, also partial to snails and oysters.

The few coins preserved show that this simple farm building was occupied from the 2nd to the 4th centuries. There were probably associated boundary ditches and agricultural structures, perhaps of wood, but none were recognised.

Based on the work of E.C. Davey (1876)

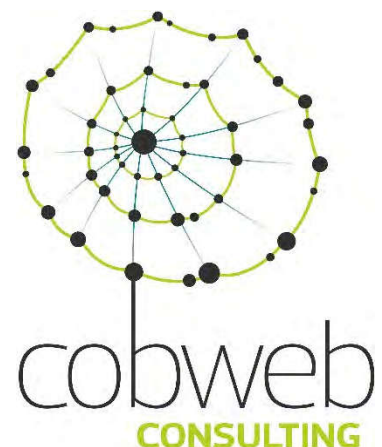


# *East Challow Parish Council*

## **EAST CHALLOW HOUSING NEEDS SURVEY**

A report for East Challow Parish Council from Cobweb Consulting

November 2020



t 020 7274 8727 m 07961 126 898 e [info@cobwebconsulting.com](mailto:info@cobwebconsulting.com)  
Cobweb Consulting, 2 Kemerton Rd, London SE5 9AP [www.cobwebconsulting.com](http://www.cobwebconsulting.com)

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# EXECUTIVE SUMMARY

## Background

1. In April 2020 East Challow Parish Council commissioned Cobweb Consulting to undertake a housing needs survey of the Parish. The context of the commission was the continuing development of the East Challow Neighbourhood Plan, and the requirement to assess evidence relating to local housing need.
2. While the area had fallen under the Oxfordshire Strategic Housing Market Assessment (SHMA) (2014), this was considered too broad-brush to give a detailed enough picture of local housing needs. Likewise, a community survey undertaken in 2017, although giving a wealth of detail on current community issues, including housing need, did not give a longer-term perspective. The key elements of these two studies are considered below.

## Demographic and economic context

3. As well as conducting a housing needs survey, we also analysed relevant secondary data relating to demographic and economic change
4. The main demographic and economic factors relevant to changing housing needs in East Challow are:
  - A substantial increase (27%) in the size of the population between 2011 and 2019
  - Significantly, the largest component of this increase is in the number of children, which has increased by 65%, and of young adults, which has increased by half.
  - While older age groups also increased in numbers, proportionately the increases were smaller
  - The dependency ratio – the relationship between the proportion of those in non-working age groups to working age groups – is 72%. In other words, there is nearly three-quarters of a dependent person to every working age adult in East Challow. This is largely based on the number of children in East Challow.
  - It seems apparent that over the last eight years East Challow has attracted a substantial number of incomers mainly of younger working age, who have brought with them or started young families.
  - 42% of households have dependent children
  - Nearly 70% of households live in owner-occupied homes, 20% in private rented homes and 10% in social housing
  - 13% of residents provide unpaid care for dependents and 15% have their activities limited by long term illness or disability
  - At the date of the Census (2011) 75% of residents were economically active. Given the influx of younger families, this figure is now likely to be higher, and there are likely to be a smaller proportion of retirees (15% in 2011).
  - Around 40% of those employed were in highest paid occupations and industries, while a third are in the least well paid sectors and jobs

- 18% of adults have degrees and 14% have professional qualifications; whereas 21% have no qualifications
- Over the last four years the average house price has been £296,250, and the lower quartile £270,000
- Private sector rents are generally below the Local Housing Allowance threshold, enabling many of those on benefits to access the sector

### **Summary of survey results**

- The survey was sent to all 385 households in East Challow, with a reminder, and achieved 122 fully completed responses. This is a satisfactory response rate of 32%.

#### **5. Current property**

- Just over half the respondents lived in semi-detached homes, with detached the next largest group. There were very few bungalows or flats. Half the homes had three bedrooms with a further 35% four or more.
- Over 80% of the homes were owned, around half of them with a mortgage. This is a higher level of ownership than found in the 2011 census which puts it at 69% but this is now dated and the balance may have changed. In the current survey 10% lived in homes rented from social landlords with few from other tenures.

#### **6. Current households**

- The most frequently found number of residents was two (37%) and one in four homes housed a single adult.
- Some 59% were two adult homes, half of them having dependent children. Altogether, one in three homes included dependent children and 8% found adult children still living at home.
- There were 18% of households including a family member with a disability or long-term limiting illness. In 6% of households it was thought there may be a future need for adaptations to assist access or mobility.
- The community seems a largely settled one with two out of three having lived in the area for at least ten years and half in their current home for the same length of time.
- One in four could perhaps be described as newcomers having lived in the area for less than five years. Their most likely reason for coming to live in East Challow was employment. The rural nature of the area is obviously a key attraction also, and there were mentions of walks, the environment generally and peace and quiet.

#### **7. Employment, income and benefits**

- Some 63% of respondents were employed either full or part time and almost all of the remainder were retired.
- It was found that 90% travelled outside the area to work with Wantage, Oxford and Harwell the most popular destinations. Most travel was by car or van.
- A wide range of incomes was seen with more than one in three residents receiving in excess of £4,000 per calendar month. Broadly speaking those in employment have higher incomes than those who are retired.

- Around half of the households receive no benefits. Amongst the remainder, the State Pension (22% of all respondents) or Child Benefit (12%) were most likely.

#### **8. Vehicle ownership and parking issues**

- Very few households owned no vehicles with 45% having two, 38% one and 11% three or more.
- Almost three out of four were satisfied that their own property provided adequate parking but only 40% were happy with on road options.
- Half the sample took the opportunity to add further comment on parking which suggests that it is an important topic locally. The main theme of comment was that there simply is not enough parking for increasing numbers of cars. This was particularly difficult in the older parts of the village but it was also suggested that developers were not leaving sufficient parking in the new build areas. Residents were critical of parking on pavements, paths and grass verges.
- A parking survey conducted by the Council supported this comment. It found a significant number of cars parked on the street, even when there appeared to be off-street parking available. It also highlighted as problem areas some of those that the residents had mentioned specifically in their comment. For example, Reynolds Way, Field Gardens and Hedge Hill.

#### **9. Attitudes to local housing development.**

- There was resistance to further development with around half the sample finding this neither acceptable nor needed.
- However, there was a good level of support for the provision of affordable homes for young people; 39% thought that these were needed and 35% would find them acceptable.
- After this, supported accommodation for those with disabilities (28% finding these acceptable) retirement accommodation (25%), shared ownership (20%) and homes to rent from social landlords (20%) all had reasonable levels of acceptability. In each case though perceived need was lower.
- Large family homes were the least acceptable (to only 18%) and seen as needed in the area by only 4%.
- Most of those who found development of some kind acceptable would prefer smaller scale sites ranging from one to ten dwellings.

#### **10. Future moving intentions**

- Some 22% of respondents thought it 'very' or 'fairly' likely that they would want to move house within the next five years. This rises to 39% who think this would happen within ten years. It tends to be those under 50 who are most likely to move and those over 65 least likely to do so.
- A wide variety of reasons were given for a potential move. Almost one in four wanted a larger home but only slightly fewer wanted a smaller one. Other reasons included being nearer family and friends, being nearer to shops and services, for employment reasons or to obtain care and support for health reasons.

### **11. New households forming**

- Someone moving out to form a new household within the next five years was thought likely by 13% of respondents. This increases to 19% within the next ten years.
- The overwhelming reason for this was young people gaining independence from the family home. Moving nearer to employment or marriage/moving in with a partner were supporting reasons for a few.
- Around half thought that there might be financial barriers for those moving out – high property prices perhaps or just finance in general. But for most the likely move was years ahead so this was a general perception rather than actual difficulties experienced .

### **12. Moving households and their requirements**

- Overall, there are 69 potential 'moves' over the next ten years; 46 would be existing households moving and 23 would be new households forming. The size, type and tenure requirements of the two groups tend to be rather different.
- Some 40% would be single adult households, 30% families with children and 13% couples without children.
- Existing households typically require three bedrooms and new households only one.
- Current households wishing to move have a strong preference for detached properties and there are 20% who need or prefer a bungalow. Newly forming households have more modest expectations favouring a semi-detached or terraced home and two out of three are prepared to consider a flat or apartment.
- The great majority of existing households expect to purchase their next home, with or without a mortgage. The only other option is two who would wish to rent from a Housing Association. For new households there is high expectation of purchasing with a mortgage, some being prepared to consider the shared ownership option. Three also mention social renting and one expects to rent in the private sector. So, whilst market sales are required for the majority of needs, there are lower levels of need for other tenure options.
- What is perhaps surprising is that only 19% of existing households expect to remain in East Challow when they move. For new households the figure is 40%. In both cases around half of movers expect to move elsewhere in Oxfordshire or surrounding counties.

### **13. Affordability**

- If looking to purchase, half of existing households could afford at least £500,000, although some have much more modest price levels in mind. New households have much lower thresholds for entering the market, most having a limit of £200,000.
- Unsurprisingly, the potential incomes of new households are considerably less than those of existing households. None of the latter expect to receive more than £2,800 pcm whereas more than half of the former receive at least £4,000 pcm. Overall, a very wide range of likely incomes is seen.
- If we compare data on actual house prices from sales data in the Land Registry with the incomes of potential movers, a third of newly-forming households and 8% of existing households who gave their incomes could not afford to enter the owner-occupier sector, even at the lowest end.

#### 14. Calculation of housing need for five and ten year time spans

These calculations have taken separate account of the two types of household (existing households moving and newly forming households) and aggregated them. They have been scaled up to represent all 69 potential moves from the more limited numbers who gave detailed information. They also show figures, calculated in the same way, but only for those who expect to remain in East Challow; these are to be found in the last two columns.

##### Bedrooms required

	Needed in total		Needed by those staying in EC	
	5 yrs	6-10 yrs	5 yrs	6-10 yrs
One	13	7	2	1
Two	8	6	4	2
Three	13	11	4	4
Four/Five	6	5	0	0

##### Household composition

	Needed in total		Needed by those staying in EC	
	5 yrs	6-10 yrs	5 yrs	6-10 yrs
Single adult	17	11	5	3
Single parent	2	2	2	2
Two adults with no children	5	4	0	0
Two adults with one or more dependent children	12	9	3	2
Parents with grown up children at home	1	1	0	0
Other situation without dependent children	3	2	0	0

**Property type** – these figures add to more than 69 and are maxima because some respondents gave multiple answers eg they would consider a semi or a terraced home.

	Needed in total		Needed by those staying in EC	
	5 yrs	6-10 yrs	5 yrs	6-10 yrs
Detached	21	16	4	3
Semi detached	15	9	8	5
Terraced	9	5	5	3
Bungalow	5	4	0	0
Flat	12	7	4	2
Sheltered	3	2	0	0
Supported	2	1	0	0

**Tenure** – these too are maxima due to multiple answers eg a potential buyer might prefer a mortgage but would also consider Shared Ownership.

	Needed in total		Needed by those staying in EC	
	5 yrs	6-10 yrs	5 yrs	6-10 yrs
Buy outright	10	8	1	1
Mortgage	24	16	6	3
SO	4	2	1	1
Rent HA	7	4	2	2
PRS	1	1	0	0

- The need identified from those who wish to remain in East Challow is not necessarily in addition to existing stock as some should be met by residents moving around within the village. For example, a resident moving to a larger home might free a smaller one which would suit another. Looking for gaps might be relevant, for example, does the village have the number of flats which might be required?
- It should also be noted that the figures above should be viewed as minimum requirements as they are based on a 32% response to the survey. It would not be valid to make projections for the whole population, but it is possible that there is additional need within the community.

## Conclusions

### A growing village .....

15. East Challow has seen substantial growth since the date of the last Census, with a 27% increase in population, mainly made up of an increase in school age children and young families. This rapid growth is probably the underlying reason for the relatively high levels of resistance to further development.

### Acceptable and unacceptable development

16. However, there is considerable scope for particular types of development to be considered as acceptable, particularly affordable homes for young people, supported accommodation for those with disabilities, and retirement homes. There was also support for Shared Ownership and homes to rent from social landlords. What is least acceptable is the development of more large family homes. The high level of planned and dense development is bound to be unpopular. Lower and less dense development is more acceptable

### Cars and parking

17. East Challow is a highly car-dependent village, making it somewhat of a dormitory village. Car dependence was reflected in strong concerns about parking. If there is to be additional development, getting parking right will be a priority among other infrastructure concerns, which were not explored in this survey, though they have been covered elsewhere in the development of the Neighbourhood Plan.



### **Size matters**

18. For current East Challow residents seeking to move, there was a clear divide between the needs of newly-forming households setting up home for the first time needing smaller homes and some whole households seeking a move, requiring larger homes. However there is some indication that some existing households that need to downsize could release larger family-sized properties. There does seem some capacity for balancing size requirements between downsizers and those needing larger homes.

### **Haves and have nots**

19. While East Challow is on most indicators a wealthy and non-deprived village, there is some polarisation among its population in terms of industry, occupation and educational attainment. This economic context has implications for the future planning around housing development that benefits existing residents, as well as providing opportunities for incomers. The high dependency ratio (72%) also has implications for the ability of the working population to meet the needs of the non-working population
20. It is perhaps also significant that around 39% are planning to move, particularly mature adults, whereas older people tend to remain. The majority of movers – both existing and newly-forming households – plan to move out of East Challow. If East Challow loses substantial numbers of working adult households, there are issues around support services and community viability that may arise in the future.

### **Is owner-occupation affordable?**

21. We calculate that of the newly-forming households, two thirds would be able to afford the cheapest end of the open market (lower quartile terraced homes) albeit requiring substantial deposits in some cases, and a third would not be able to enter it at all. The picture is very different for existing households (who are likely to have equity and savings). Here, 92% of households would be able to buy on the open market, including 31% who could afford a detached home.
22. So, while owner-occupation may be achievable for most, it does mean that East Challow may wish to pursue forms of discounted ownership (such as the projected First Homes scheme) or Shared Ownership options in development plans, to broaden the numbers that can own.
23. Additionally, given the relatively affordable private rented sector in the village, it may be worth seeing what encouragement could be given to good quality private landlords, to provide for those younger and less well-off households seeking independent accommodation.

# 1.0 Introduction

## 1.1. Background

In April 2020 East Challow Parish Council commissioned Cobweb Consulting to undertake a housing needs survey of the Parish. The context of the commission was the continuing development of the East Challow Neighbourhood Plan, and the requirement to assess evidence relating to local housing need. Since the Neighbourhood Plan was first proposed (in 2016) there has been considerable housing development, and the Council needed to understand likely future housing requirements, until at least 2031.

While the area had fallen under the Oxfordshire Strategic Housing Market Assessment (SHMA)<sup>1</sup> (2014), this was considered too broad-brush to give a detailed enough picture of local housing needs. The majority of the SHMA examined housing need at a county-wide level, and the only more detailed analyses were very brief summaries of need at a local authority level, with no finer-grained analysis below this. Likewise, a community survey undertaken in 2017<sup>2</sup>, although giving a wealth of detail on current community issues, including housing need, did not give a longer-term perspective. The key elements of these two studies are considered below.

## 1.2. Strategic context

### Oxfordshire Strategic Housing Market Assessment (SHMA)

The district of Vale of White Horse, where East Challow is located, is one of the five local authorities comprising Oxfordshire Housing Market Area (HMA), areas covered by the Oxfordshire SHMA. The SHMA assessed that across the whole HMA between 4,678 and 5,328 additional homes per annum are needed to meet emerging housing need between 2011 and 2031. Vale of White Horse’s element of this was assessed to be 1,028 additional homes per annum over the period. The SHMA also looked at the number of affordable homes that were required and assessed that across the HMA 2,370 were needed per annum, of which Vale of White Horse needed 273 per annum.

In terms of the mix of size required, different proportions were assessed for market housing and affordable housing. These are shown in **table 1.1**

**Table 1.1 Vale of White Horse bedroom mix**

	1 bedroom	2 bedrooms	3 bedrooms	4 + bedrooms
Market	5.9%	21.7%	42.6%	29.8%
Affordable	27.3%	35.1%	33.6%	3.9%

Source: Oxfordshire SHMA, tables 65 and 66

These are the figures that have fed into the Vale of White Horse Local Plan 2031, and Neighbourhood Plans are expected to be in general conformity with the strategic policies covering their areas. The next version of the Vale of White Horse Local Plan for 2041 is at present under development and

<sup>1</sup> Oxfordshire Strategic Housing Market Assessment, GL Hearn, 2014

<sup>2</sup> East Challow Neighbourhood Plan Community Survey Report, Community First Oxfordshire, 2017

assuming that the East Challow Neighbourhood Plan is finalised by the time it is adopted, it will be part of the Statutory Development Plan that underpins the Local Plan.

### **East Challow Neighbourhood Plan Community Survey Report**

This report was published in August 2017 and, as well as housing, assessed local issues and opportunities, the provision of green space and the natural environment, traffic, transport and road safety, and collected demographic data about residents. It was based on a paper questionnaire (no web version on this occasion), returned via FREEPOST. Some 367 households were surveyed, and 134 questionnaires were returned (a 37% response rate). Key housing related points emerging were:

- 29% respondents wanted to see further substantial development if it would mean improved facilities and infrastructure
- 49% considered that developments could be built on infill sites (28%) and paddocks / open spaces / greenfield sites (21%)
- 16% were interested in downsizing their home in the next two to ten years if a suitable property were available
- Five whole households and one individual living in a household required a new home in East Challow
- Six whole households and six individuals living in households wished to move to a new home in East Challow but could not
- The main barriers to moving were inability to afford to buy (75%) and inability to afford the moving cost (25%)
- The main reason why a new home was needed was to start a first home (63%) and needing a bigger home (31%)
- Six households (or individuals wishing to form households) expressed interest in social rented or shared ownership homes.

### **Housing development profile**

The 2017 survey documentation<sup>3</sup> also noted and listed recent housing development activity in East Challow. This included 320 dwellings built, approved, or with planning permission applied for since the publication of the Local Plan Part 1 (2031), in excess of the 174 required for the whole of the Western Vale, noted in the Plan. The survey also flags up proposals from the property development company, Dandara, for 750 homes on land to the east of Woodville Road, to be built between 2017 and 2029 and to help fund road improvements (though the current status of this proposal is unknown).

Other recent or planned developments include:

- 71 homes at Nalder Green
- 53 homes at Fullers Grove (including some Shared Ownership)
- 38 Homes at Challow Park East (including 14 affordable)
- 88 homes at Park Farm East (including 35 affordable)
- 14 homes at the Old Country Club

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<sup>3</sup> East Challow Neighbourhood Plan Community Survey questionnaire, June 2017

- 25 homes at Childrey Park

Zoopla and Right Move housing sales web sites currently list twenty new build properties for sale in East Challow, mainly four and five detached bedroom houses, developed by Crest Nicholson, SoHa, MacTaggart & Mickel and Neptune Group.

### **1.3. Acknowledgements and authorship**

We would like to thank Julia Evans, RFO for East Challow Parish Council, Councillor Paul Barrow, Vale of White Horse District Council, and Jeremy Flawn, Bluestone Planning, for their help and guidance through this project. The work was undertaken by Cobweb Consulting, and the report authored by Danny Friedman and Ros Grimes.

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## 2.0 Demographic and economic context

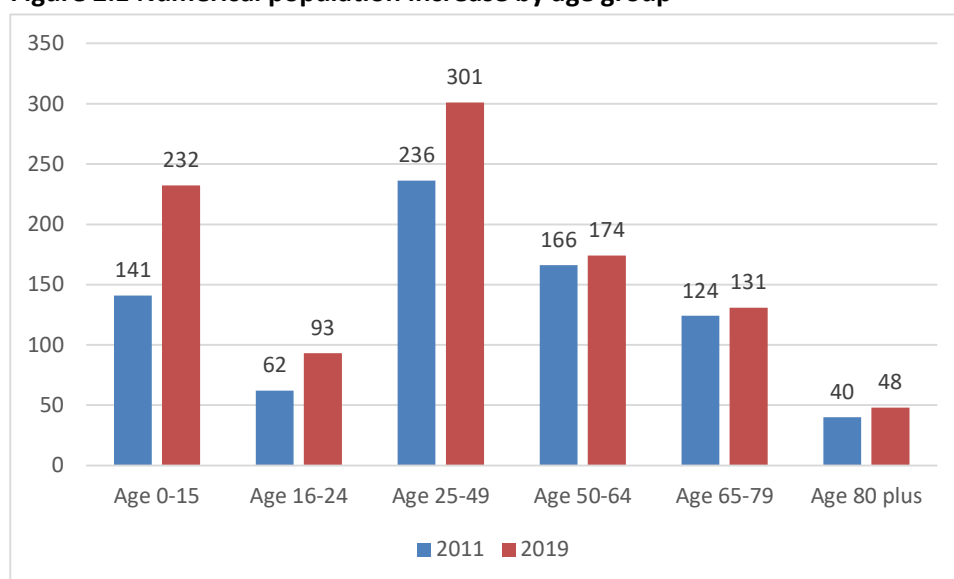
### 2.1 Introduction

This section gives a brief demographic and economic context to East Challow housing needs, including an assessment of current housing market factors, such as house prices, transactions and rents. Some data is based on the 2011 Census, and therefore is likely to be fairly out of date. Where possible we have updated the data.

### 2.2 Population size and make-up

The size of the population of East Challow has changed significantly between 2011 and 2019. At the date of the 2011 Census there were 769 residents, and according to ONS estimates for 2019 there are now 979 residents, an increase of 210, representing 27% growth. Moreover, this growth has not been spread evenly across age groups. Although the size of all age groups has increased, as can be seen from **figure 2.1** the greatest growth occurred amongst the younger segments of the population – those aged between 0 to 15 increased by 91, those aged between 16 and 24 by 31 and those aged between 25 and 49 by 65. In contrast, older age group increases were in single digits

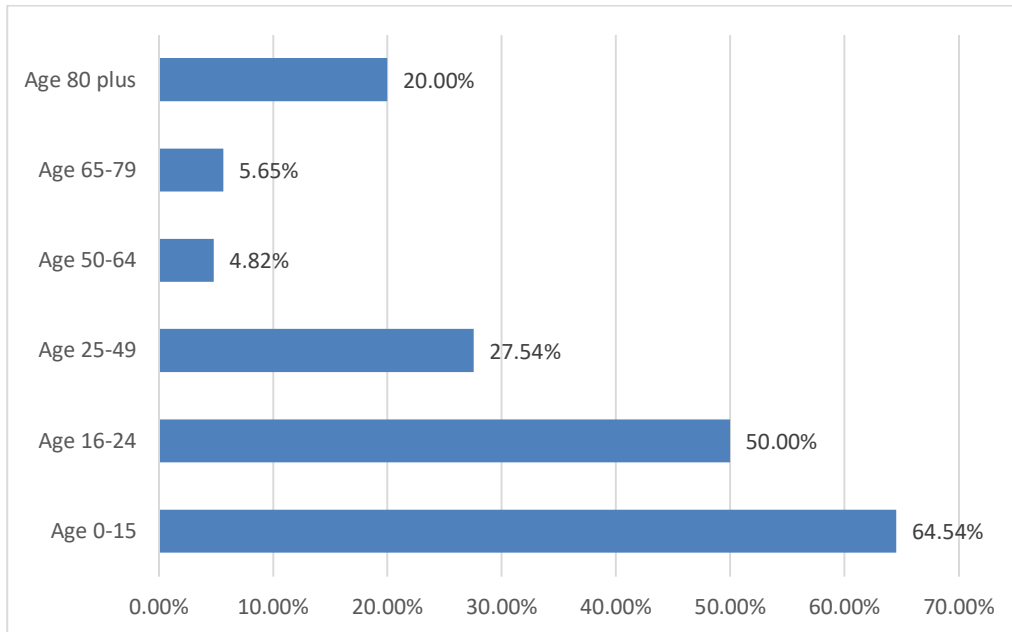
**Figure 2.1 Numerical population increase by age group**



Source: Census 2011 Table KS 102EW and ONS small area population estimates, 2019

These changes can be seen more graphically when we look at the rate of increase over time for each age band (**figure 2.2**). Here we can see that the number of children increase by nearly 65%. And the number of young adults by half. This was followed by a 28% increase in the age of mature adults. While those aged over 80 increased by 20%, there were comparatively smaller increases for those aged between 50 and 79.

**Figure 2.2 Proportionate increase by age group**

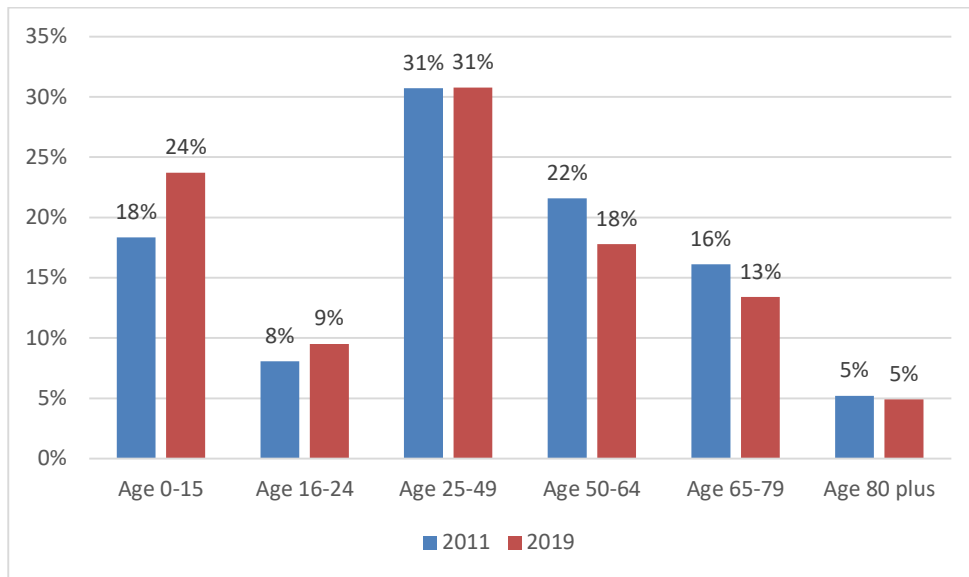


Source: Census 2011 Table KS 102EW and ONS small area population estimates, 2019

In terms of how these changes affect the overall age make-up of East Challow we can see from **figure 2.3** that the proportion aged under 25 has increased by 7% and those aged over 65 has reduced by 3%. The older working age group has seen a 4% reduction, while those aged 25 to 49 (the largest group in the population) has remained the same, making up 31% of East Challow’s population. The average age has reduced from 43 to 39 years old.

Another indicator of the balance between age groups is the dependency ratio. This is the relationship between the proportion of those in non-working age groups to working age groups. In East Challow the ratio is 72% - in other words there is nearly three quarters of a dependent person for every working age resident. This is largely due to the substantial increase in the number of children in the area, rather than any affect coming from an increasing ageing population. The comparative figures for Vale of White Horse and England are, respectively, 60% and 65%. In other words, East Challow has a greater proportion of dependent people than the local authority or nationally.

**Figure 2.3 Proportion of different age groups in the population**



Source: Census 2011 Table KS 102EW and ONS small area population estimates, 2019

It seems apparent that over the last eight years, East Challow has attracted a substantial number of newcomers, mainly of younger working age, who have brought with them or started young families, giving an increasingly youthful population profile to the village. As can be seen from the housing development profile section in 2.1, this growth has been catered for by substantial new development of mainly market housing, which continues to be in plentiful supply.

### 2.3 Household composition

The only data available on household composition is from the 2011 census, and therefore will be out of date – especially when taking account of the demographic changes discussed above. However, for the sake of setting a baseline against which the findings of the survey can be compared, we summarise them below:

**Table 2.2 Household composition**

Household type	Number	Percent
Single adult	68	9%
One adult with dependent children	41	5%
Two adults with no children	136	18%
Two adults with dependent children	254	33%
Other situation with dependent children	33	4%
Parents with grown up children at home (and no dependent children)	107	14%
Other situation without dependent children	130	17%
<b>Total</b>	<b>769</b>	<b>100%</b>

Source: Census 2011 Table QS112UK

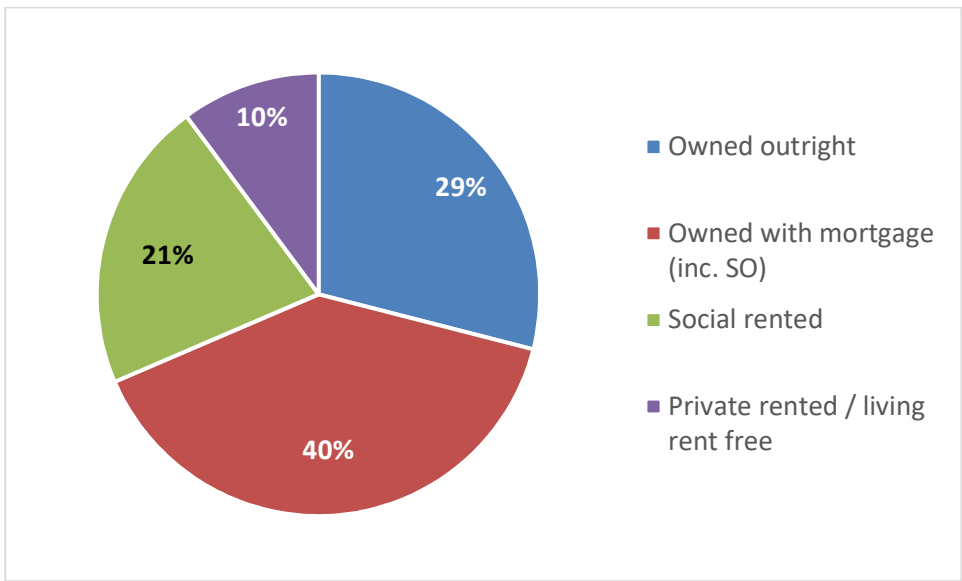
It should be noted that ‘Other situation without dependent children’ includes multi-adult households where all members are aged 65 or over. The category ‘Parents with grown up children at home (and no dependent children)’ is a legacy of the constricted housing market that followed the 2008 recession, where younger people who normally would have left home (or remained away from home

after university) were forced to remain or return because of the lack of availability and affordability of either owner-occupied or private rented accommodation.

## 2.4 Tenure

East Challow is predominantly an area of owner occupation, including 29% who live in houses that are owned outright. The largest single status is 'owner with a mortgage' – 40% (including two households that are shared owners). However, two in ten residents live in a social rented home and one in ten in a private rented home. Nationally, the proportion of private renters has increased significantly since 2011, mainly at the expense of owner-occupation, though in East Challow these tendency may have been offset by the amount of new development that has taken place.

Figure 2.4 Tenure



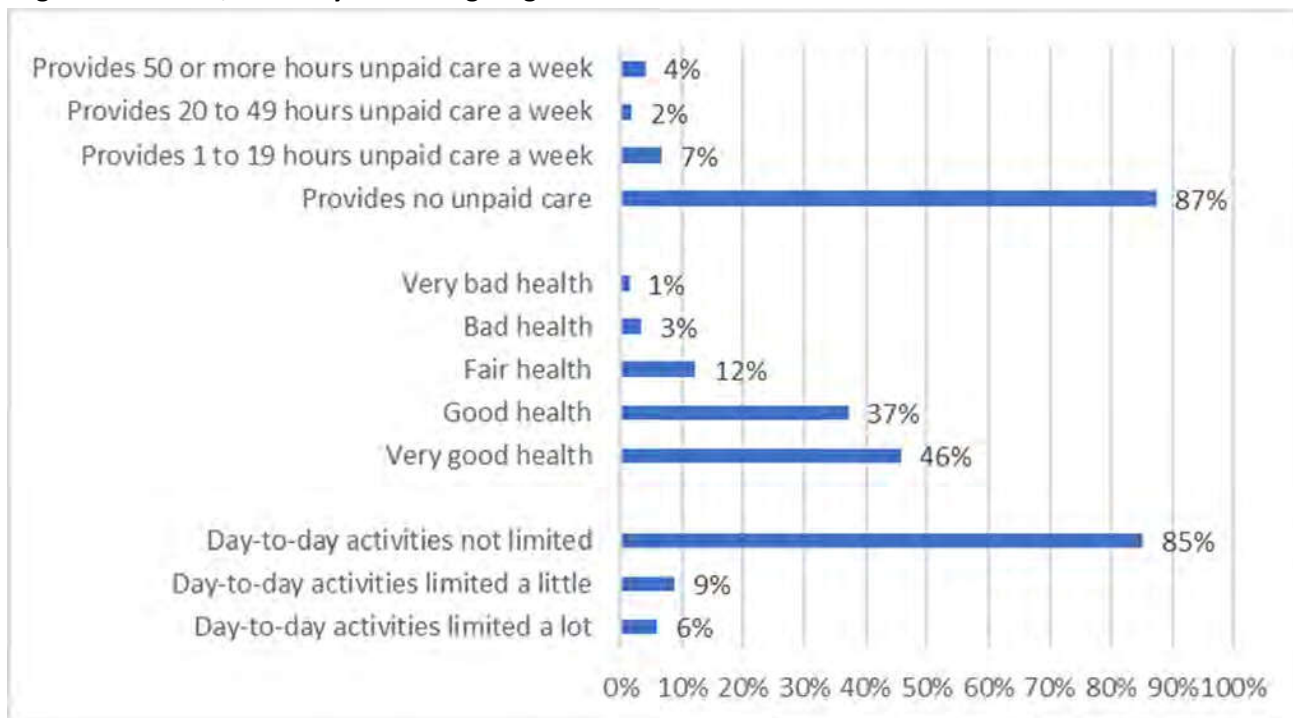
Source: Census 2011 Table QS403EW

## Health, disability and care-giving

Again for context, we give below the proportions of East Challow residents who have disabilities that limit their activities, have different levels of health, and who provide care to others. These are relatively low figures, but it is worth noting the 13% of residents who provide unpaid care for others, and the 15% whose activities are limited to some extent by disability or long-term illness.



**Figure 2.5 Health, disability and care-giving**



Source: Census 2011 Table KS301EW

## 2.5 Economic activity

As of 2011, some three quarters of East Challow residents aged between 16 and 74 were economically active. Over half were working full-time, with another 18% working part-time. Unemployment was minimal. The largest category of economically inactive people were those who had retired (25%). Relatively small numbers were at home looking after the family or long-term sick or disabled. Given the influx of younger households over the last several years, there are likely to be greater proportions in employment, and a small proportion of retirees.

**Table 2.3 Economic activity**

Economically active: Total	75%
<i>Employed or self-employed full-time</i>	53%
<i>Employed or self-employed part-time</i>	18%
<i>Unemployed</i>	2%
<i>Student (working)</i>	2%
Economically inactive: Total	25%
<i>Retired</i>	15%
<i>Student (including full-time students)</i>	3%
<i>Looking after home or family</i>	4%
<i>Long-term sick or disabled</i>	2%
<i>Other</i>	1%

Source: Census 2011 Table QS601UK

## 2.6 Occupation, profession and education

In terms of the occupations East Challow residents and the sectors in which they work, while 40% are in the most senior (and therefore most likely to be well-paid) occupational categories, some 33% are in sales, service, process, and ‘elementary’ occupations (security, cleaning), and therefore likely to be less well-paid (**table 2.4**). To a certain extent this pattern is followed when looking at the sectors where they work, with 30% working in professional, communications, financial and real estate, and administration sectors, likely to be the best remunerated, and 23% working in wholesale trades, transport and storage, and accommodation and food services – likely to be at the lower end of the income spectrum (**table 2.5**).

**Table 2.4 Occupation**

1. Managers, directors and senior officials	9%
2. Professional occupations	17%
3. Associate professional and technical occupations	14%
4. Administrative and secretarial occupations	13%
5. Skilled trades occupations	14%
6. Caring, leisure and other service occupations	12%
7. Sales and customer service occupations	5%
8. Process plant and machine operatives	7%
9. Elementary occupations	9%

Source: Census 2011 KS608 UK

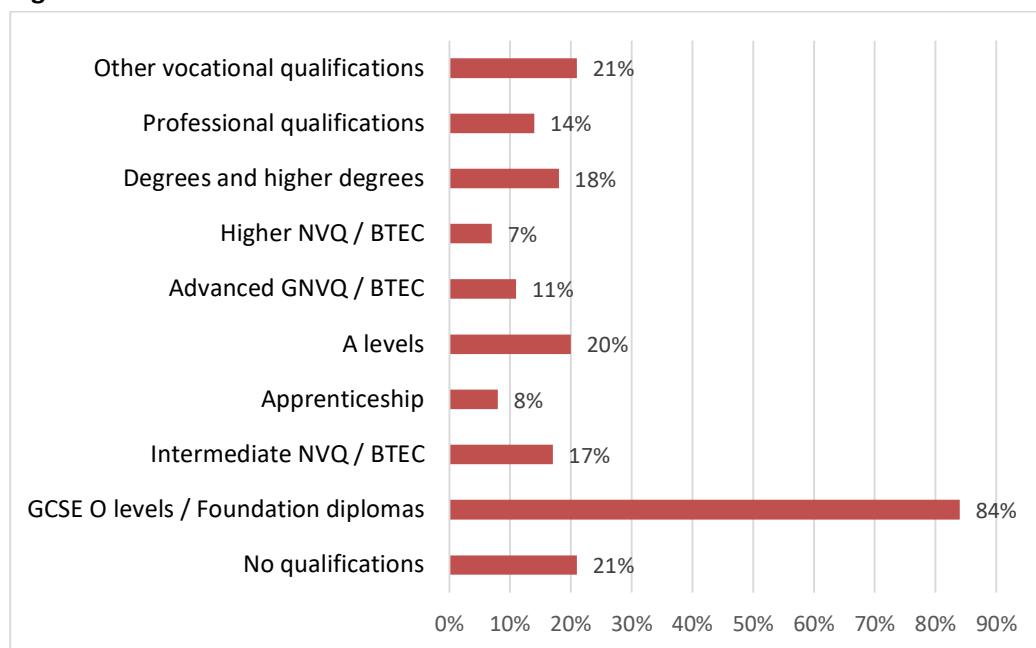
**Table 2.5 Industry sectors**

Agriculture, forestry and fishing	2%
Manufacturing	10%
Utilities	2%
Construction	7%
Wholesale and retail trade	14%
Transport and storage	4%
Accommodation and food service activities	5%
Information and communication	3%
Financial and insurance activities	2%
Real estate activities	2%
Professional, scientific and technical activities	12%
Administrative and support service activities	11%
Education	7%
Human health and social work activities	12%
Other	7%

Source: Census 2011 KS605EW

This split is reinforced when we look at figures for educational attainment, where 21% have no qualifications. While 84% have GCSE / O levels or the equivalent, and 20% have A levels or equivalents, 18% have degrees, and 14% have professional qualifications (e.g. nursing, accountancy).

**Figure 2.6 Educational attainment**



Source Census 2011 QS502EW

## 2.7 Low incomes and benefit claiming

While it is fair to say that East Challow is generally a prosperous and thriving community (it is within the top 20% least deprived areas of the country according to the English Index of Deprivation 2019), there are some signs of pockets of lower earnings and hardship. **Table 2.6** highlights these:

**Table 2.6 Benefits claimed in East Challow**

Benefit claimed	% adult population of East Challow
Housing Benefit	5%
Universal Credit or Income Support	9%
Attendance Allowance or Carers Allowance	4%
Disabled Living Allowance / Personal Independence Payment	7%
Employment Support Allowance	2%
State Pension	23%

Source: DWP StatExplore, accessed October 2020

Among the Housing Benefit claimants, 84% were social sector tenants and 16% were private renters. Among those receiving State Pension, 8% were also in receipt of Pension Credit, designed to top up the incomes of low income pensioners. The Department of Work and Pensions (DWP) also has a measure of child poverty, the 'Children in Low Income' households measure, where low income is defined as below 60% of median earnings. Some 34 of the 232 children in East Challow (15%) fell into this category.

## 2.8 House prices and transactions

Since 2017 there have been 42 house purchases in East Challow, with more in 2018 and 2019 than other years. Of course, 2020 has been an extraordinary year, and it is not over yet (and it often takes

a number of months for data to find its way to the Price Paid database), but nonetheless it looks like there will have been a significant slowing down of the market.

To some extent this is also reflected in prices achieved, which appear to be significantly down on what was a rising trend – but numbers are very small, and it would not be advisable to place too much weight on this.

**Table 2.7 Transactions and prices by year**

Year	Median price	Lower quartile price	Transactions
2017	£287,500	£250,000	8
2018	£315,000	£255,000	15
2019	£360,000	£274,157	14
2020	£274,000	£274,000	5
Average / total	£296,250	£270,500	42

Source: Land Registry Price Paid data

In terms of the type of house that has come on the market, these have primarily been detached and semi-detached houses, with fewer terraced homes and no flats at all.

**Table 2.8 Transactions and prices by property type**

Year	Median price	Lower quartile price	Transactions
Detached	£472,500	£450,000	13
Semi-detached	£272,814	£250,000	16
Terraced	£252,500	£176,250	4
Other	£400,000	£281,171	9

Source: Land Registry Price Paid data

## 2.9 Private sector rents

We undertook a brief trawl of web sites commonly used for private renting (Zoopla, Rightmove and Share a Room), to see the availability of private rented accommodation, and its pricing in East Challow.

There were only four properties being advertised within the Parish (there were more in surrounding villages and Wantage). These were:

- 2 bedroom cottage - £190 per week
- 2 bedroom flat - £166 per week
- 3 bedroom semi-detached house - £254 per week
- Double room in shared house - £115 pcm

We also looked at rent data collected by the Valuation Office Agency (which only collects it at a local authority level) , and the level of Local Housing Allowance set by the Agency. The rent data should reflect the current level of market prices across the local authority. The Local Housing Allowance (LHA)

is set at approximately 30% of the market rents and is the highest amount that can be claimed through the benefit system. The Local Housing Allowance area - known as the Broad Rental Market Area – is wider than the Vale of White Horse and covers most of Oxfordshire.

**Table 2.9 Median rents and LHAs**

Size	Median rents £ per week	LHA limit £ per week
Room / shared	132.69	118.87
Studio	161.08	178.36
1 bedroom	173.08	178.36
2 bedrooms	205.38	210
3 bedrooms	253.85	253.15
4 + bedrooms	346.15	365.77

Source: VOA data via ONC website

With the exception of the LHA limit on shared accommodation, all the other LHAs are greater than, or very close to, the median rents in the marketplace – which is good news for those claiming benefits who want to rent locally. This positive finding is also reflected by comparing the LHAs with the rents on property currently advertised. All fall below the relevant LHA, including the room in shared accommodation being offered.

### 3.0 Survey results

#### 3.1 Introduction

The Parish Council of East Challow appointed Cobweb Consulting to conduct a housing survey on their behalf. This was to provide input to the Local Planning process and to identify housing need within the Parish.

The method used was a postal survey, supported by an online version of the questionnaire. The questionnaire was sent out to all 385 households in the Parish, with a covering letter explaining the purpose and asking for co-operation. After a short time, a reminder letter and questionnaire were sent to those who had not replied. In total, 122 fully completed and usable responses were received (including 19 online responses) and have been analysed to form the basis of this report. This represents a robust response rate of 32%. It gives statistical reliability of +/-7% at the 95% level. i.e. if we were able to have a response from all 385 households, we could be 95% certain that the response from all would be within 7% either side of that given by the sample of 122.

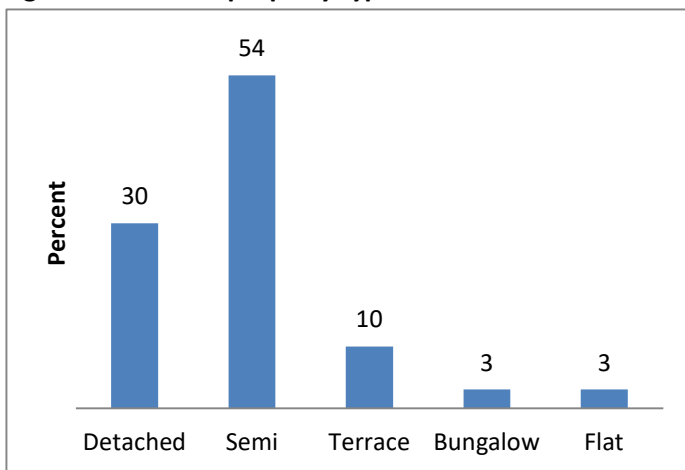
A profile by age and gender is shown in Appendix 1 and the questionnaire used in Appendix 2. A slight imbalance in the age of respondents was found with more older people replying than found in the Parish profile. Accordingly, the data was weighted by age group to provide results more reflective of the true age profile. An explanation of weighting is included in Appendix 1.

Where relevant we have compared the findings from the survey with the data gathered in section 2.

#### 3.2 Current property profile

The type of property most frequently represented in survey responses was a semi-detached, as shown in figure 3.1.

Figure 3.1 Current property type

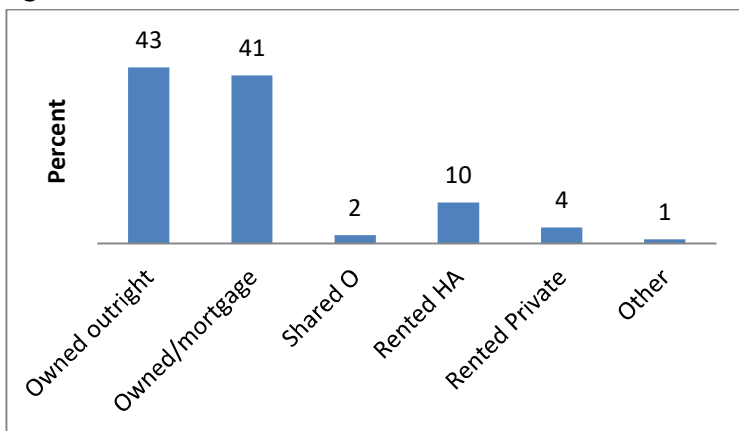


Base: all respondents (119)

Just over half of respondents lived in a semi, with a detached home the next most likely. There were relatively few bungalows or flats. Small differences by age showed that the youngest age group (under 35) were most likely to be living in a terraced home and that bungalows were limited to those over 50.

Looking at tenure, there was a very high level of home ownership, with or without a mortgage.

**Figure 3.2 Current tenure**



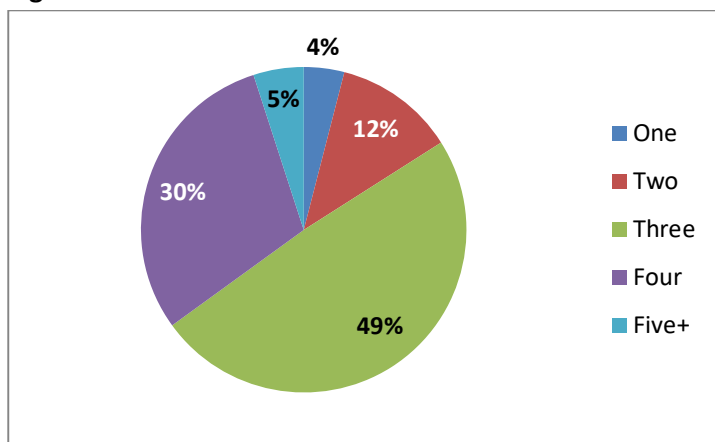
Base: all respondents (119)

In total, 84% of homes were owned, with a further 2% in shared ownership. One in ten was rented from a Housing Association and there was a very small Private Rented Sector (PRS) representation. Compared to the breakdown in section two, this overstates the proportion of owners (recorded as 69% in the census data) and understates the numbers of both social (21% in the census data) and private renters (10%).[

This is another area where there are some differences by age, most of which could be anticipated. Owning a home outright was much more likely for older residents (over 65), in fact everyone in the sample aged over 75 owned their home outright. Having a mortgage was therefore much more common amongst those under 65, particularly for those aged 25 – 49. Most of the homes rented from a social landlord had residents in the 35 – 64 age range.

The final aspect of the current property was the number of bedrooms and this was typically three or four.

**Figure 3.3 Number of bedrooms**



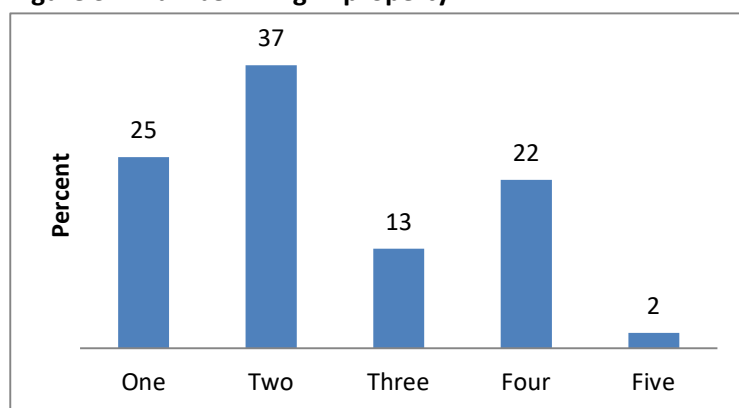
Base: All respondents (119)

Half of the sample lived in homes with three bedrooms and a further 35% in larger properties. Amongst the smaller properties, those with two beds seemed to suit all age ranges but all the one beds had occupants over 50. Cross referencing property size against tenure, it may be seen that all the four and five bed homes are in private ownership, with and without mortgages. Social landlords provide one to three bedrooms and the few in the private rented sector (PRS) are all three beds.

### 3.3 Household profile

The number of people in the households taking part varied from one to five with two being most likely overall.

**Figure 3.4 Number living in property**

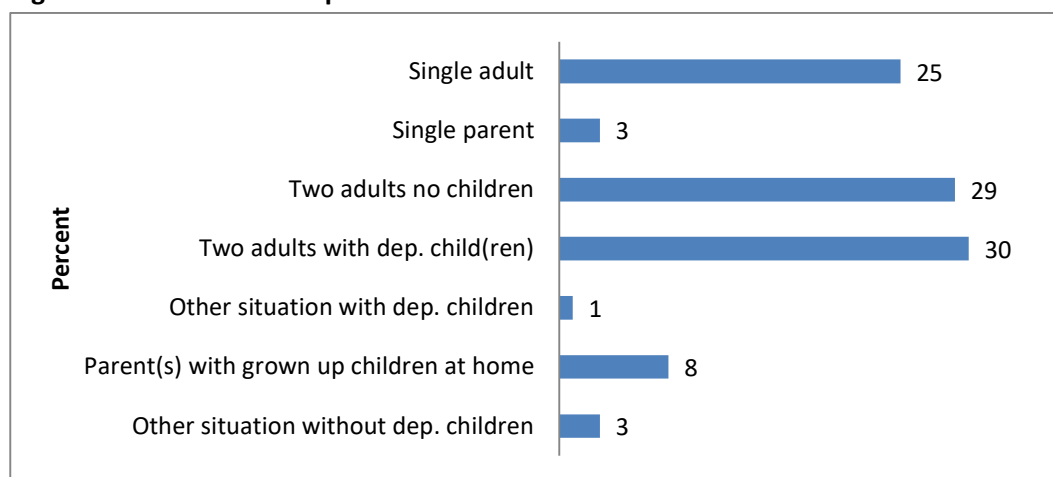


Base: All respondents (119)

One in four homes housed a single resident. All of those with three or more people fell into the 25 – 64 age range. This is understandable as this seems to most likely time for children, including adult children, to be in the home. There is very little evidence of overcrowding in any of these homes; for example, four people in a two bed or five in a three bed could easily be couples with children sharing bedrooms so not overcrowded if the children are younger. It is far more likely that there is under occupation ie the number of people in the home is less than the number of bedrooms.

Further detail was obtained by asking the composition of each household, shown in figure 3.5.

**Figure 3.5 Household composition**



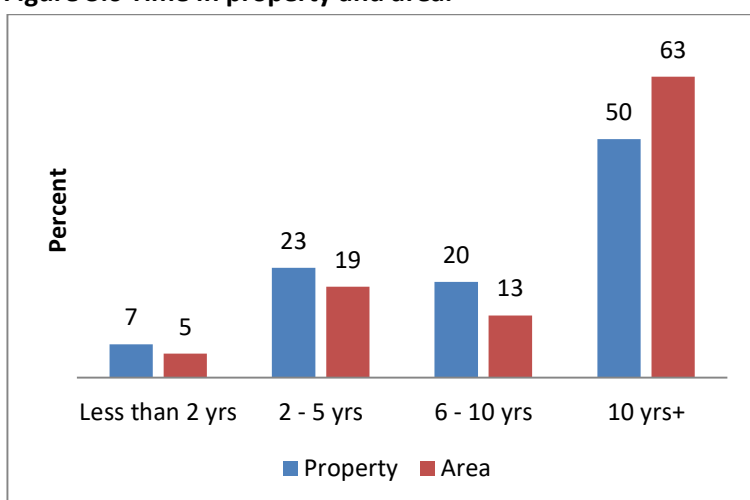
Base: All respondents (119)



As already noted, one in four were single adult households. There were very similar numbers of couples with and without dependent children (dependent was defined as up to age 16 or 16 – 18 in full time education). In total, 34% of homes included dependent children. The eight percent including grown up children remaining in the family home might be an early indicator of difficulties faced by young adults in moving into independent homes. Compared to the analysis in section two, the proportion of single adults and adults without children are over-represented, and the proportions of those with grown-up children at home and other situations with no dependent children are under-represented. Proportions of households with dependent children are similar.

Households were also asked how long they had been in their current home and how long in East Challow.

**Figure 3.6 Time in property and area.**



Base: All respondents (119)

These figures suggest a largely settled community with almost two out of three living in the area for at least ten years and half in their current home for the same length of time. There are newcomers into the area, 24% having lived in East Challow for less than five years. And also some movement within the area, a further 6% of existing residents finding a new home locally in that time period.

Unsurprisingly, there is a broad tendency for older residents to be those who are more settled and younger ones to be incomers or moving around. Some 64% of under 35's are new to the area (within five years) and 82% of them have moved into their current home in that time period.

### 3.4 Disability

Some 18% of respondents said that their household contained someone with a disability or long term health problem which limited their day to day activities. These were mostly in the older age groups (five out of six of those 85 or over) although the highest incidence apart from this was amongst those 50 – 64, at 27%. These are similar figures to those found in section two. Three percent of the total sample were wheelchair users.

A small percentage, 9%, said that they had had adaptations to their home to increase mobility or accessibility. Looking ahead, 6% thought that they would need adaptations with 39% unsure at the moment. Those who are certain they will need something in the future include two people from households where there is not currently illness or disability, but they clearly anticipate a growing need.

Where opinions were expressed on the nature of possible future adaptations, fairly similar numbers (seven to nine people) mentioned level access to their front door, a level access shower, handrails inside or out and accessible toilet or washing facilities. Slightly fewer (four) said level floors within their home ie a flat or bungalow and five a stair lift – different ways of addressing the same difficulty.

### 3.5 Employment, income and benefits.

#### Employment

In total, 63% of respondents were employed either full or part time. The figure for full-time workers is very close to that in section two (53%) but part time workers are slightly under-represented (18% in section two)

**Table 3.1 Employment status**

	%
Full time employment	52
Part time employment	11
Retired	32
Looking after home or family and not seeking work	1
Unable to work due to sickness/disability	1
None of the above	1
Decline to answer	2

Base: all respondents (119)

Almost all of the remainder – one in three residents – were retired. This is substantially higher than the figures in section 2 (15%). There were a couple of people over the age of 65 working part time and three below 65 who were retired but otherwise 65 remains the dividing line on employment.

Those who were working were asked where they worked, and it was found that only 10% of them were based exclusively within East Challow. The majority, 74%, travelled outside the area to work and there were 15% who might work either inside the area or outside. For those travelling outside the area, the most likely destination was Wantage.

**Table 3.2 Employment destination**

	%
Wantage	18
Oxford	15
Harwell/Campus	13
Abingdon	9
Grove	7
London, Milton Park, County wide, UK wide each	5
Newbury, Shrivenham, Swindon, Yarnton each	4

Base: all travelling outside East Challow to work (55)

This was followed by Oxford and Harwell. In addition to those shown in the table there were a number of other places mentioned just once. More than 80% of those in employment travelled by car or van.

**Table 3.3 Means of travel to work**

	%
Car or van – driver	82
Car or van – passenger	1
Train	3
Bus	6
Walk	8
Cycle	2
None – work from home	9

Base: all in employment (75)

There was a low level of usage of public transport, presumably largely due to a lack of provision on necessary routes. A few people were able to take the more environmentally friendly options of walking or cycling. NB a small number of people gave more than one answer, presumably alternatives for them or modes used in combination.

### Income.

A little under half of the sample were not prepared to give their household income so the figures in the table below are based only on those who did give a response.

**Table 3.4 Household income**

Monthly income	%
£501-£1,000	6
£1,001-£1,500	8
£1,501-£2,000	11
£2,001-£2,500	10
£2,501-£3,000	10
£3,001-£3,500	11
£3,501-£4,000	8
£4,001-£5,000	10
£5,001-£7,500	15
£7,501- £10,000	3
Above £10,000	8

Base: all providing income details (62)

A very wide range was seen with no distinct patterns although there is a tendency to higher income levels – 36% of residents have an income in excess of £4,000 pcm. If we relate this to employment then broadly speaking those in employment have higher incomes than those who are retired. Taking the upper limit of £3,000 pcm then 32% of those in employment earn up to this amount whereas 80% of pensions come into the same category.

### Benefits

Receipt of benefits within each household was recorded and that most commonly noted was the State Pension.

**Table 3.5 Benefits received within household**

	%
State Pension	22
Pension Credit	1
Child Benefit	12
Child Tax Credit	2
Council Tax Support	3
Disabled Living allowance/PIP	3
Attendance Allowance	2
Carers Allowance	1
Other disability related benefit	3
Universal Credit	1
None received	44

Base: all respondents (119)

As there are 32% who give their status as retired, it seems that as many as 10% of them do not receive a State Pension. After pensions, Child Benefit and Tax Credit are seen most frequently. There is then a low level of receipt of others, mainly disability related. In addition to the 44% who say they receive nothing, 7% did not answer and this may amount to the same thing. No-one noted Housing Benefit being claimed. These figures are mainly similar to those in section 2 though there 5% claimed Housing Benefit and 10% claimed Universal Credit or Income Support.

### **3.6 Vehicle ownership and parking**

A simple record was made of the number of cars or vans and the number of motorcycles at each property.

**Table 3.6 Vehicles at property**

	Cars or vans	Motorcycles
	%	%
None	3	88
One	38	6
Two	45	2
Three	10	1
Four	1	0

Base: all respondents (119)

Very few homes had no vehicles; all those with no car were aged 65 or older. Two was most common, followed by one. Motorcycles were found much less frequently altogether.

On the issue of parking, respondents were asked if they had sufficient space off road and on road.

**Table 3.7 Sufficient space for parking?**

	Yes	No	No response/not applicable
Off road	72	23	5
On road	40	30	30

Base: all respondents (119) Row percentages

Almost three out of four were satisfied that their own property provided adequate parking but only 40% were happy with on road options. As shown in the table, significant numbers were not satisfied in both respects. The majority (62%) of those who do not think they have sufficient off road parking have two or three cars.

A parking survey conducted by the Council seems to support this. It found a significant number of vehicles (84 over three different days) parked on the street in certain locations, even when there also appears to be off street parking available. The Village Hall, cricket club and British Legion car parks offered plenty of parking spaces but did not seem to be particularly well used.

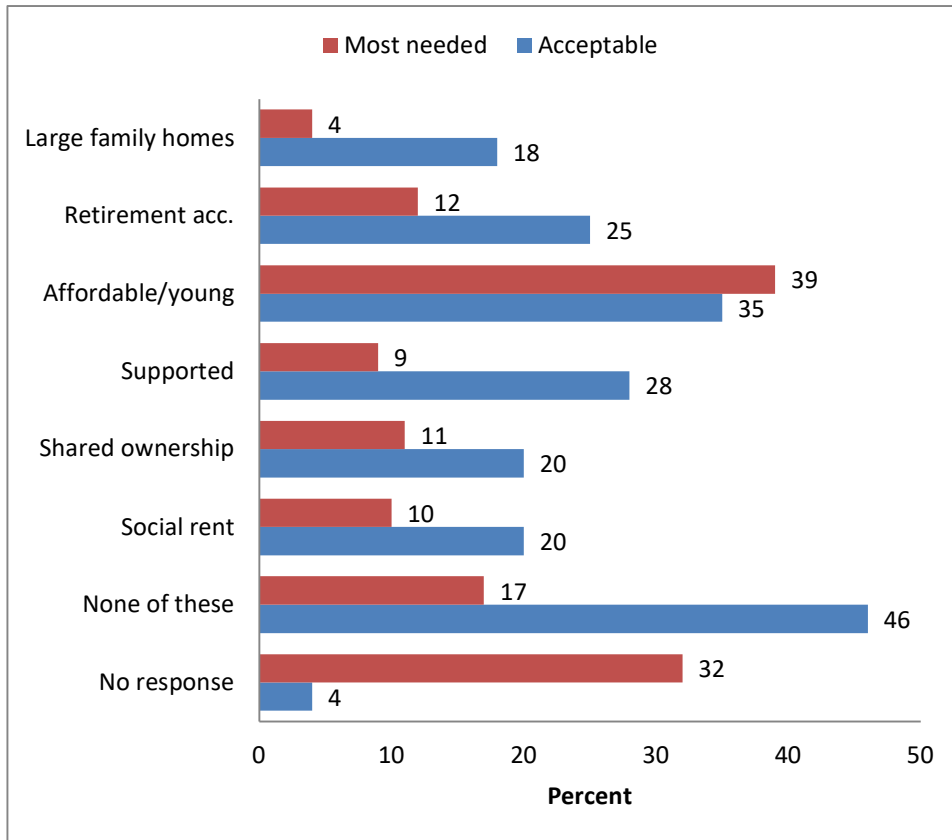
Respondents were also given the opportunity to comment on any specific parking issues and 50% did so, suggesting that it is an important topic locally. The main theme of comment was that there simply is not enough parking for increasing numbers of cars. Several residents noted that all parking was difficult in older parts of the village which were built ‘pre-car’. Some residents have specific problems; for example, five or six mentioned that they had no vehicular access to their properties which meant they had to park a distance away. There were specific mentions for Old School Lane, where residents have to park in Reynolds Way, and for Field Gardens and Hedge Hill, where parking is very limited. The parking survey had also identified the latter three as areas where on road parking was highest. It was thought that some homes had space for one car, but many families now had two. Two people commented that developers were not leaving sufficient provision for parking, which made things difficult for residents and visitors. Parking along the main road made it narrow and more hazardous, particularly as it seen to be increasingly busy with traffic. All this was made more difficult if people did not use their drives and garages when they were able. One reference was made to the potential for tensions between neighbours.

The overall picture painted was that excessive on road parking narrowed roads, caused congestion and created problems with visibility near corners and junctions. There were many complaints about parking partially or fully on pavements, paths and grass verges. This caused access issues for pedestrians, emergency vehicles potentially, and also could damage grassed areas. Several people also specifically mentioned that visitors found it difficult to park. Two people commented that official car parks were not used, and one forward thinking resident noted that all the various difficulties would make access to charging points more of an issue.

### 3.7 Attitudes to local housing development.

Respondents were offered a list of six potential types of development and asked to indicate which of them, if any, were acceptable and which most needed in the area.

**Figure 3.7 Developments seen as acceptable and most needed.**



Bases: all respondents (119)

There was quite strong resistance to any further development with around half the sample saying that none were acceptable as there was a good supply locally or giving no response. A similar number indicated that they did not think any of the options were needed (the much higher number giving no response is very largely where they had already said none were acceptable).

On the positive side, there was a good level of support for the provision of affordable homes for young people. Some 39% thought these were needed, with only slightly fewer finding them an acceptable type of development. For all other potential types, acceptability was greater than perceived need. Supported accommodation for those with disabilities and retirement accommodation were most acceptable, followed by shared ownership and homes to rent from social landlords. Broadly speaking, need for all of these was seen to be only around half the level of acceptability or less (in the case of supported accommodation). Large family homes were the least acceptable and seen as not needed in the area.

There do not seem to be any particular patterns to the views of residents according to their age. The group most accepting of any type of development are those aged 35 – 49. Interestingly, all those (four) people who identify a need for large family homes are in this age group; presumably they are the most

likely to require such a property. Broadly speaking, those who have lived in the area longer, for more than five years, were less likely to accept any of the options. The exception would be affordable homes for young people where there was a wider level of agreement amongst all residents.

Opinions were also sought on the acceptable size of any local developments and residents were clear that they preferred these to be smaller scale.

**Table 3.8 Acceptable size of developments**

	%
Single dwellings or small site of one or two	16
Small sites with fewer than ten houses	33
Larger sites with 10 – 50	5
Major developments with more than 50 houses	4
No further development	51
No response	4

Base: all respondents (119)

Again, there were a little more than half who did not want to see any development at all but one in three were prepared to accept a small site of up to ten homes. There was very little support for larger scale development. As with the previous question, there are no clear patterns of opinion due to age.

### 3.8 Recent moves

Those who had moved into their property and/or the area within the previous five years were asked additional questions.

#### Moving into the area

Almost one in four of the sample (28 people) had moved into the area during the previous five years. Their most likely reason to have done so was to be near employment.

**Table 3.9 Reasons for moving into East Challow**

	%
To be near work	38
Countryside location/walks/AONB	26
Like the location/environment	23
Liked/right house	16
To be near family and friends	14
Quiet/peaceful	14
Close/walking distance shops etc	10
Other reasons	15

Base: all moving into East Challow in previous five years (28)

The rural nature of the area is obviously a key attraction also, hence the mentions of walks, the environment generally and peace and quiet. Finding the right property for their needs and being near family and friends are all supplementary reasons. The 'other reasons' were each mentioned by just one person and included having grown up in the area, obtaining a social housing exchange and being near the A34.

Many of the areas from which people had moved were reasonably local – three from Wantage, two each from Reading, Oxford and Harwell. Further afield included Norwich, Southampton, Bristol, Birmingham, Leeds and Andover. The area seems to have a broad appeal.

Moving within the area

There were eight people who had moved within East Challow in the same time frame and they gave a variety of reasons. One needed a larger home, one a smaller one and three were able to move from the private rented sector (PRS) into a Housing Association property. Other reasons were moving out of the family home and being able to purchase a property.

Tenure change on moving

All those moving within the previous five years were asked about their previous tenure. Not all gave an answer but **table 3.10** allows us to look at change. As the numbers are very small it shows absolute numbers rather than percentages.

**Table 3.10 Comparison of current and previous tenure**

Current	Previous					
	Own outright	Mortgage	Shared	Rented HA	PRS	Lived at home
Own outright	2					
Mortgage	1	12			3	2
Shared			1			1
Rented HA				1	3	1
PRS					2	1

Base: all moving within the previous five years and providing response (30)

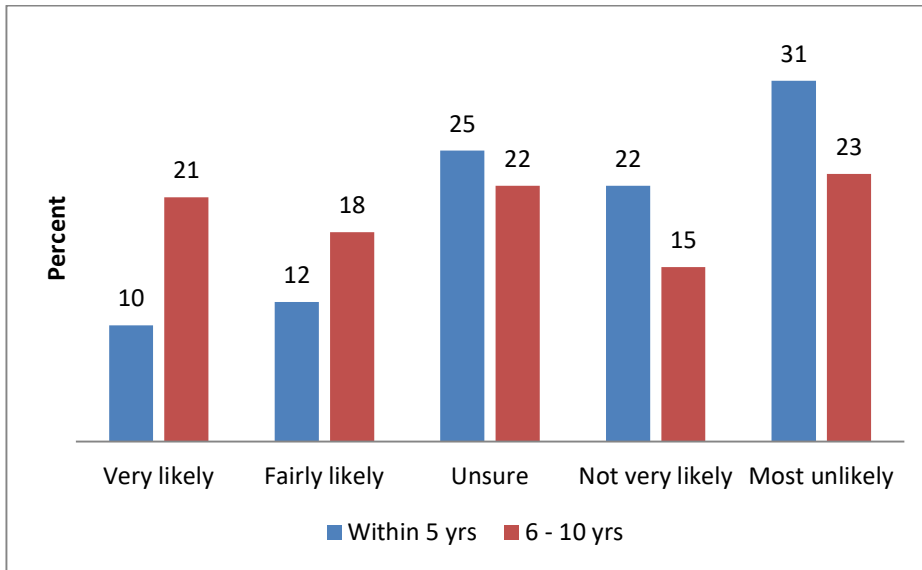
The coloured cells indicate no change of tenure and this is the case for 60% of those who had moved. Amongst the remainder, the most frequent move was out of the PRS, either to purchase a home or to rent from a social landlord. The other major change was people who had previously lived in the family home moving into the housing market in a variety of ways.

**3.9 Future moving intentions**

Respondents were asked how likely it was that they would move to a new house within the next five years and/or the next six to ten years. Overall as many as 39% thought it likely they would have moved within ten years. **Figure 3.18** shows the situation for each time period; the second (red) column is not additional to the first, it is the same response for the longer time period. So there are not 31% who think it very likely they will move, there are 10% who think it so within five years, increasing to 21% who think it very likely they will have moved within ten years.



**Figure 3.8 Likelihood of household moving**



Base: all respondents (119)

Looking at the five year period, some 22% think they may move but more than half (53%) think this unlikely. The age breakdown shows some differences, as might be expected. None of those under 35 think it very likely they will move but 27% of them say fairly likely. The group with the highest overall propensity to move is the 35 – 49 year olds, where 41% think it very or fairly likely they will have moved within five years. And whilst 13% of those over 65 expect to be moving, they are the age group who are most confident of staying put – 49% think it most unlikely they will move.

It might have been expected that the longer time period would have produced more ‘unsure’ responses but in fact they are a little less. Whilst 38% remain convinced they will not move, those who expect a move have increased to 39%, with one in five thinking this very likely. Over this longer time period it remains those under 50 who have the highest propensity to move and those over 65 the lowest.

All those who expect a move at some time were asked what their reasons would be and a summary of these is shown in **Table 3.11**

**Table 3.11 Reasons for household moving**

Reason	%
Need a larger property	23
Need a smaller property	17
To be nearer family and friends	15
To be nearer shops and services	15
For employment reasons	13
To obtain more care or support for health or age reasons	13
To reduce housing costs	11
Access problems with current home	11
To obtain/increase parking	6
Other reasons	28

Base: all expecting to move (47)

The most frequently offered reason was to obtain a larger property, but there were almost as many who expect to downsize. Employment reasons are not particularly significant. Almost all of those who said they might move to obtain care or support were looking at the longer time frame of six to ten years. The 'other reasons' were each mentioned by only one or two people and they included: retirement, moving to a coastal or scenic area, to be in a quieter area, to be able to own a home and to move in with relatives.

### **3.10 New households forming**

All households were also asked if there was anyone who might move out to form a new household in separate accommodation within either the next five years or in six to ten years. There were 13% (16 respondents) who thought this likely within the five year period. The number then increases to 19% (23 households) for the longer timescale. Unsurprisingly, it is those currently in the middle age ranges (35 – 64 but predominantly 50 - 64) where this is most likely.

Asked the reasons for this, the response was overwhelmingly that it was young people becoming independent from the family home. Three people linked this to being nearer employment and two to marriage or moving in with a partner. The only completely different answer was a tenant moving into their own home when joined by family members.

Where there was someone moving out to form a new household, it was asked if there might be any barriers which would prevent this. Around half (55%) thought that this might be the case. High property prices were the most likely barrier or just finances in general. One person added that they thought mortgages were harder to obtain and another that finding stable employment might be a barrier.

### **3.11 Requirements of movers and new households**

Where the household was likely to move or a new household form, respondents were asked to give the details of what they might need or be looking for. Not everyone was able to respond, for example, if the move was likely to be several years ahead and details therefore too vague. But there are details for 31 and amongst those there were 20 (65%) existing households moving and 11 (35%) new households forming. Not every respondent answered all of the questions though, so some answers have smaller bases. The following analysis distinguishes between the two types of movers in most respects as rather different responses can be given.

#### Composition of moving or new households.

The number of people likely to be included varied from one to five with all the new households being a single adult. Almost half (45%) of the existing households moving included four or five people, perhaps bearing out the most popular reason for a move being to obtain a larger property. The types of household are shown in the table below. As they are small, absolute numbers are shown in brackets after the percentage figure

**Table 3.12 Household composition, moving households.**

	%
Single adult	40 (12)
One adult with one or more dependent children	7 (2)
Two adults who are married, in a civil partnership or living as a couple, with no children	13 (4)
Two adults who are married, in a civil partnership or living as a couple, with 1 or more dependent children	30 (9)
Parent(s) with grown-up child(ren) at home and no dependent children	3 (1)
Other situation without dependent children (eg unrelated adults sharing)	7 (2)

Base: all moving households providing response (30)

Most likely are single adult households or couples with children. But the variety shown in a small sample indicates that a range of property types would be needed to meet the needs of all.

#### Number of bedrooms required

This varies considerably between the two types of household.

**Table 3.13 Number of bedrooms required by moving households (HH)**

	Total	Existing HH	New HH
	%	%	%
One	32 (9)	12 (2)	64 (7)
Two	21 (6)	18 (3)	27 (3)
Three	32 (9)	47 (8)	9 (1)
Four	7 (2)	12 (2)	0 (0)
Five	7(2)	12 (2)	0 (0)

Bases: moving households providing information (28/17/11)

Amongst existing households who plan to move three bedrooms is a firm favourite although one in four do require something larger. In contrast, most of the new households require only one bedroom. The overall picture is one of varied demand across the life stages represented.

#### Type of property required

Again there are noticeable differences between the two household types with new households understandably having more modest aspirations. NB Some people gave more than one option for the property they required so in **Table 3.14** percentages add to more than 100.

**Table 3.14 Type of property required by movers**

	Total	Existing HH	New HH
	%	%	%
Detached	57 (16)	75 (15)	13 (1)
Semi detached	32 (9)	25 (5)	50 (4)
Terraced	18 (5)	10 (2)	38 (3)
Bungalow	14 (4)	20 (4)	0 (0)
Flat	25 (7)	10 (2)	63 (5)
Sheltered	7 (2)	10 (2)	0 (0)
Supported	4 (1)	0	13 (1)

Bases: moving households providing information (28/20/8)

Overall, there is strong demand for detached homes, most of which comes from the existing households planning to move. A semi-detached is next in popularity, followed by a flat. In the latter case, most of the demand is expressed by new households for whom it is probably a practical and affordable solution to demand which is, at this point, vague. Semis and terraced homes also have an appeal to new households and there is one who requires supported accommodation to live independently.

Amongst existing households there are several who seem to be planning ahead for properties such as bungalows and flats which might be easier to manage and/or access in later years. Two mention the possibility of sheltered accommodation being appropriate for them.

#### Tenure expectations for moving households

More than half of the movers expect to be buying a home with a mortgage, as **Table 3.15** shows. Again, there are a few people giving more than one option so that percentages add to more than 100.

**Table 3.15 Tenure expectations of movers**

	Total	Existing HH	New HH
	%	%	%
Buy outright	26 (8)	38 (8)	0 (0)
Buy with mortgage	55 (17)	48 (10)	80 (8)
Shared ownership	10 (3)	0 (0)	30 (3)
Rent from HA	16 (5)	10 (2)	30 (3)
Private rent	3 (1)	0 (0)	10 (1)

Bases: moving households providing information (31/21/10)

The great majority of existing households expect to purchase their next home, with or without a mortgage. The only other option is two who would wish to rent from a Housing Association. For new households there is high expectation of purchasing with a mortgage, some being prepared to consider the shared ownership option. Three also mention social renting and one expects to rent in the private sector. So whilst market sales are required for the majority of needs, there are lower levels of need for other tenure options.

Six respondents (five existing and one new household) said that they were already on the Housing Register.

#### Maximum affordable purchase price for potential buyers

A very wide range of prices were recorded, from below £150,000 to above £600,000. Only twenty one people were able to give a response on this topic, others not answering or saying that they did not know, which is quite understandable as some are looking years into the future before a purchase is considered.

**Table 3.16 Maximum potential purchase price**

	Total	Existing HH	New HH
	%	%	%
Up to £150,000	10 (2)	6 (1)	20 (1)
From £150,001 - £200,000	19 (4)	6 (1)	60 (3)
From £200,001 - £250,000	5 (1)	0 (0)	20 (1)
From £250,001 - £300,000	14 (3)	19 (3)	0 (0)
From £300,001 - £400,000	5 (1)	6 (1)	0 (0)
From £400,001 - £500,000	10 (2)	13 (2)	0 (0)
From £500,001 - £600,000	14 (3)	19 (3)	0 (0)
Over £600,000	24 (5)	31 (5)	0 (0)

Bases: moving households providing information (21/16/5)

New households have much lower thresholds for entering the market, as would be expected. But some existing households also have very modest expectations of what they could afford despite half of them being able to afford at least £500,000. The overall conclusion is therefore that a broad mix of prices, and hence types and tenures, are needed to meet demand.

When we compare these figures to the actual prices achieved from Land Registry data (as shown in section 2.9) we can see that the average (median) sale price over the last four years is around £300,000. This means that nearly half – 48% - of potential movers do not think they could afford an average-priced house. None of the newly-forming households could afford an average priced house. However, the lower quartile price is usually used as the entry level price for newly-forming households and first time buyers. Here the picture is more optimistic, as the lower quartile price for a semi-detached was £250,000 and for a terraced house £176,250, bringing them into range for first time buyers.

#### Maximum affordable rent

Very few people were considering renting their next property and only three, all existing households, were able to give an amount that they could afford. There were one mention each for: £400 - £600 pcm, £600 - £700 pcm and £1,000 - £1,200 pcm. Although there were more potential renters amongst the new households, none had any idea what they might be able to afford.

#### Moving household income

Those willing and/or able to give their likely income were limited to nineteen, thirteen existing households and six new. **Table 3.17** has their response.

**Table 3.17 Monthly income for moving households**

	Total	Existing HH	New HH
	%	%	%
Under £800	5 (1)	0 (0)	17 (1)
£801-£1,199	5 (1)	0 (0)	17 (1)
£1,200-£1,599	5 (1)	8 (1)	0 (0)
£2,000-£2,399	16 (3)	15 (2)	17 (1)
£2,400-£2,799	16 (3)	0 (0)	50 (3)
£2,800 - £3,199	5 (1)	8 (1)	0 (0)
£3,600 - £3,999	11 (2)	15 (2)	0 (0)
£4,000 - £4,399	5 (1)	8 (1)	0 (0)
£4,400 - £6,249	11 (2)	15 (2)	0 (0)
£6,250 - £8,332	11 (2)	15 (2)	0 (0)
£8,333 or over	11 (2)	15 (2)	0 (0)

Bases: moving households providing information (19/13/6)

Little can be made of percentages with such small numbers. It is perhaps sufficient to observe that the incomes of new households are lower than most of the existing households. This is to be expected as the great majority of them are young people newly becoming independent. A very wide range of incomes characterises the existing households planning to move. This further underlines an earlier conclusion that a wide range of property types and tenures would be needed to meet all requirements.

We can also look at affordability from comparing what respondents have said about their incomes and potential deposits with what we know about market prices. We can use the data from the Land Registry that we summarised in chapter two (**tables 2.8 and 2.9**), but this time extrapolate it to show a range of monthly costs for different types and sizes of home.

In **tables 3.18 to 3.19** below we have calculated monthly median and lower quartile costs for different types of property, averaged across the last year, as the number of transactions is limited. The figures are based on the following assumptions:

- A household would pay 33% of gross income on housing costs
- A 95% mortgage was taken out at an interest rate of 3% pa
- The mortgage term was 25 years
- A 5% deposit was provided

**Table 3.18 Transactions and prices by year**

Year	Median price	Lower quartile price	Transactions	Monthly median cost	Monthly LQ cost
2017	£278,750	£223,750	6	£1,256	£1,008
2018	£315,000	£244,750	13	£1,419	£1,103
2019	£282,500	£270,596	10	£1,273	£1,219
2020	£274,000	£268,750	4	£1,234	£1,211
Average / total	£286,500	£267,750	33	£1,291	£1,206

**Table 3.19 Transactions and prices by property type**

Year	Median price	Lower quartile price	Transactions	Monthly median cost	Monthly LQ cost
Detached	£472,500	£450,000	13	£2,129	£2,027
Semi-detached	£272,814	£250,000	16	£1,229	£1,126
Terraced	£252,500	£176,250	4	£1,138	£794
Average / total	£286,500	£267,250	33	£1,291	£1,204

Source: Cobweb Consulting modelling of Land Registry data

We can then take this data a stage further and feed in the actual incomes and ability to access a deposit based on the responses to the survey of households that were planning to move, or that had a member (s) planning to set up an independent household. This is illustrated in **Table 3.20**. We have colour-coded the thresholds of income and deposit needed to acquire lower quartile priced terraced houses (yellow), semi-detached (green) and detached houses (blue). So, it can be seen that the starting point of entry would require an income of £26,400 and a deposit of £30,000 for a lower quartile priced terraced home, while to access a semi-detached would require an income of £36,000 and a deposit of £50,000 or an income of £40,800 and a deposit of £20,000. To access the cheapest detached home would require an income of around £75,000 and a deposit of £20,000. Clearly, the higher the income, the lower the deposit, and vice versa.

From this, it would seem that four of the newly forming households would be able to access the owner-occupier market (though one would need a deposit of at least £30,000, and two would not be able to access it at all. Four (21%) of the existing households wanting to move would be able to afford a detached home, five (26%) could afford a semi-detached, and three (16%) could afford a terraced home (albeit with two requiring deposits of £30,00 or more). One existing household wanting to move would not be able to afford owner-occupation.

**Table 3.20 Affordability at different income bands**

Mid-point of income band	Existing households moving	Newly-forming households	Maximum affordable monthly payment at 33 % of annual income	Price household can afford at each deposit level					
				No deposit	£5,000 deposit	£10,000 deposit	£20,000 deposit	£30,000 deposit	£50,000 deposit
	No.	No.		No deposit	£5,000 deposit	£10,000 deposit	£20,000 deposit	£30,000 deposit	£50,000 deposit
£4,800	0	1	£132	£27,836	£32,836	£37,836	£47,836	£57,836	£77,836
£12,000	0	1	£330	£69,589	£74,589	£79,589	£89,589	£99,589	£119,589
£16,800	1	0	£462	£97,425	£102,425	£107,425	£117,425	£127,425	£147,425
£21,600	0	0	£594	£125,261	£130,261	£135,261	£145,261	£155,261	£175,261
£26,400	2	1	£726	£153,096	£158,096	£163,096	£173,096	£183,096	£203,096
£31,200	0	3	£858	£180,932	£185,932	£190,932	£200,932	£210,932	£230,932
£36,000	1	0	£990	£208,768	£213,768	£218,768	£228,768	£238,768	£258,768
£40,800	0	0	£1,122	£236,603	£241,603	£246,603	£256,603	£266,603	£286,603
£45,600	2	0	£1,254	£264,439	£269,439	£274,439	£284,439	£294,439	£314,439
£50,400	1	0	£1,386	£292,275	£297,275	£302,275	£312,275	£322,275	£342,275
£63,900	2	0	£1,757	£370,563	£375,563	£380,563	£390,563	£400,563	£420,563
£87,500	2	0	£2,406	£507,421	£512,421	£517,421	£527,421	£537,421	£557,421
£125,000	2	0	£3,438	£724,888	£729,888	£734,888	£744,888	£754,888	£774,888
Don't know	6	4							
Total	19	10							

Source: Cobweb Consulting modelling



### Preferred area to live for moving households

Overall, only one in four of those moving expect to remain in East Challow. Rather surprisingly, new households forming seem more inclined to do so.

**Table 3.21 Preferred location of next home**

	Total	Existing HH	New HH
	%	%	%
Remain in East Challow	26 (8)	19 (4)	40 (4)
Elsewhere in Oxfordshire or surrounding counties	52 (16)	52 (11)	50 (5)
Elsewhere in the UK	23 (7)	29 (6)	10 (1)

Bases: moving households providing information (31/21/10)

Most likely for all groups is a move into surrounding areas, it is a minority looking further afield and no-one plans to move out of the UK. The likelihood of moving out of the immediate area may be due to a number of factors – perhaps the availability and affordability of suitable housing or the employment prospects.

Those who would like to remain in East Challow have a mixed profile. They include households from one to five people with the four newly forming households all being single adults. They also include both the single parents who are looking to move; perhaps they wish to stay close to a local support network? They typically require two or three bedrooms and have broad views on property type. On the latter point, they do include three of the seven who would consider a flat. They do not include those looking for bungalows or for sheltered or supported accommodation. On tenure, they include two of those who would want to rent from a Housing Association, one of whom seems to be on the Housing Register. If purchasing they are mostly at the lower end of the scale, below £300,000.

## **4.0 Conclusions**

### **A growing village .....**

East Challow has seen substantial growth since the date of the last Census, with a 27% increase in population, mainly made up of an increase in school age children and young families. The increase in population can mainly be put down to inward migration (rather than 'natural' increase), and substantial development would have been required to house the growing number of households. This rapid growth is probably the underlying reason for the relatively high levels of resistance to further development.

### **Acceptable and unacceptable development**

However, there is considerable scope for particular types of development to be considered as acceptable, particularly affordable homes for young people, supported accommodation for those with disabilities, and retirement homes. There was also support for Shared Ownership and homes to rent from social landlords. What is least acceptable is the development of more large family homes. There are currently around 20 newly developed large homes standing unsold. It is worth noting that some 320 new homes have been developed (or have been approved for development) in the village since 2014, and there are plans for 750 additional homes on the drawing board. That volume of development is bound to be unpopular, given that 51% of respondents wanted no further development at all, and only 4% would countenance major developments of more than 50 homes. However, a third would find developments on sites holding less than ten dwellings to be acceptable.

### **Cars and parking**

East Challow is a highly car-dependent village. Only three percent of respondents did not have a car, whereas 56% had two or more. This was reflected in the travel to work means, where 83% of working households travelled to their employment by car. There was a very low-level of local working, with only 10% based exclusively in East Challow, and 74% travelling outside the area, making East Challow somewhat of a dormitory village. Car dependence was reflected in strong concerns about parking, which was the subject of most of the free-hand comments made, particularly its overall shortage, but also inappropriate street parking and parking on verges, and inadequate provision in new developments. If there is to be additional development, getting parking right will be a priority among other infrastructure concerns.

### **Size matters**

For current East Challow residents seeking to move, there was a clear divide between the needs of newly-forming households setting up home for the first time and whole households seeking a move. The former group predominantly wanted one or two bedroom properties, and flats or semi-detached houses; the latter wanted three bed or larger homes and detached homes. There does seem some capacity for balancing size requirements, as a number of existing households did mention bungalows, flats and sheltered accommodation being required to meet future needs, presumably releasing larger

homes for acquisition by younger families,. The Parish Council may want to factor in encouraging this into the Neighbourhood Plan.

### **Haves and have nots**

While East Challow is on most indicators a wealthy and non-deprived village, there is some polarisation among its population. While 40% of those who are economically active work in the better paid sectors and occupations, around a third work in the least well—remunerated industries and occupations. While 18% have degrees (and 14% have professional qualifications), around 21% have no qualifications. This economic context has implications for the future planning around housing development that benefits existing residents, as well as providing opportunities for incomers. Additionally, the fact that there is a high dependency ratio (72%) also has implications for the ability of the working population to meet the needs of the non-working population (albeit that unusually a greater proportion of the dependents are younger people rather than older people). And it is perhaps also significant that around 39% are planning to move, particularly mature adults, whereas older people tend to remain. The majority of movers – both existing and newly-forming households – plan to move out of East Challow. Again, if East Challow loses substantial numbers of working adult households, there are issues around support services and community viability that may arise in the future.

### **Is owner-occupation affordable?**

In the summary of future housing demand expressed by existing residents (para 14 of the Executive Summary) it will be seen that the substantial majority of movers over the next ten years will want to own their own homes. In total, 75% want to own, as do 65% of those planning to stay in East Challow. Based on data on existing house prices and residents incomes, we can check how feasible these ambitions are. We calculate that of the newly-forming households, two thirds would be able to afford the cheapest end of the open market (lower quartile terraced homes) albeit requiring substantial deposits in some cases, and a third would not be able to enter it at all. The picture is very different for existing households (who are likely to have equity and savings). Here, 92% of households would be able to buy on the open market, including 31% who could afford a detached home.

So, while owner-occupation may be achievable for most, it does mean that East Challow may wish to pursue forms of discounted ownership (such as the projected First Homes scheme) or Shared Ownership options in development plans, to broaden the numbers that can own. Additionally, given the relatively affordable private rented sector in the village, it may be worth seeing what encouragement could be given to good quality private landlords, to provide for those younger and less well-off households seeking independent accommodation.

## APPENDIX 1: SURVEY SAMPLE PROFILE

Gender		Unweighted	Weighted
		%	%
	Male	44 (53)*	44 (52)
	Female	55 (67)	56 (66)

		Unweighted	Weighted
		%	%
	16-24	1 (1)	1 (1)
	25-34	9 (11)	8 (10)
	35-49	25 (30)	27 (32)
	50-64	24 (29)	32 (38)
	65-74	18 (22)	14 (17)
	75-84	16 (19)	12 (15)
	85 or over	7 (8)	5 (6)
	Refused	2 (2)	-

\*Actual numbers in brackets.

### Weighting

Weighting is a statistical technique used to make data more representative of a population if a sample does not exactly replicate the population profile. A weight is a calculated value which is applied to the data to increase or reduce its importance within the overall result. For example, if a sample contains twice as many people over the age of 65 as there are in the population, then a weighting of 0.5 is applied to reduce by half the importance of their results within the overall result. By implication, in the same sample there will be at least one age group which is under-represented and that will then have a weighting greater than one applied to increase the importance of that group within the total.

## APPENDIX 2 : HOUSING NEEDS SURVEY QUESTIONNAIRE

## EAST CHALLOW PARISH HOUSING SURVEY

The East Challow Neighbourhood Plan is continuing to develop, and we are currently working on a Housing Needs Survey. There has been a lot of development in the Parish over the last few years which has continued apace. We need your views on housing need for the Village and Parish looking to the future, at least until 2031. This questionnaire has been sent to every household in the Parish. Please take a few minutes to complete and return it as it is your opportunity to influence the way the area develops in the future.

Please complete and return it in the attached FREEPOST envelope by the closing date of

**Friday, 14<sup>th</sup> August 2020 or complete it online at [https://www.surveymonkey.co.uk/r/E\\_CHALLOW\\_HNS](https://www.surveymonkey.co.uk/r/E_CHALLOW_HNS) by that date.**

**Sections 1 and 2** are for completion by all households.

**Section 3** is to be completed if the household wishes to move or if there will be a new household needing separate accommodation in the next five years.

To complete the questionnaire, please tick the boxes next to the answers you wish to give or write in the space provided. If you have any queries about the survey please contact Ros Grimes of Cobweb Consulting on 077661 77554.

### PRIZE DRAW

**All information you provide will be kept completely confidential and not used for any other purpose, but if you wish to enter the prize draw for a chance to win the 1<sup>st</sup> prize of £100 or two 2<sup>nd</sup> prizes of £50 each please give your contact details below:**

Name:	Address:	Phone or e-mail:
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### SECTION 1 Your housing situation and needs

#### Q1 Is your property ...?

Detached house	1	Sheltered or retirement accommodation	6
Semi-detached house	2	Supported accommodation	7
Terraced or mews house	3	Farm	8
Bungalow	4	Caravan or mobile home	9
Flat or apartment	5	Other (please specify)	10

#### Q2 Is the property ..?

Owned outright	1	Rented from a private landlord	5
Owned with a mortgage	2	Tied to a job	6
A shared ownership home	3	Other (please explain)	7
Rented from a Housing Association	4		

**Q3 How many people live in your home?**

**Q3 b How many bedrooms do you have?**

**Q4 Which of these options best describes the composition of your household?**

**(Dependent children are those up to the age of 16 years or 16 – 18 in full time education)**

Single adult	1
One adult with one or more dependent children	2
Two adults who are married, in a civil partnership or living as a couple, with no children	3
Two adults who are married, in a civil partnership or living as a couple, with 1 or more dependent children	4
Other situation with dependent children	5
Parent(s) with grown-up child(ren) at home and no dependent children	6
Other situation without dependent children (eg unrelated adults sharing)	7

**Q5a How long have you lived in this property?**

**Q5b And how long have you lived in the East Challow area?**

	Property	Area
Less than 2 years	1	1
2 – 5 years	2	2
6 – 10 years	3	3
Longer than 10 years	4	4

**Q6 If you have moved within the last five years, what was the tenure of your previous property?**

Owned outright	1	Rented from a private landlord	6
Owned with a mortgage	2	Provided by your employer	7
A shared ownership home	3	Lived at home with family	8
Rented from a Housing Association	4	Other (please explain)	9
Rented from a Council	5		

**Q7a If you have lived in the area for five years or less, what attracted you to move into the area?**

**Q7b If you have lived in the area for five years or less, from where did you move into the area?**

**Q8 If you have moved WITHIN the area in the last five years, what were your reasons for moving?**

**Q9a How many cars or vans are there at the property?**


**Q9b And how many motorcycles?**

**Q9b Do you have sufficient space for .....**

	Yes	No
Off road parking	1	2
On road parking	1	2

**Q9c Are there any specific issues with parking that you would like to mention?**

--

**Q10a Looking ahead, how likely is it that your household will move to another property within the next five years?**

Very likely	1
Fairly likely	2
Unsure	3
Not very likely	4
Most unlikely	5

<b>10b If you are likely to move, what are your reasons for moving?</b>	
Need a larger property	1
Need a smaller property	2
Want to reduce housing costs	3
For employment reasons	4
To be nearer family and friends	5
Access problems with current home (e.g. too many stairs)	6
To be nearer shops and services	7
To obtain more care or support for health or age reasons	8
Other reason (please explain)	

**Q11a Looking further ahead, how likely is it that your household will move to a new property within the next six to ten years?**

Very likely	1
Fairly likely	2
Unsure	3
Not very likely	4
Most unlikely	5

<b>11b If you are likely to move, what are your reasons for moving?</b>	
Need a larger property	1
Need a smaller property	2
Want to reduce housing costs	3
For employment reasons	4
To be nearer family and friends	5
Access problems with current home (e.g. too many stairs)	6
To be nearer shops and services	7
To obtain more care or support for health or age reasons	8
Other reason (please explain)	

**Q12a Is there anyone within your current household who will need or want to move into separate accommodation and form a new household in the next five years?**

Yes	1
No	2

<b>Q12b Why will this household be seeking separate accommodation?</b>	
Becoming independent from family home	1
To be nearer employment	2
To obtain a more suitable property	3
To obtain more care or support	4
Marriage/living with a partner	5
Other reason (please explain)	



**Q13a Is there anyone you might form a new household within the next six to ten years?**

Yes	1
No	2

<b>Q13b Why will this household be seeking separate accommodation?</b>	
Becoming independent from family home	1
To be nearer employment	2
To obtain a more suitable property	3
To obtain more care or support	4
Marriage/living with a partner	5
Other reason (please explain)	

**Q14a Are there any barriers which might prevent households from moving out in either situation?**

Yes	1	No	2
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**Q14b What are the barriers, please explain? Please explain as fully as possible**

**Q15 In your opinion, if there is to be housing development within the area, which of the following would be a) acceptable and b) most needed?**

	Acceptable	Most needed
Large family homes	1	1
Retirement accommodation for older people	2	2
Affordable homes for young people	3	3
Supported accommodation for people with disabilities	4	4
Shared ownership schemes	5	5
Homes to rent from social landlords	6	6
None of these, there is a good supply	7	7

**Q16 And which of these would be acceptable locally?**

Single dwellings or small developments of 1 or 2 houses	1
Small sites with less than 10 houses	2
Larger sites with 10 – 50 houses	3
Major developments with more than 50 houses	4
No further development	5

**SECTION 2 About yourself**

**Now please give us a little information about yourself, so we can see that we have heard from a good cross section of people who live in East Challow.**

We do not need names and addresses but please give us your postcode so we can check that all areas of the Parish are represented in this survey.

**Postcode:**

**Q17 Are you ..?**

Male	1
Female	2
Prefer not to say	3

**Q18 Into which of these age groups do you and your spouse/partner (if you have one) fall?**

	You	Spouse/partner
16 – 24	1	1
25 – 34	2	2
35 - 49	3	3
50 - 64	4	4
65 – 74	5	5
75 – 84	6	6
85 or over	7	7

**Q19a Is there anyone in your household whose day to day activities are limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?**

Yes	1
No	2

**Q19b Does anyone in your household use a wheelchair**

Yes – outside the home	1
Yes – inside the home	2
No	3

**Q19c Have you had any adaptations to your home to increase mobility or accessibility and do you think you will need to in the next five years?**

	Have had adaptations	Will need adaptations
Yes	1	1
No	2	2
Unsure		3

**Q19d If you think you may need adaptations in the future, which of these might you require?**

Level access to front door	1
Level floors within the home ie flat or bungalow with no stairs	2
Accessible toilet and/or washing facilities	3
A level access shower	4
Handrails inside or outside	5
Other (please explain)	

**Q20 What is your employment status?**

Full-time work (30 hours or more per week)	1	Looking after home or family full time and not seeking work	6
Part-time work (less than 30 hours per week)	2	Student/full time education	7
Apprenticeship	3	Unable to work due to long-term sickness/disability	8
Registered unemployed and looking for work	4	None of the above	9
Retired	5	Prefer not to answer	10

**Q21 If you are in employment or self-employed, do you work within the East Challow area or outside?**

Within East Challow	1	<b>If outside the area, where do you work?</b>
Outside	2	

**Q22 What means of transport do you normally use to travel to work?**

Car or van – driver	1	Bus	5
Car or van – passenger	2	Walk	6
Motorcycle	3	Cycle	7
Train	4	None, work from home	8

**Q23 Does anyone in your household receive any of these benefits? Please tick all that apply**

Income Support	1	Attendance Allowance	10
Housing Benefit	2	Carers Allowance	11
Local Housing Allowance	3	Other disability-related benefits	12
Council Tax Support	4	Child Benefit	13
State Pension	5	Child Tax Credit	14
Pension Credit	6	Working Tax Credit	15
Jobseekers Allowance	7	Universal Credit	16
Employment and Support Allowance	8	None of these	17
Disabled Living Allowance / Personal Independence Payment	9		

**Q24 What is your household's total income before tax? This should include income from employment, savings, shares and benefits (excluding Housing Benefit and Disability Living Allowance).**

Week	Month		Week	Month	
Under £125	Under £500	1	£876-£1,000	£3,501-£4,000	8
£126-£250	£501-£1,000	2	£1,001-£1,250	£4,001-£5,000	9
£251-£375	£1,001-£1,500	3	£1,251-£1,875	£5,001-£7,500	10
£376-£500	£1,501-£2,000	4	£1,876-£2,500	£7,501- £10,000	11
£501-£625	£2,001-£2,500	5	Above £2,500	Above £10,000	12
£626-£750	£2,501-£3,000	6	Prefer not to say		13
£751-£875	£3,001-£3,500	7			

**IMPORTANT**

If the current household wishes to move, or there is someone who wants to move to form a new household, please answer the questions in Section 3.  
There is space to tell us about two possible households moving.

**SECTION 3 Household moves**

Household 1

Household

1

2

**Q25 What household is planning to move? Is this...**

The current household moving?	1	1
Someone moving out to form a new household?	2	2

**Q26 How many people will be in the household requiring accommodation?**

		2
--	--	---

<b>Q27 What type of household will it be?</b>	<b>Household 1</b>	<b>Household 2</b>
Single adult	1	1
One adult with one or more dependent children	2	2
Two adults who are married, in a civil partnership or living a	3	3
Two adults who are married, in a civil partnership or living a	4	4
Other situation with dependent children	5	5
Parent(s) with grown-up child(ren) at home and no	6	6
Other situation without dependent children (eg unrelated	7	7

**Q28 What will be the minimum number of bedrooms**

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**Q29 What type of property would the household expect to have**

Detached house	1	1
Semi-detached house	2	2
Terraced or mews house	3	3
Bungalow	4	4
Flat or apartment	5	5
Sheltered or retirement accommodation	6	6
Nursing or care home	7	7
Supported accommodation	8	8
Other (please specify)	9	9

**Q30 What sort of tenure would they expect to have?**

Buy a property outright	1	1
Buy with a mortgage	2	2
Have a shared ownership home	3	3
Rent from a Housing Association	4	4
Rent from a private landlord	5	5
Obtain accommodation linked to a job	6	6
Other (please specify)	7	7

**Q31 In what area would the household prefer to live?**

Remain in East Challow	1	1
Elsewhere in Oxfordshire or surrounding counties	2	2
Elsewhere in the UK	3	3
Outside the UK	4	4

**Q32 If the household is hoping to buy a property, what is the maximum they could afford?**

Up to £150,000	1	1
From £150,001 - £200,000	2	2
From £200,001 - £250,000	3	3
From £250,001 - £300,000	4	4
From £300,001 - £400,000	5	5
From £400,001 - £500,000	6	6
From £500,001 - £600,000	7	7
Over £600,000	8	8
Don't know	9	9

Q33 If they are hoping to rent how much could they afford each month?	Household 1	Household 2
	Less than £400 per month	1
£401 - £600 per month	2	2
£601 - £700 per month	3	3
£701 - £800 per month	4	4
£801 - £900 per month	5	5
£901 - £1000 per month	6	6
£1001 - £1200 per month	7	7
£1201 - £1400 per month	8	8
£1401 - £1600 per month	9	9
£1601 - £1800 per month	10	10
More than £1800 per month	11	11
Don't know	12	12

**Q34 Is the household currently on the Housing Register?**

Yes	1	1
No	2	2
Don't know	3	3

**Q35 Into which of these bands will the gross income (before tax and NI, etc) for the household fall? That is, the total income from employment and benefits before any deductions but *excluding* Housing Benefit.**

Per month	Per year		
Under £800	Under £9,600	1	1
£801-£1,199	£9,600 - £14,399	2	2
£1,200-£1,599	£14,400 - £19,199	3	3
£1,600-£1,999	£19,200 - £23,999	4	4
£2,000-£2,399	£24,000 - £28,799	5	5
£2,400-£2,799	£28,800 - £33,599	6	6
£2,800 - £3,199	£33,600 - £38,399	7	7
£3,200 - £3,599	£38,400 - £43,199	8	8
£3,600 - £3,999	£43,200 - £47,999	9	9
£4,000 - £4,399	£48,000 - £52,799	10	10
£4,400 - £6,249	£52,800 - £74,999	11	11
£6,250 - £8,332	£75,000 - £99,999	12	12
£8,333 or over	£100,000 or over	13	13
Don't know	Don't know	14	14

**Thank you very much for completing the questionnaire. Please return the completed questionnaire to us in the Freepost envelope provided.**

**If you run a business in East Challow please also complete the business questionnaire and return it in the same envelope. NB if you also receive a questionnaire at your business address please only complete one of them.**

Cobweb Consulting FREEPOST RTKA-YTZU-AKXA 2 Kemerton Road London SE5 9AP

# East Challow

## NEIGHBOURHOOD PLAN COMMUNITY SURVEY REPORT

August 2017



South Stables, Worton Rectory Farm,  
Worton, Witney, OX29 4SU  
01865 883488, [info@communityfirstoxfordshire.org](mailto:info@communityfirstoxfordshire.org)

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## INTRODUCTION AND RATIONALE

East Challow is currently preparing a Neighbourhood Plan. As part of its evidence gathering process, the Neighbourhood Plan Steering Group commissioned Community First Oxfordshire (CFO) to conduct a community survey in June 2017. CFO is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave all households in the parish the opportunity to express an opinion on various community issues and to register a housing need, should they have one.

The survey had seven sections:

- New Housing in East Challow
- East Challow- the Issues and Opportunities
- Green Space and the Natural Environment
- Transport, Traffic and Road Safety
- Your Home
- Your Housing Needs
- Your Household

## DISTRIBUTION AND RESPONSE

- CFO, liaising with East Challow Neighbourhood Plan Steering Group (NPSG), prepared the survey content.
- The NPSG arranged distribution of surveys to 367 households in June 2017.
- 134 questionnaires were returned directly to CFO by respondents via pre-paid *Freepost* envelopes: **a response rate of 37%**.
- CFO analysed the returned surveys and prepared this report.
- No information is known about the non-respondents, and no assumptions have been made about their opinions.



## SUMMARY OF FINDINGS

The report gives a detailed breakdown of answers to all survey questions. The following is a selection of findings.

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### PART 1 – New Housing in East Challow

39% of respondents (49 out of 126) want to see further substantial housing development in the village if it could mean improved village facilities/ infrastructure

Of those wishing to see new housing, the following improvements are considered VERY important (1 on a scale of 1-5):

- Western Relief Road: 61% of respondents (40/66)
- Improved traffic management: 58% (38/66)
- Increased school capacity: 53% (35/66)

Top three types of development where new houses could be built in the village:

- No suitable areas: 41% of respondents (47/114)
- Infill: 28% (32/114)
- Paddock/ open spaces/ greenfield sites: 21% (24/114)

### PART 2 – East Challow: The issues and opportunities

Top three most valued things about East Challow (based on an average score of importance from 1-5, 1 being most important):

- Rural setting: 1.3
- Access to countryside: 1.3
- Village school: 1.5

Top four major issues in East Challow (based on an average score of importance from 1-5, 1 being most important):

- Traffic on A417: 1.4
- Future development changing existing nature of village: 1.5
- Loss of established footpaths: 1.5
- Sewage network unable to cope: 1.5

Top three community facilities used WEEKLY:

- Children's playground: 28% of respondents (37/130)
- Village school: 22% (29/130)
- Village hall: 19% (25/130)

Top three community facilities respondents wish to see in the village if they can be justified commercially:

- Village shop: 89% of respondents (112/126)
  - Pub: 71% (90/126)
  - Children's nursery: 61% (77/126)
-

### PART 3 – Green Space and the Natural Environment

Top three most important/valuable environmental matters (based on an average score of importance from 1-5, 1 being most important):

- East Challow's setting in the rural landscape: 1.2
- Ability to access the countryside easily on foot/bicycle: 1.2
- Public parks/open green areas within the village: 1.2

Top two most valued green spaces in East Challow (based on an average score of importance from 1-5, 1 being most important):

- Recreation ground: 1.3
- Canal paths: 1.4

### PART 4 – Transport, Traffic and Road Safety

Top two issues with traffic, speeding and parking (based on an average score of concern from 1-5, 1 being most concerned):

- Heavy lorries: 1.5
- Speeding: 1.6

Top two locations of concern over speeding (based on an average score of concern from 1-5, 1 being most concerned):

- A417 through village: 1.5
- Letcombe Hill/Vicarage Hill: 1.9

Top two locations of concern over parking (based on an average score of concern from 1-5, 1 being most concerned):

- Hedgehill/ Sarajac: 2.1
- A417: 2.3

Top two most common places of work:

- At home: 41% of respondents (41/101 responses)
- Oxford: 27% (27/101)

Just over 50% of respondents (64/127) never use the bus

Top three destinations to where respondents would like a bus service/ more frequent service:

- Wantage: 73% of respondents (83/114)
- Oxford: 39% (44/114)
- Didcot/ Milton Park: 30% (34/114)
- 

57% of respondents (63/111) would prefer to board a bus at the Goodlake Arms (as was)

Top three improvements needed to public transport:

- More Real Time indicators: 68% of respondents (65/95)
- Cheaper fares: 38% (36/95)
- More bus shelters: 32% (30/114)

Top two frequencies respondents would use a railway station at Grove:

- More than once a month: 37% of respondents (48/131)

Top two frequencies respondents would use a cycle path along/adjacent to A417:

- More than once a week: 38% of respondents (47/124)
- Never/rarely: 35% (41/124)

- More than once a year: 26% (34/131)

## PART 5 – Your Home

84% of respondents (109/130) are home-owners

Top three types of property lived in:

- Semi-detached house: 54% of respondents (71/131)
- Detached house: 33% (43/131)
- Terraced house: 6% (8/131)

16% of respondents (21/132) are interested in downsizing in the next 2-10 years if a suitable smaller property was available in East Challow

Top three reasons for wishing to downsize:

- Lower running costs: 50% of respondents (10/20)
- Need a bungalow/single storey: 50% (10/20)
- Fewer bedrooms: 45% (9/20)

## PART 6 – Your Housing Needs

5 whole households and 1 individual living in a household require a new home in East Challow

Top two reasons preventing people moving (both whole households and individuals within a household):

- Unable to afford to buy new home: 75% (9/12 respondents)
- Unable to afford moving costs: 25% (3/12)

6 whole households and 6 individuals living within a household wish to move to a new home in East Challow but cannot

Top two reasons why a new home is needed (both whole households and individuals within a household):

- Want to start first home: 63% (10/12 respondents)
- Need bigger home: 31% (5/12)

No respondents stated that they had a supported housing need.

## PART 7 – Your Household

Household status - top 3 responses:

- In full-time employment: 37% of individuals (110/295)
- Retired: 25% (75/295)
- In part-time employment: 12% (35/295)

Top two durations respondents have lived in their current home in East Challow:

- More than 15 years: 47% of respondents (61/129)
- Less than 5 years: 40% (52/129)

42% of respondents have lived in the parish of East Challow for more than 15 years

## Indicative Local Affordable Housing Need

### **What is affordable housing?**

Social rented, affordable rented and shared ownership are examples of affordable housing tenure. The 2011 Census counted 1 shared-ownership and 67 social rented properties in East Challow.

### **How does the District Council allocate affordable housing?**

The allocation of homes is made by Vale of the White Horse District Council and subject to an assessment of a household's needs. A household must be on the VWHDC Housing Register to be eligible for these homes.

### **South Oxfordshire District Council and Vale of White Horse District Council- Housing Allocations Policy**

Available at: <http://www.southoxon.gov.uk/services-and-advice/housing/join-housing-register-and-find-home>

#### *13.3 New Build Developments and "Strong" Local Connection*

The councils will endeavour to use the flexibilities introduced by the Localism Act 2012 to enable local people to access developments in their parish whilst still giving due weight to the requirement to allocate housing in accordance with the reasonable preference categories.

To facilitate this, the council will adopt a target that aims to ensure that 20% of new build lettings, that are not rural exception sites or developed for a particular client group, are offered in the first instance to people with a strong local connection to that parish and who have a housing need as defined by the Allocations Policy (i.e. they are on the active Register).

Some schemes have distinct agreements setting out what the local connection requirements are for that scheme. These rules are often written into the Section 106 agreement. For schemes that do not have a separate agreement, the definition contained in section 13.3.1 will be used to determine local connection for these schemes.

#### *13.3.1 Definition of Strong Local Connection for Purposes of Determining Priority for New Build Schemes*

For these purposes, a strong local connection is:

- where the applicant(s) have lived in the parish for five years out of the last 8 and are currently resident there.
- where the applicant(s) had previously lived in the parish for at least 5 years and their parents or children still live there and have done for at least 10 years.

## East Challow affordable housing need – analysis of survey respondents

The breakdowns below are based on respondents stating a housing need in Part 6 of the survey: Your Housing Needs.

**Only those respondents stating a housing need which expressed an interest in a social rented or shared-ownership tenure have been included in the tabulations below. This should not assume that such individuals would - in practice- pursue a social housing solution to their needs.**

Whole households <sup>a</sup>							
Size of home needed	Tenure choice 1	Tenure choice 2	Tenure choice 3	Tenure choice 4	Ownership criteria met? <sup>b</sup>	Residency criteria met? <sup>b</sup>	On Housing Register?
3-bed	Housing Association rent	-	-	-	Yes	Yes	Yes
3-bed	Self-ownership	HA rent	-	-	Yes	?	No
5-bed	Self-ownership	Private rent	-	HA rent + shared-ownership	Yes	?	No

Totals	
Number of one-bed properties	-
Number of two-bed properties	-
Number of three-bed properties	3
Number of five-bedroom + properties	1

Those in existing households which require their own home <sup>a</sup>							
Size of home needed	Tenure choice 1	Tenure choice 2	Tenure choice 3	Tenure choice 4	Ownership criteria met? <sup>b</sup>	Residency criteria met? <sup>b</sup>	On Housing Register?
1-bed	Self-ownership	Shared ownership	-	-	Yes	Yes	No
2-bed	HA rent	-	-	-	Yes	?	Yes
2-bed	Shared ownership	-	-	-	Yes	Yes	No

Totals	
Number of one-bed properties	1
Number of two-bed properties	2

### NOTES

<sup>a</sup> - The breakdown in the tables is indicative. Not all households are on the Vale of White Horse District Council Housing Register.

If a household wished to register an interest in affordable housing, it would require full analysis of its circumstances through a Housing Register application.

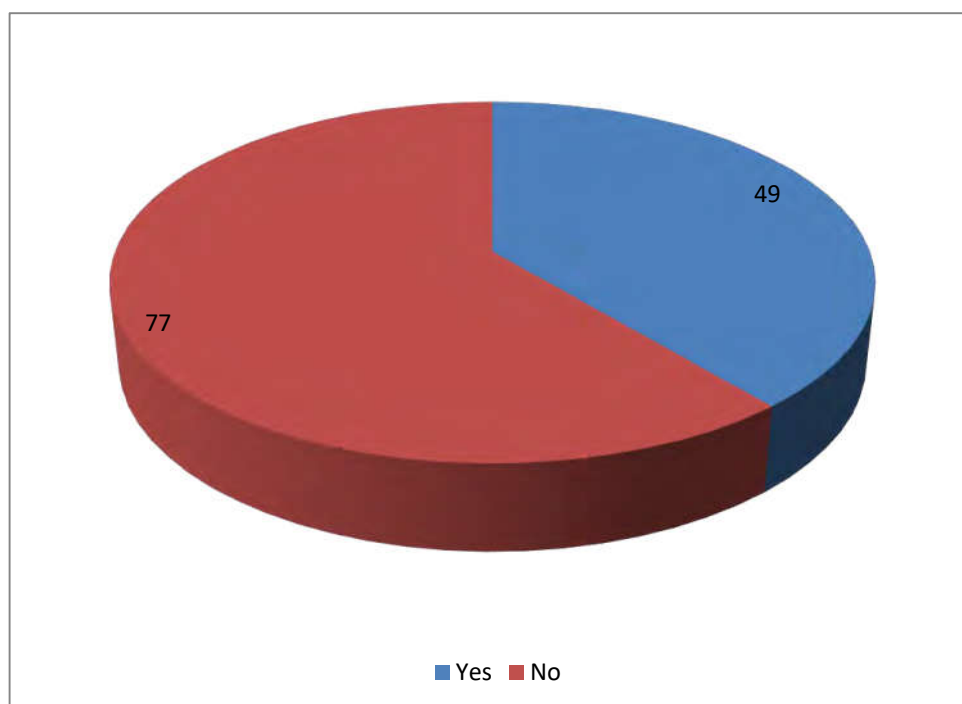
There are restrictions on the number of bedrooms that a household is considered eligible for, depending on the make-up of the household and whether the home is rented or purchased on a shared ownership basis. There may be additional East Challow households already on the housing register which did not respond to this survey.

**b** - The breakdown in the tables applies residency criteria (see above) and ownership criteria (homeowners are generally not eligible for affordable housing) to survey responses.

## Detailed Results

### Part One- New Housing in East Challow

**1.1 Do you want to see further substantial housing development in the village if it could mean improved village facilities or infrastructure? 126 respondents**

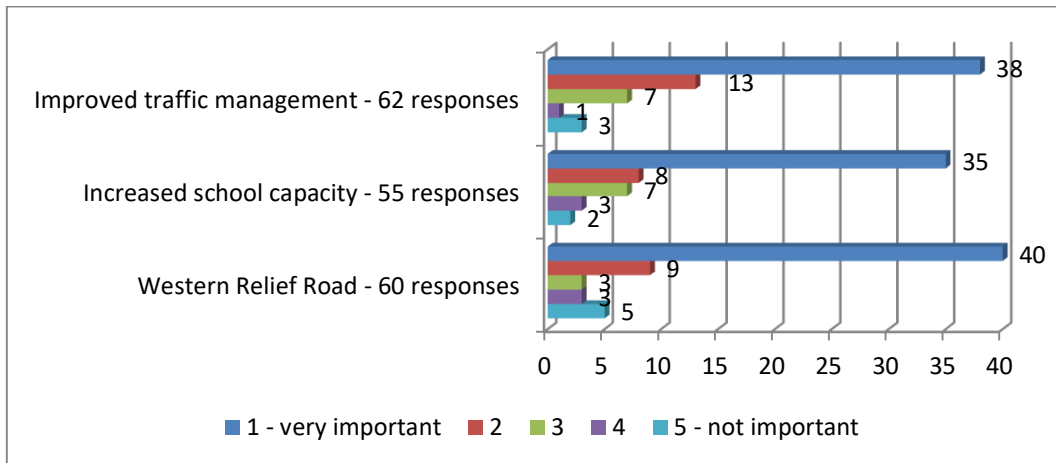


#### Comments: 54 respondents, 65 total comments

Large development would lose village identity/join village to Wantage	11	Only if it brings guaranteed improvements to infrastructure	8
Need shop/pub	7	Need better bus service	5
Infrastructure needs to be in place first	5	Yes, within reason	3
Village cannot sustain development	3	Already enough planned building	3
Already busy road/too much traffic	2	Affects wildlife	2
Extra facilities never happen	2	Not on greenfield sites	2
Yes, if school is enlarged	2	Developers must promise certain things	1
More housing = more homes for families	1	3-bed housing for first time buyers	1
Yes, in suitable places	1	Like idea proposed by Dandara	1
Need relief road	1	Dandara to refund council for relief road	1
Never does improve village life	1	Village hasn't benefitted from previous	1
Had shops/pubs before – not economic	1		

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

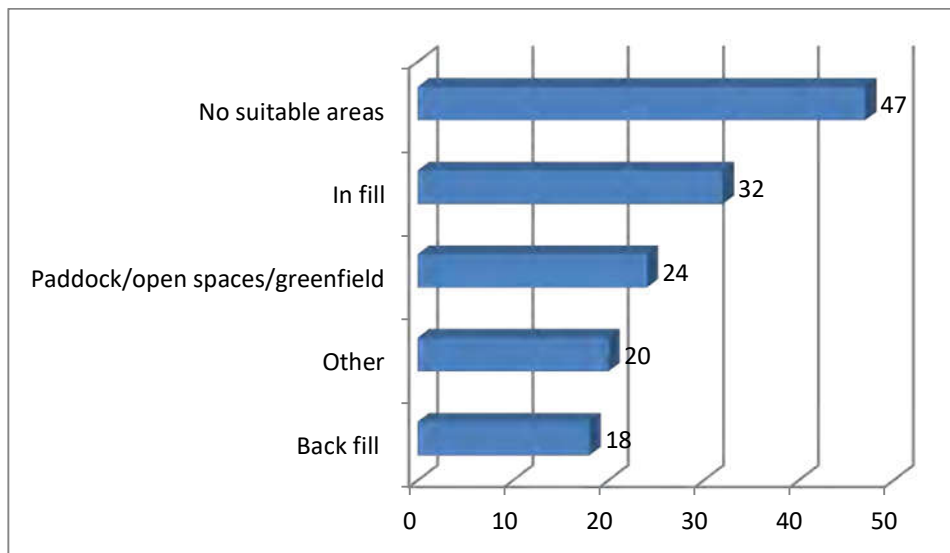
**66 respondents**



<b>Other:</b>			
Village shop	11	Better/sensible parking	3
Better bus service	2	Speed camera	1
Cycle path	1	Road from Challow to Grove	1
Pub	1	Medical services	1
Build new housing off relief road	1		

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

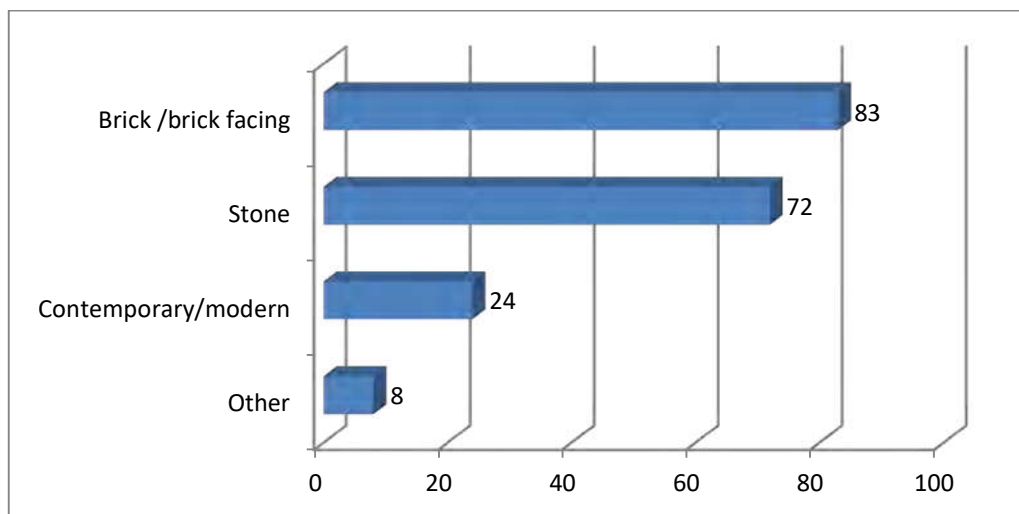
**114 respondents – 141 total choices**



<b>Other:</b>			
Existing brownfield sites	6	Old council yard	3
North of village	2	Woodhill Lane area	2
Old airfield	2	Old council site opposite college	1
Field opposite Goodlake Arms	1	Country club site	1
Allow barn conversions	1	Build off relief road	1



**1.4 Which of the following construction styles would you prefer to see on new housing in the village?**  
*108 respondents – 187 total choices*



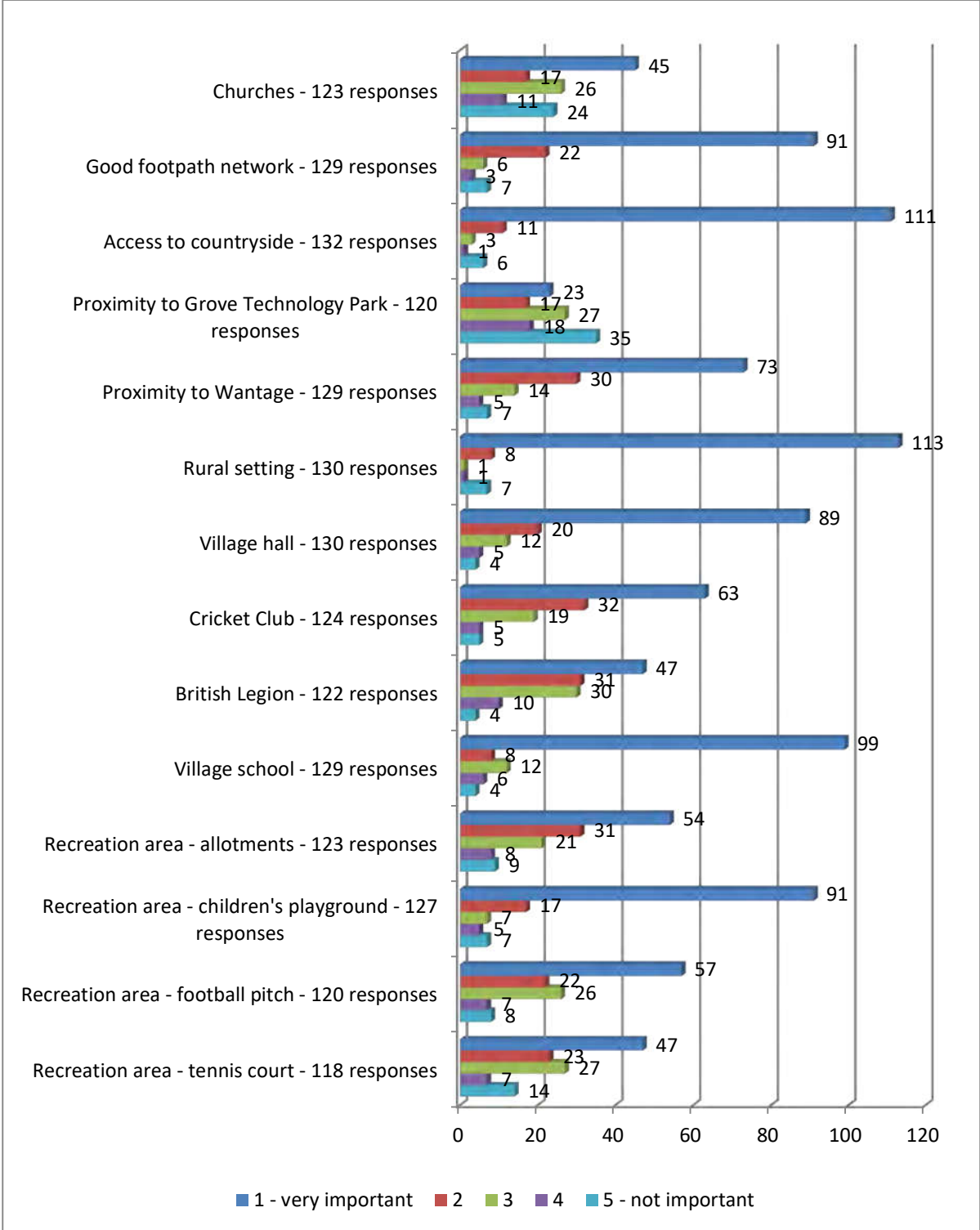
<b>Other:</b>			
Variety/mix	3	In keeping with other homes/surroundings	3
Modern with sympathetic architecture	1	Eco-homes	1

## Detailed Results

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

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

133 respondents – 1756 total choices

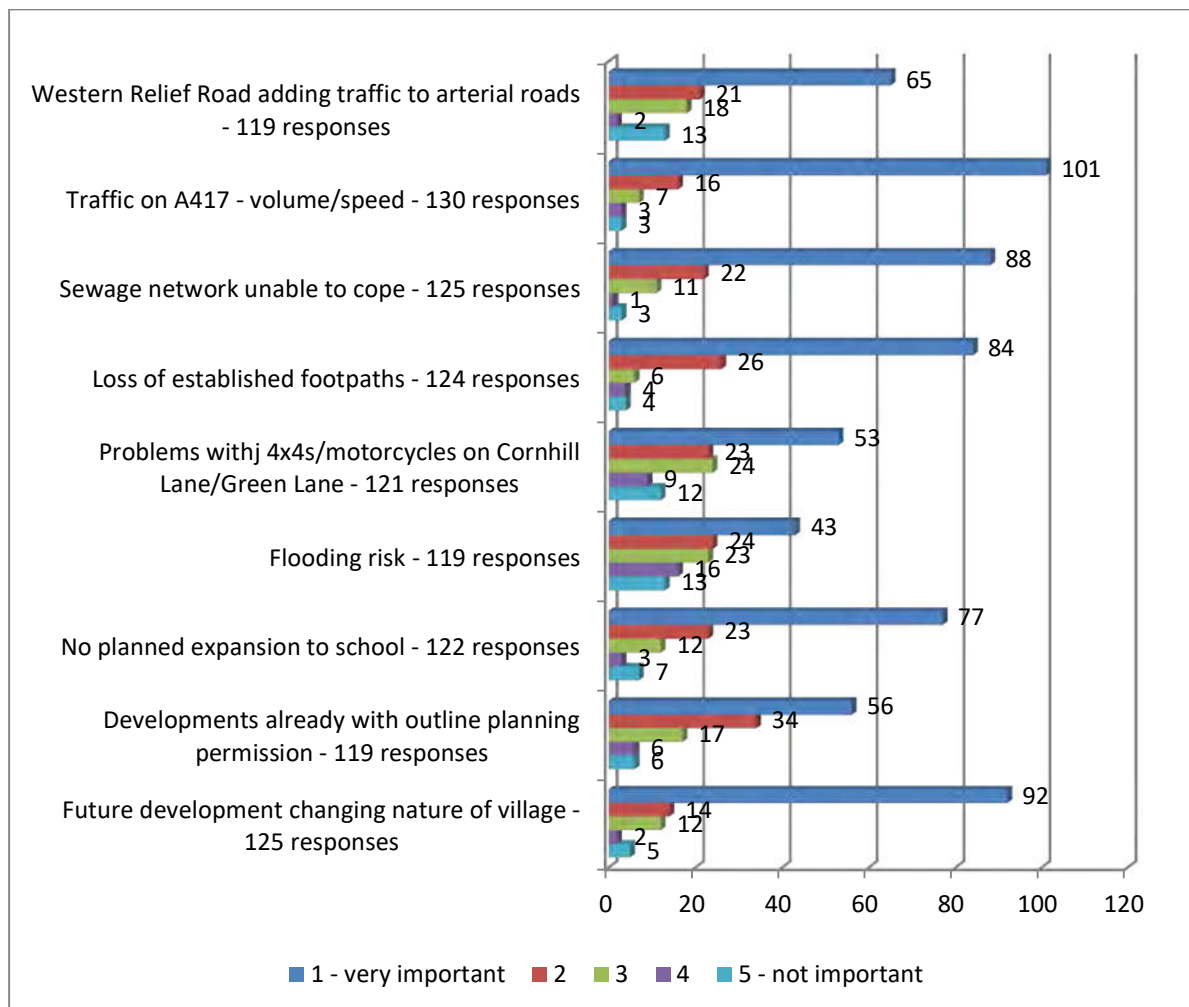


Average score for each option (top three answers highlighted):			
Recreation area – tennis court	2.3	Recreation area – football pitch	2.1
Recreation area – children’s playground	1.6	Recreation area – allotments	2.1
Village school	1.5	British legion	2.1
Cricket Club	1.8	Village hall	1.6
Rural setting	1.3	Proximity to Wantage	1.8
Proximity to Grove Technology Park	3.2	Access to countryside	1.3
Goot footpath network	1.6	Churches	2.6

Other: 15 respondents, 21 comments			
Still a village	3	Quiet	3
Green Gap	2	Wildlife/birdlife	2
Recreation area as a whole	2	Access to surrounding areas	1
Cycle path to Wantage	1	Green spaces	1
Village green	1	Canal	1
Village bus	1	Encourage young to use what we have	1
No light pollution	1	No vandalism	1

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

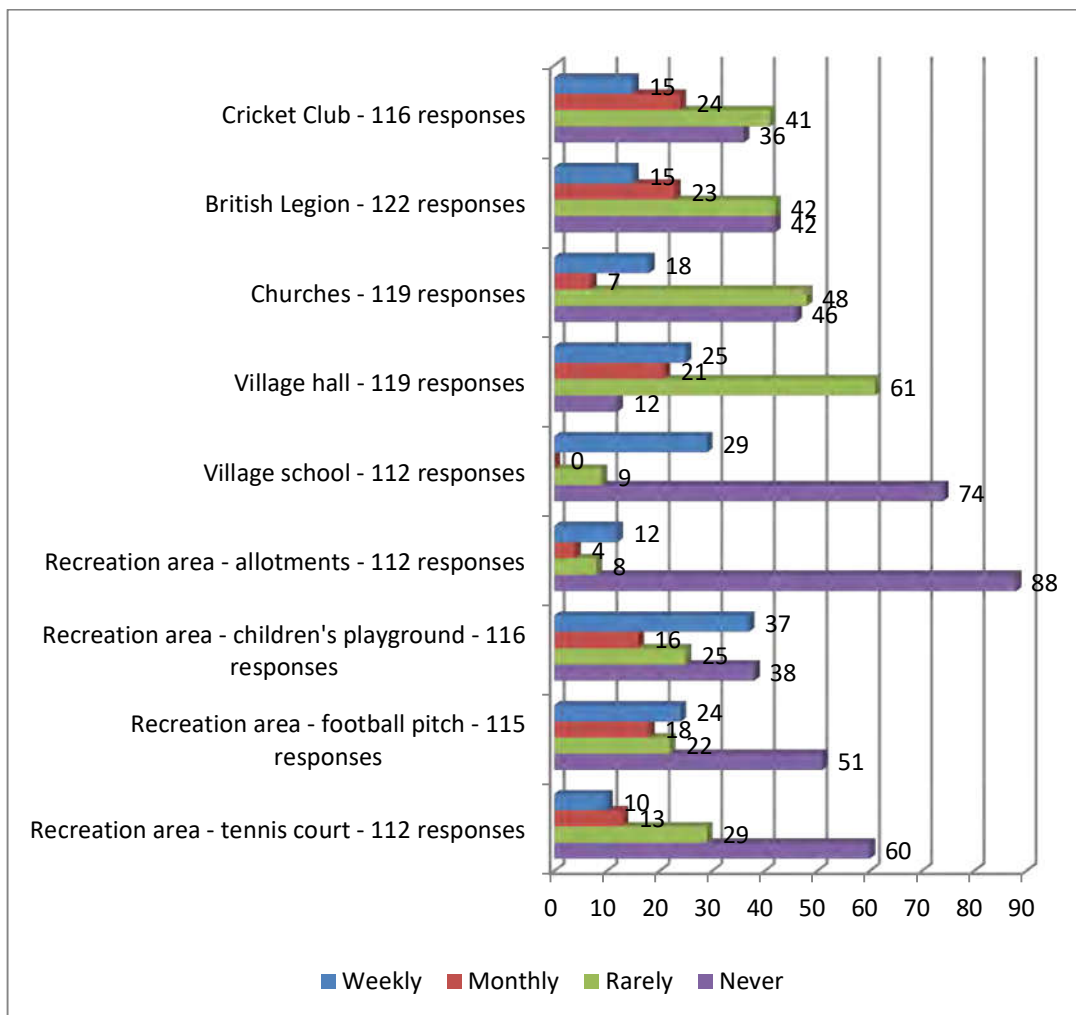
247 respondents - 1104 total choices



Average score for each option (top four answers highlighted):			
Future development changing the existing nature of the village	1.5	Developments that already have have outline planning permission	1.9
No planned expansion to the school	1.7	Flooding risk	2.2
Problems with 4x4s ad motorcycles on Cornhill Lane/Green Lane	2.2	Loss of established footpaths	1.5
Sewage network unable to cope	1.5	Traffic on A417 – volume and speed	1.4
Western Relief Road adding additional traffic to arterial roads	2.0		

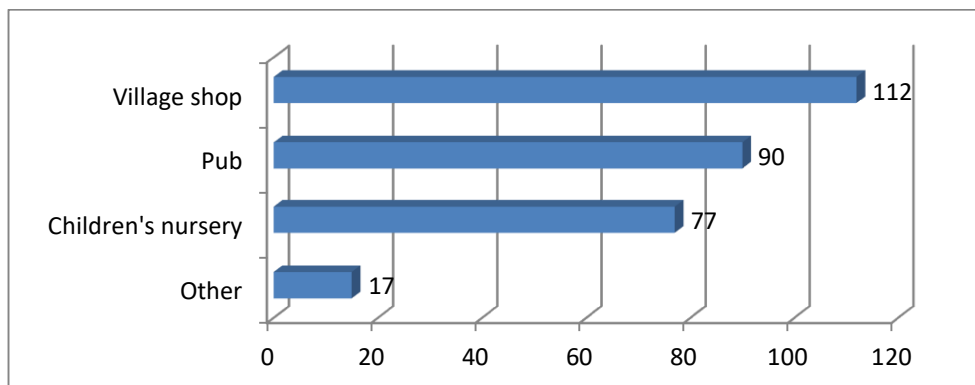
Other: 17 respondents, 22 comments			
Lack of amenities	4	Too many cars parked on roads	3
Bad roads	2	Lack of safe crossings	2
Letcombe Hill traffic	2	HGVs on Vicarage Hill	1
Too much traffic	1	Speed on roads	1
No focal meeting place	1	Weak PC due to red tape	1
Greed	1	Apathy	1
Empty houses on new estate	1	Newcomers fail to integrate	1

**2.3 Which community facilities do you currently use? 130 respondents - 1043 total choices**



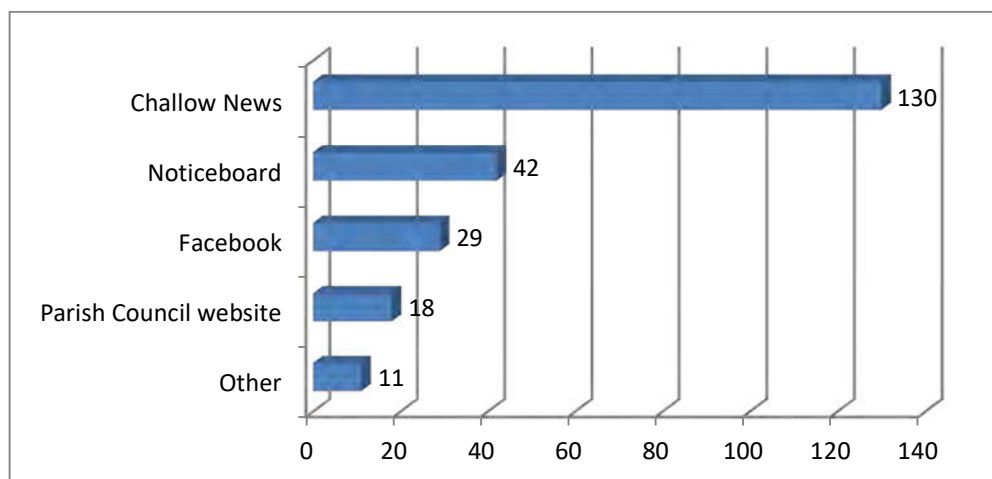
<b>Other: 5 respondents, 5 comments</b>			
Local footpaths/walks	3	Recreation area generally	2

**2.4 What new community facilities would you like to see in the village if they can be justified commercially? 126 respondents – 296 total choices**



<b>Other:</b>			
Better bus service	6	Café/somewhere to eat	3
Community transport	1	A hub	1
Village hall used as community centre	1	Post office/shop	1
Playground on new estate	1	Increased footpath safety to Wantage	1
Greenfield site given to village for village	1	Pub/shop did not work	1

**2.5 How do you receive East Challow Village news? 130 respondents – 230 total choices**



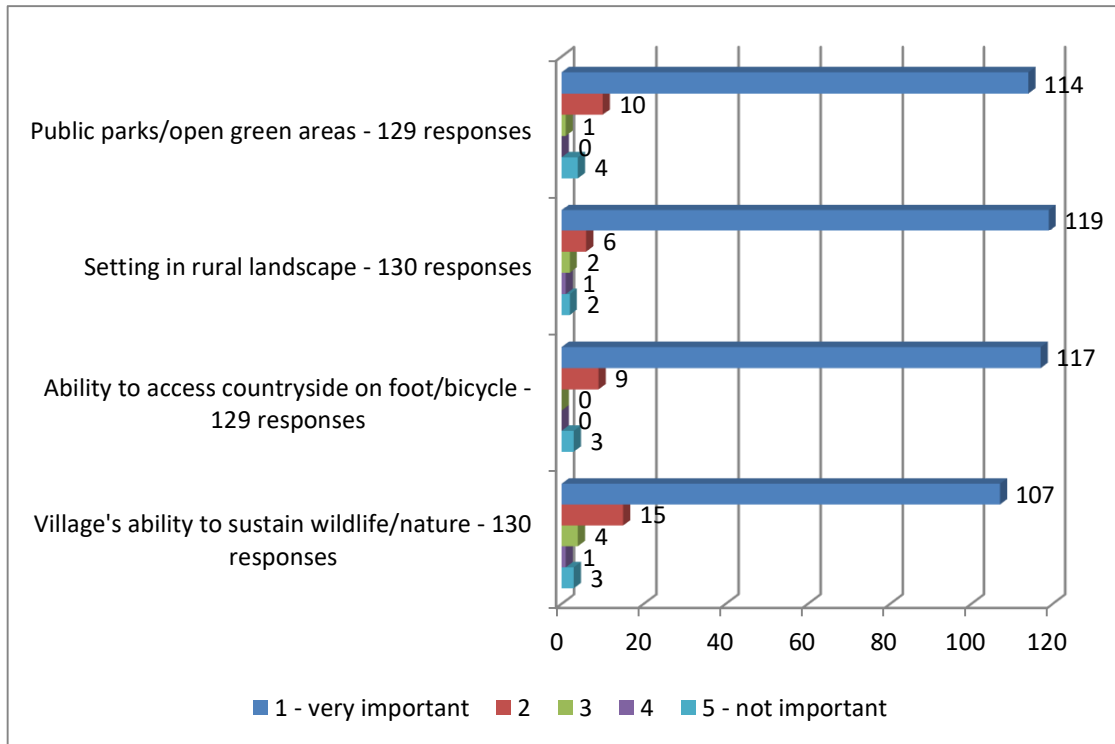
<b>Other:</b>			
Word of mouth	8	Wantage Herald	1
Church newsletter	1	Google searches	1

## Detailed Results

### Part Three- Green Space and the Natural Environment

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

*131 respondents – 518 total choices*



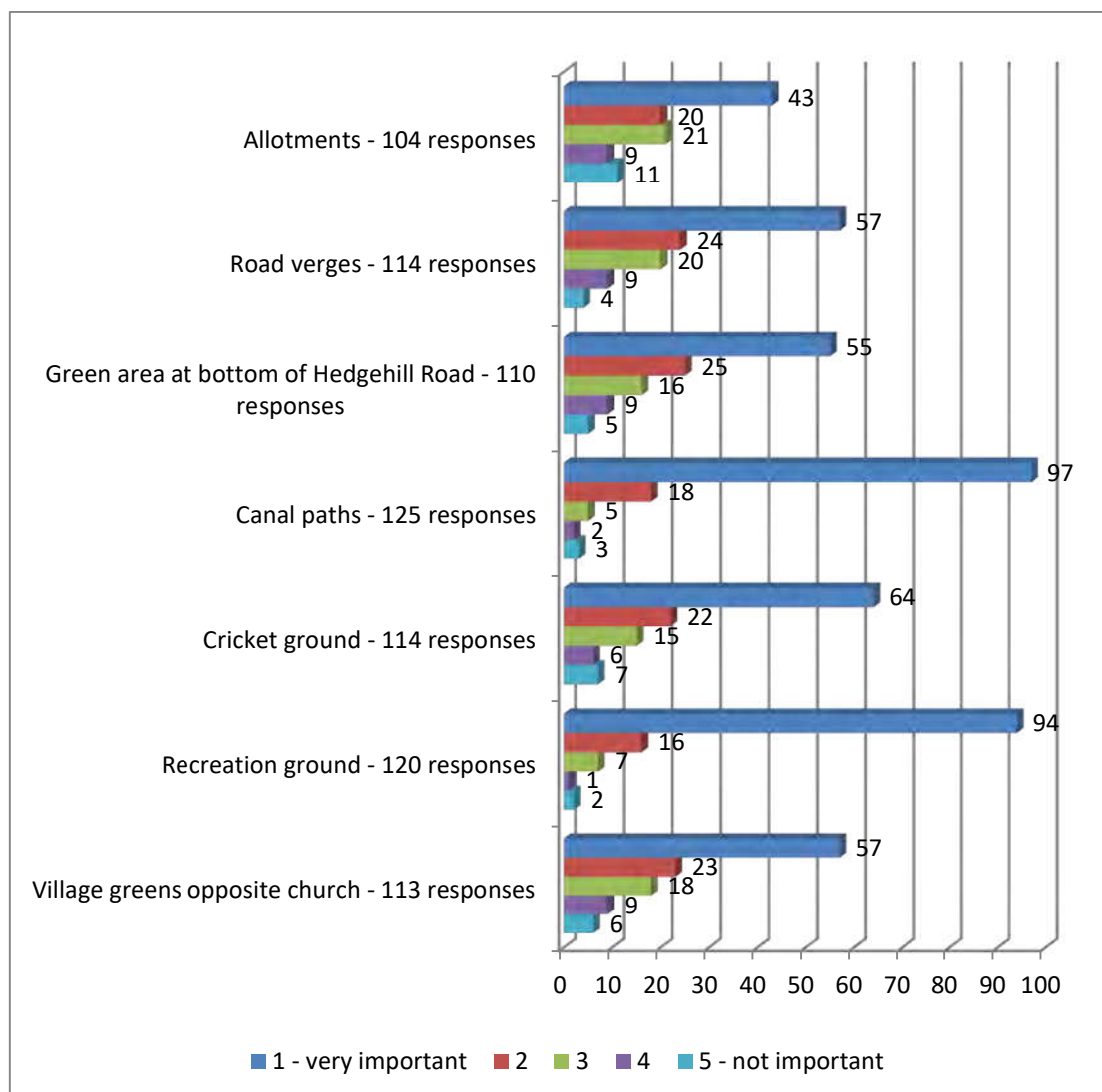
#### Average score for each option (top three answers highlighted):

The village's ability to sustain wildlife and nature within its boundaries through retaining 'green infrastructure'	1.3	The ability to access the countryside surrounding the village easily on foot bicycle	1.2
East Challow's setting in the rural landscape including the long open views around the village and out to the surrounding countryside	1.2	Public parks and open green areas within the village	1.2

#### Other: 6 respondents, 7 comments

Sustaining/conserving the canal	3	Safe village for children	1
Having a shop	1	Park footpath through the village	1
Improving trenches and hedgerows	1		

**3.2 Please look at the map and tell us which of East Challow's green spaces you and your family use and indicate their value?**  
**129 respondents – 800 total choices**



Average score for each option (top two answers highlighted):			
Village greens opposite church	2.0	Recreation ground	1.3
Cricket ground	1.9	Canal paths	1.4
Green area at bottom of Hedgehill Road	1.9	Road verges	1.9
Allotments	2.3		

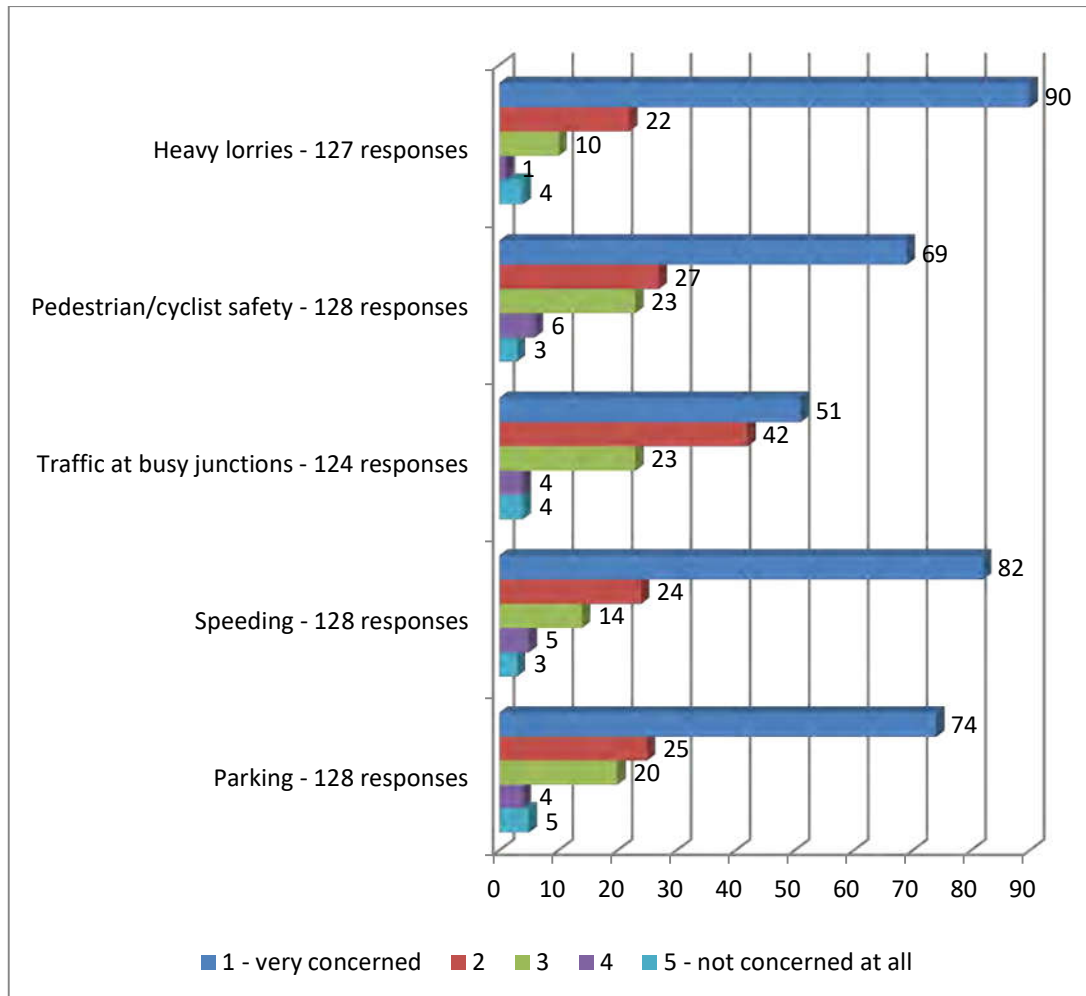
Other: 7 respondents, 7 comments			
Local footpaths and bridleways	2	Lane between village and Childrey	1
Green area near canal way	1	Open fields adjacent to canal way	1
Fields	1	Churchyard/cemetery	1

## Detailed Results

### Part Four- Transport, Traffic and Road Safety

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

*131 respondents – 635 total choices*

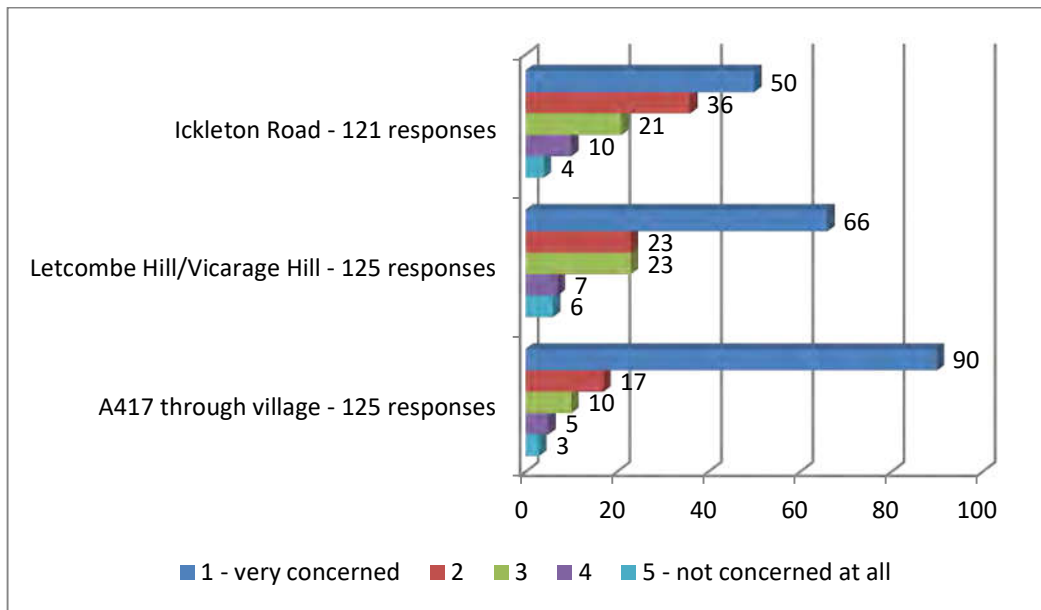


Average score for each option (top two answers highlighted):			
Parking	1.8	Speeding	1.6
Traffic at busy junctions	1.9	Pedestrian/cyclist safety	1.8
Heavy lorries	1.5		

Other: 2 respondents, 2 comments			
No controls by Highways/police	1	Limited visibility at bottom of Letcombe Hill, narrowness of Ickleton Road and Letcombe Hill	1



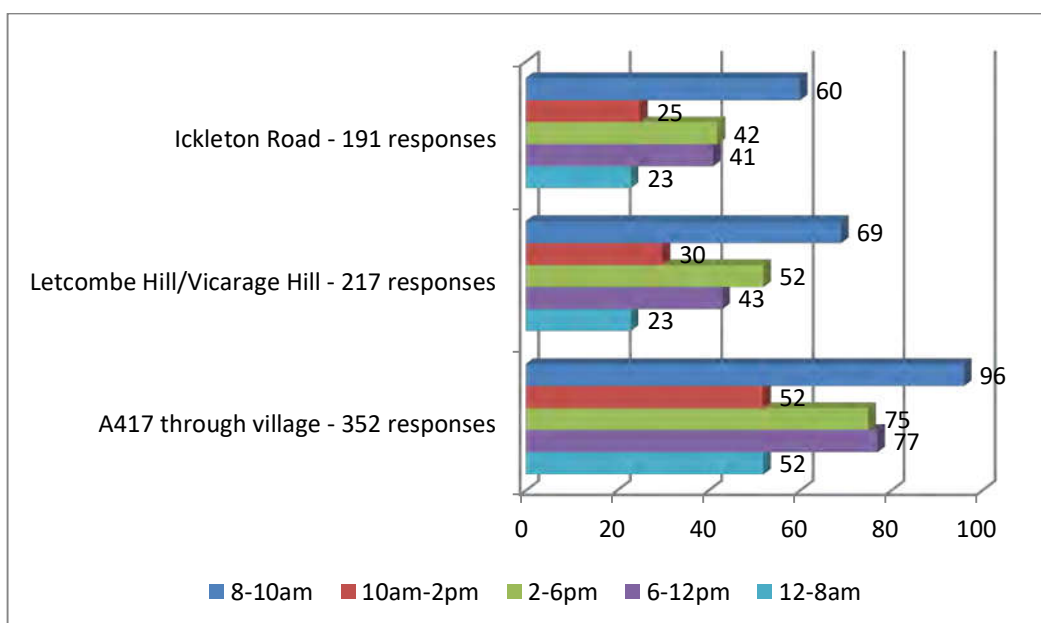
**4.2 Are you concerned about speeding at these locations? 129 respondents – 371 total choices**



Average score for each option (top two answers highlighted):			
A417 through village	1.5	Letcombe Hill/Vicarage Hill	1.9
Ickleton Road	2.0		

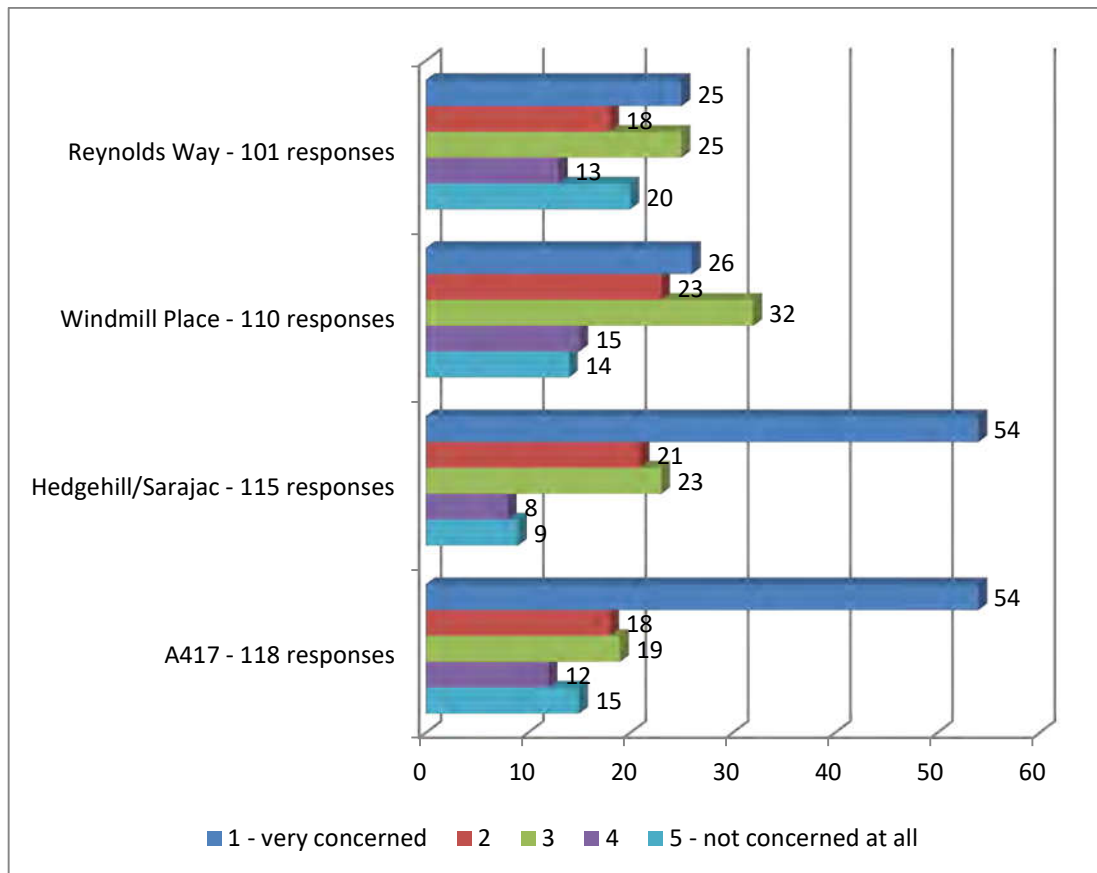
Other: 12 respondents, 13 comments			
Hedgehill/Sarajac	7	Claypit Lane junction	2
Windmill	1	Out of village towards railway	1
Through village itself	1	Everywhere	1

**4.3 If you think that there are speeding issues at these locations, please tell us when? 112 respondents – 760 total choices**



<b>Other: 10 respondents, 10 comments</b>			
Hedgehill/Sarajac – 8-10am/2-6pm	3	Hedgehill/Sarajac – 8-10am/2-6pm/6-12pm	1
Hedgehill/Sarajac – all times	1	Hedgehill/Sarajac – all times	1
Through village itself – 8-10am/2-6pm	1	Earthline – 8-10am/10am-2pm/2-6pm	1
Any time heavy plant uses A417	1	Speeding on all roads any time of day/night	1

**4.4 Are you concerned about parking at these locations? 127 respondents – 444 total choices**

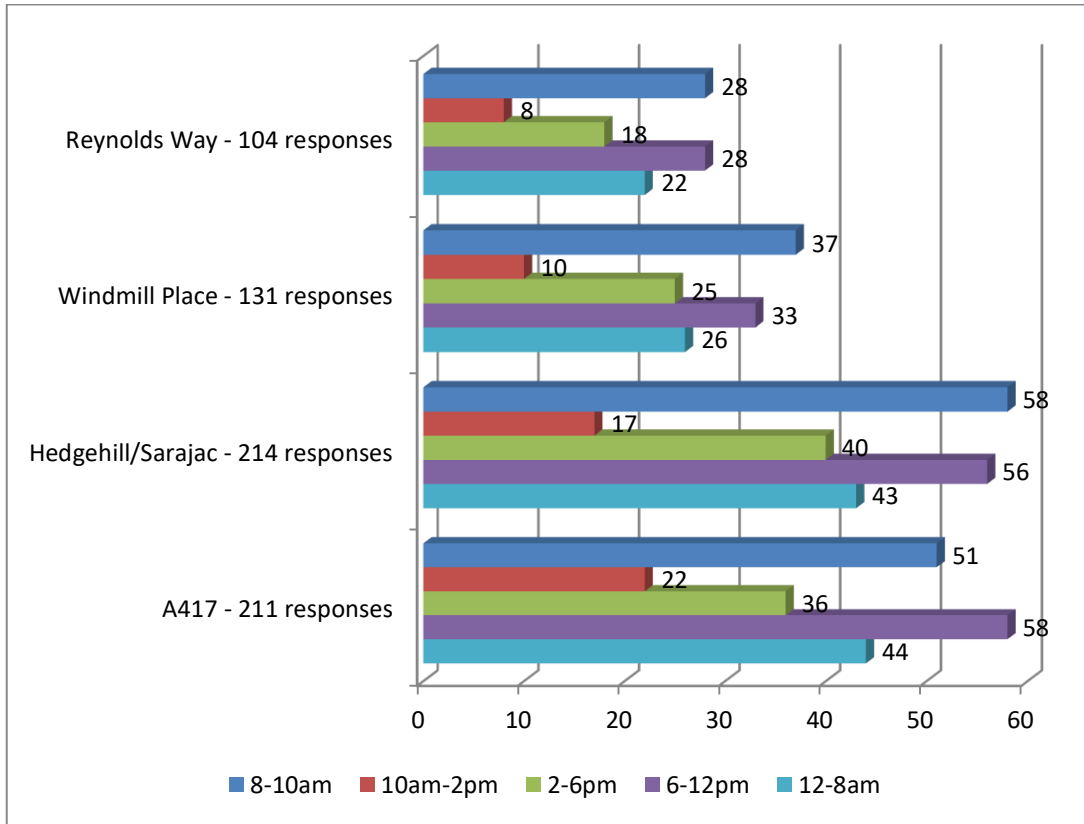


<b>Average score for each option (top two answers highlighted):</b>			
A417	2.3	Hedgehill/Sarajac	2.1
Windmill Place	2.7	Reynolds Way	2.9

<b>Other: 20 respondents, 20 comments</b>			
Field Gardens	7	Village green opposite church	3
Opposite village hall	2	Hard shoulder opposite Goodlake	2
Old School Lane	2	Vicarage Hill	1
Canal Way	1	Nalder Green estate	1
Everywhere	1		

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

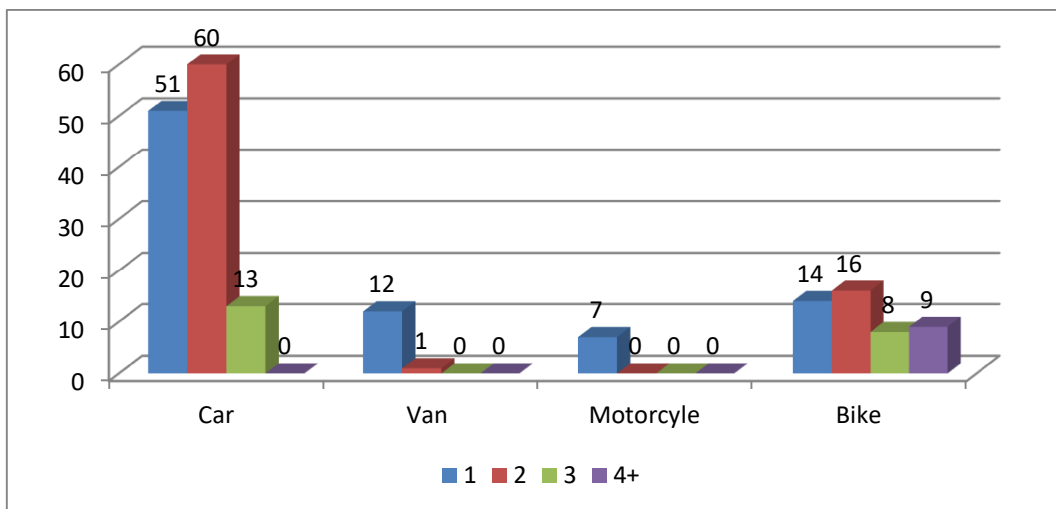
*98 respondents – 660 total choices*



<b>Other: 5 respondents, 5 comments</b>			
Field Gardens – 8-10am/6-12pm/12-8am	2	Field Gardens – 8-10am/2-6pm/6-12pm/12-8am	1
Village green opposite church – 12-8pm/all weekend	1	Vicarage Hill – 8-10am/10am-2pm/2-6pm/6-12pm	1

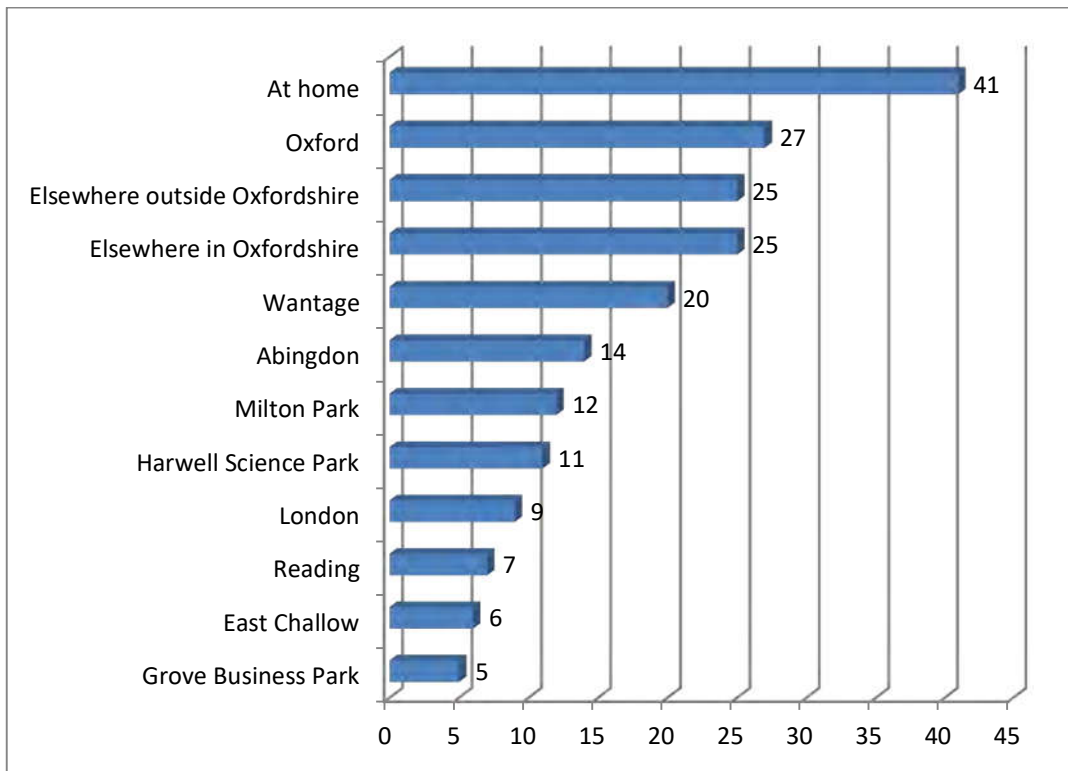
**4.6 How many vehicles does your household use?**

*127 respondents – 191 total choices*



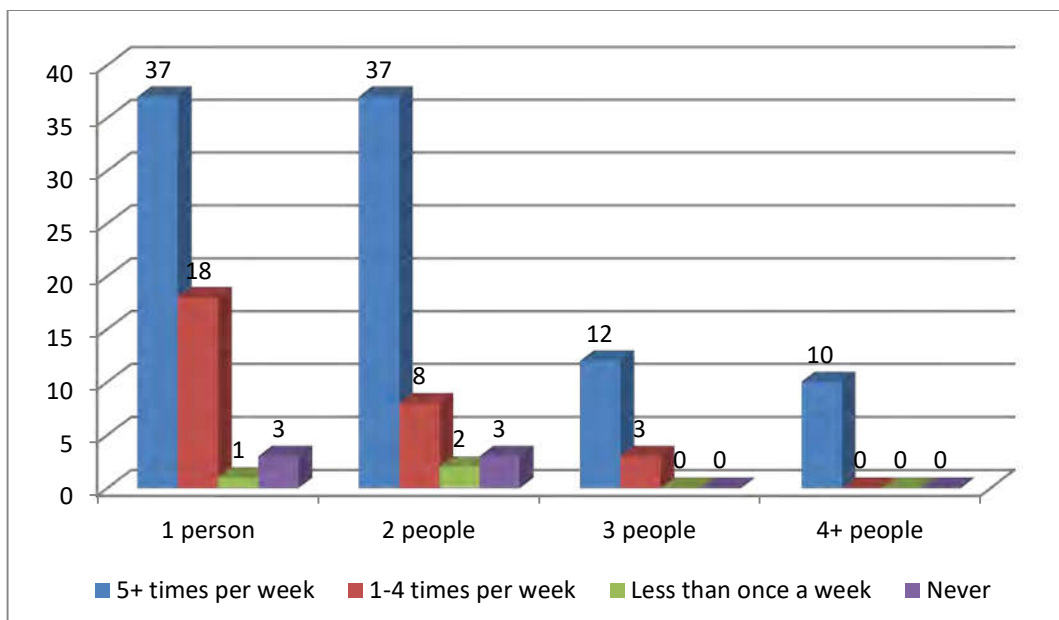
**4.7 What are your main places of work?**

**101 respondents – 202 total choices**



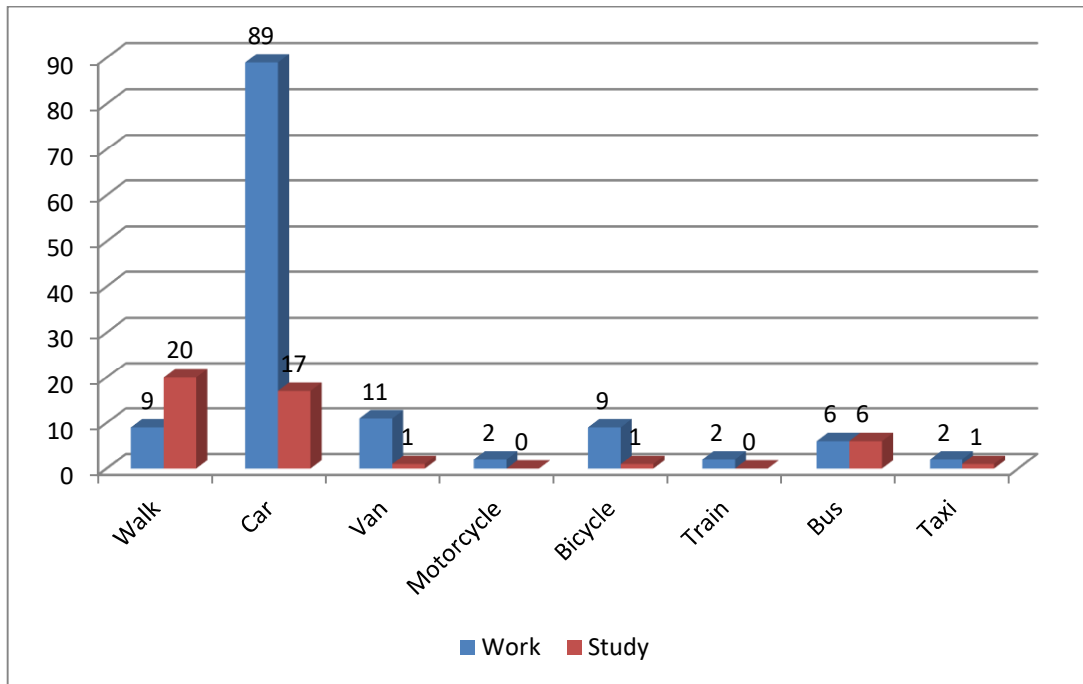
**4.8 How many members of your household travel out of the village to work, to study or for leisure?**

**122 respondents – 134 total choices**



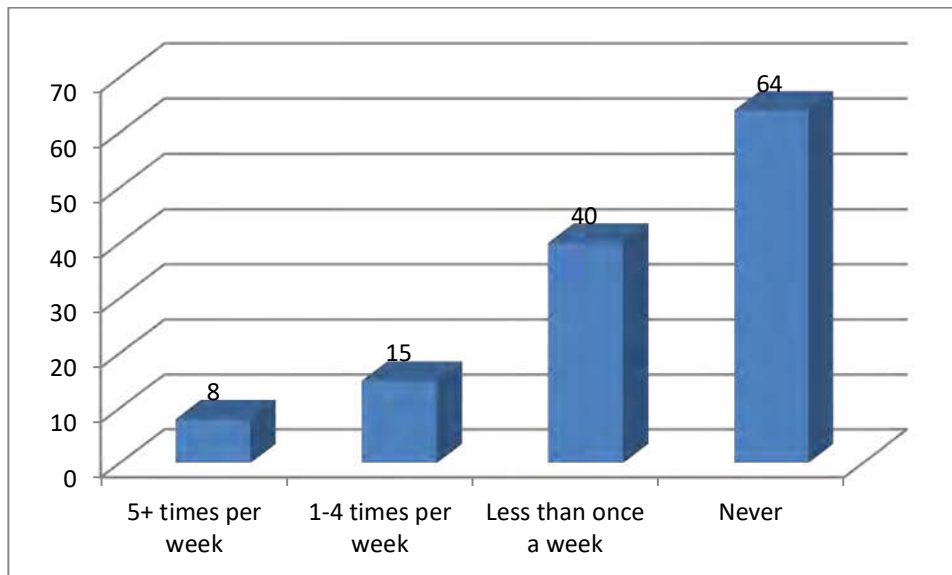
#### 4.9 How do members of your household travel to work or study?

97 respondents – 176 total choices

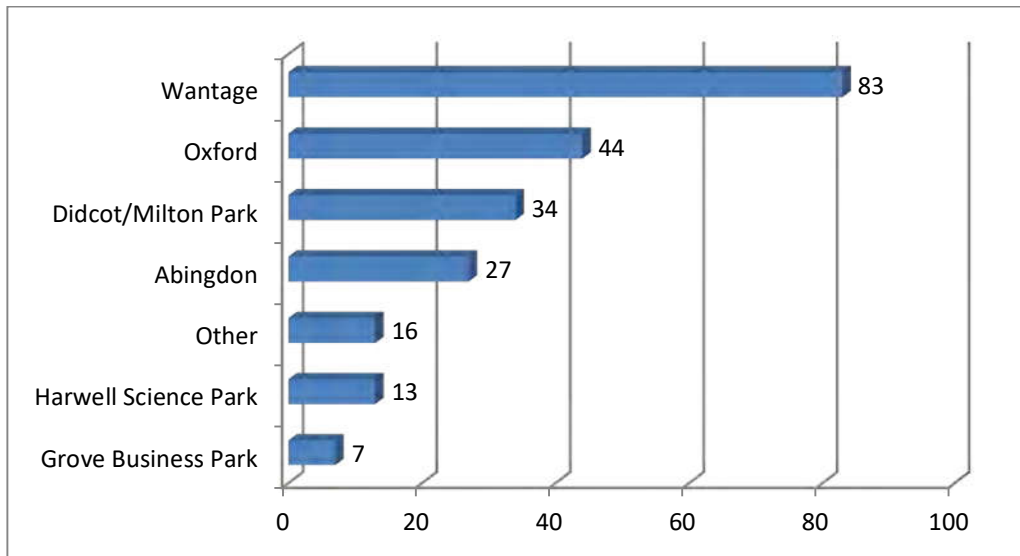


#### 4.10 How often do you use the buses?

127 respondents

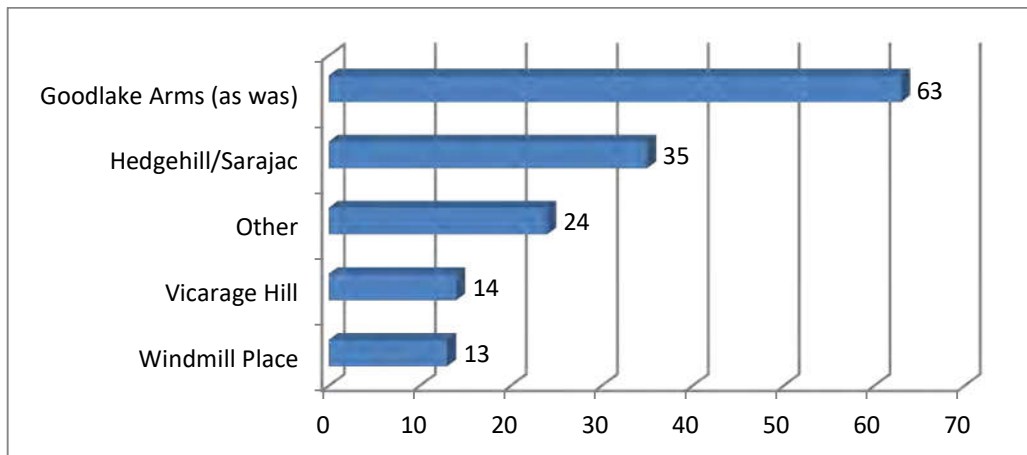


**4.11 To which destinations would you like to see a bus operate a new or more frequent service? 114 respondents – 224 total choices**



<b>Other:</b>			
Other villages	3	Doctors/medical centre	3
Swindon	2	Newbury	2
Childrey	1	Faringdon	1
Culham	1	Watchfield	1
Direct connection to Harwell	1	London	1

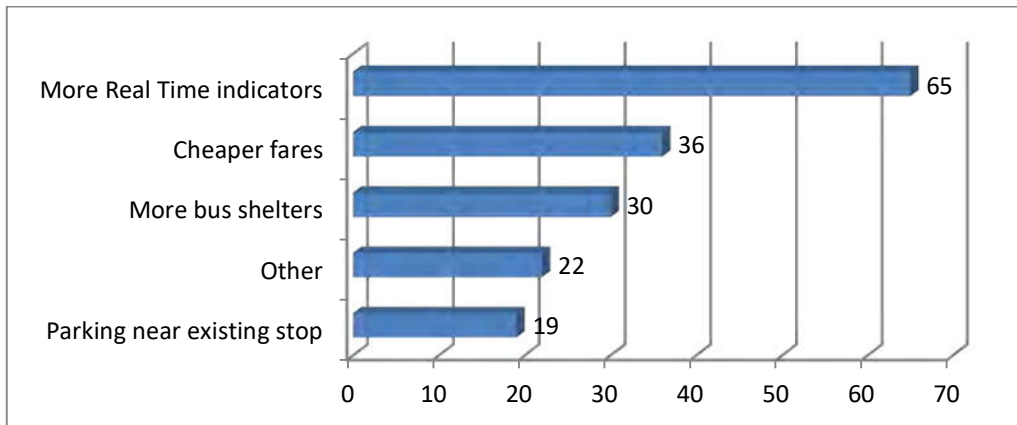
**4.12 Where would you prefer to board a bus? 111 respondents – 149 total choices**



<b>Other:</b>			
By church	6	Village green	4
Village hall	4	Canal way	2
No answer	2	British Legion	1
Cricket club	1	Roadside (hail and ride)	1
Main Street	1	Current location	1
Buses for those in upper village	1		

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

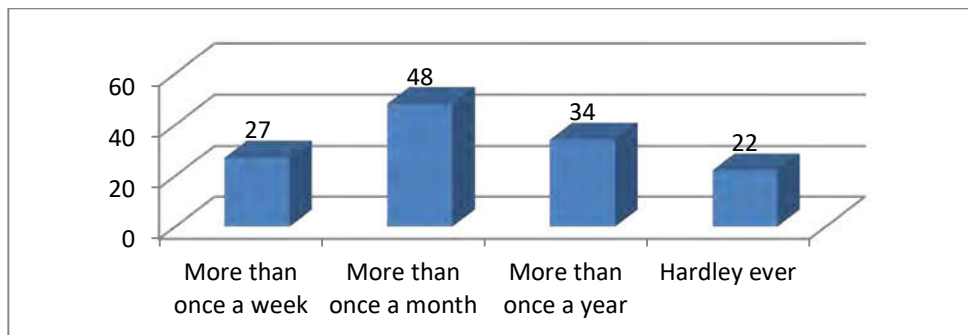
*95 respondents – 172 total choices*



<b>Other:</b>			
More frequent service	7	More stops in the village	5
More regular service to Wantage	2	More routes to Didcot/Abingdon	1
More buses that travel beyond Wantage	1	Buses to local villages	1
Go back to old route	1	Old system of hail and ride	1
Small economical buses	1	Continued use of bus pass	1
No parking at bus stop	1		

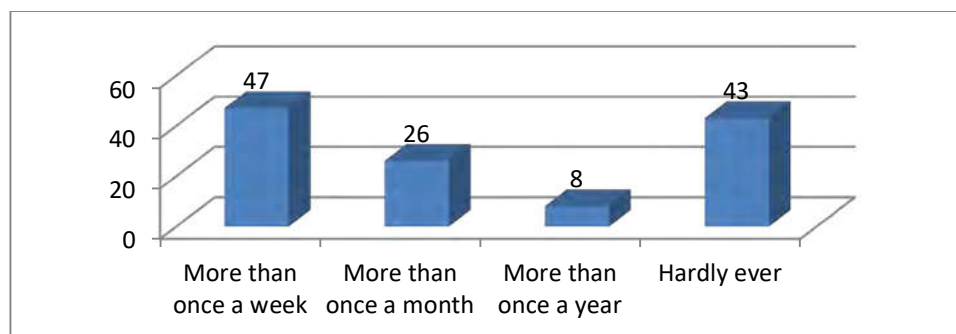
**4.14 If there was a railway station at Grove, would you use it?**

*131 respondents*



**4.15 Would you use a defined cycle path if one was along or adjacent to the A417?**

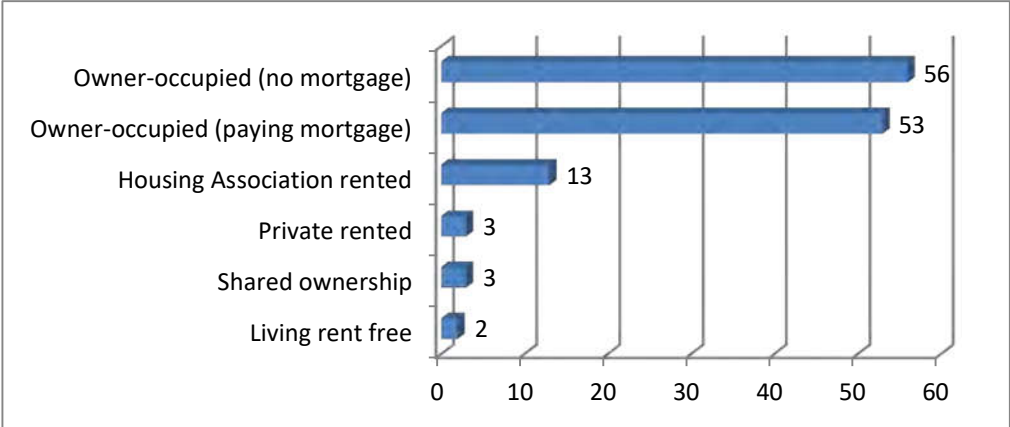
*124 respondents*



## Detailed Results Part Five- Your home

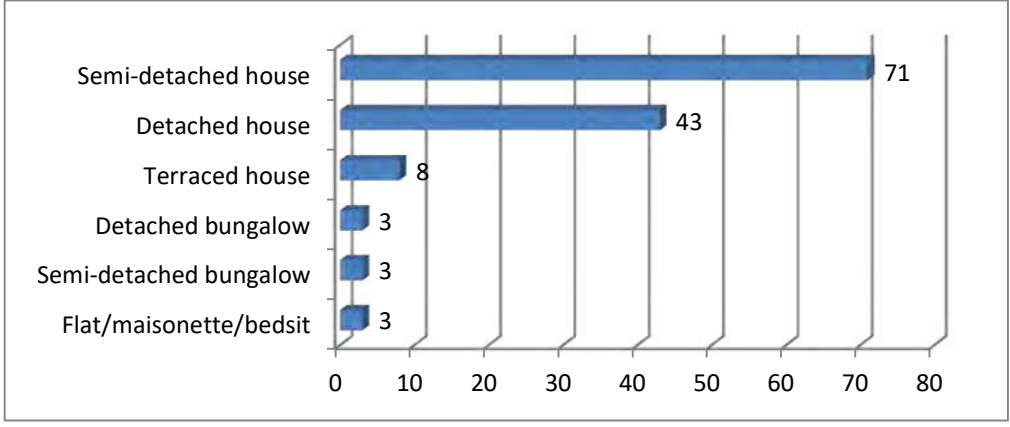
### 5.1 Is your present home...?

**130 respondents**



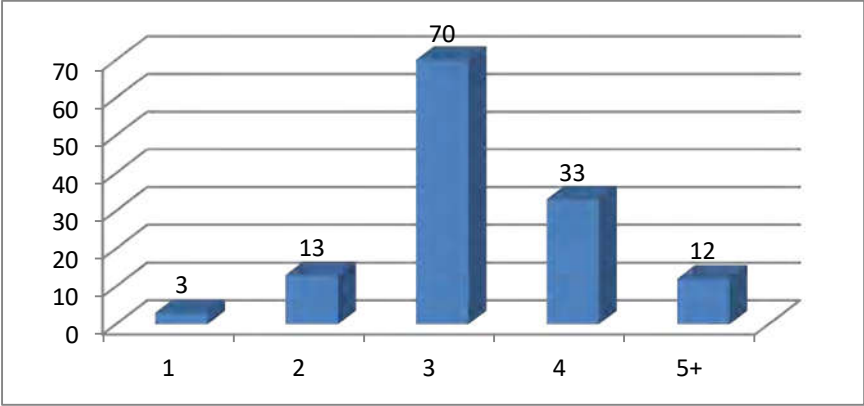
### 5.2 What type of property is your home?

**131 respondents**



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

**131 respondents**

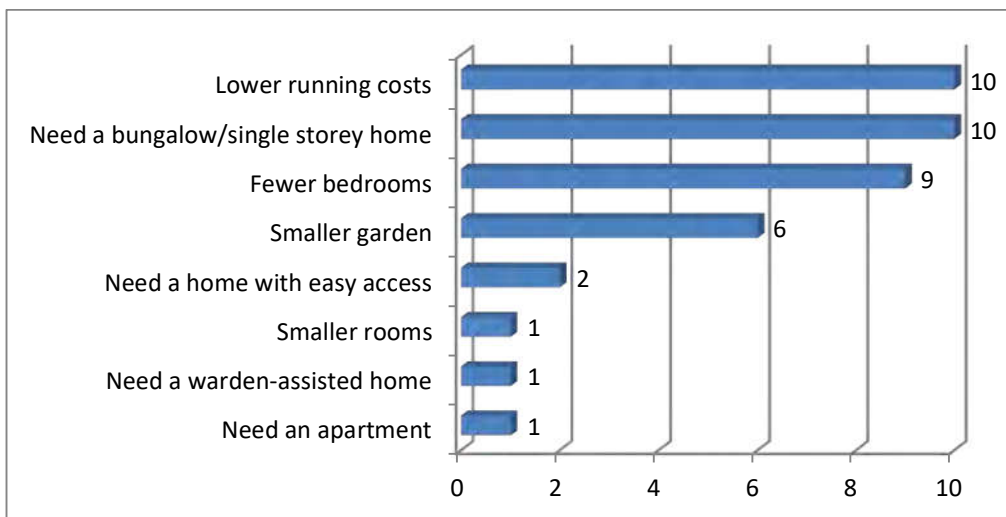




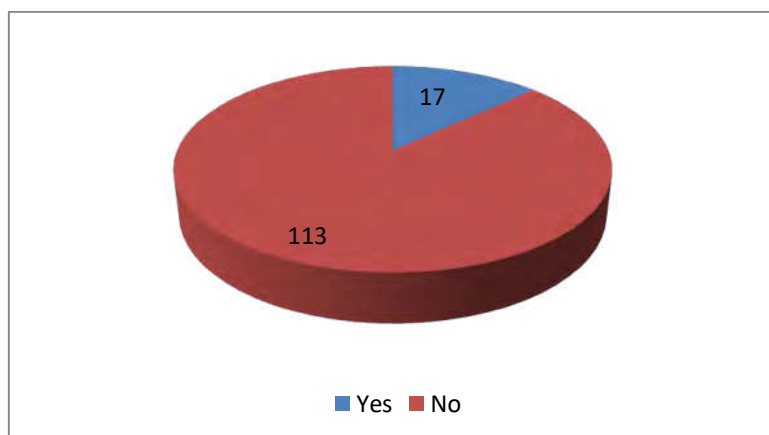
**5.4 If a suitable smaller property was available in East Challow, might you be interested in downsizing to it in the next 2-10 years? 132 respondents**



**5.5 If yes, what are your reasons for wishing to downsize? 20 respondents – 40 total choices**



**5.6 Are you interested in building your own home? 130 respondents**

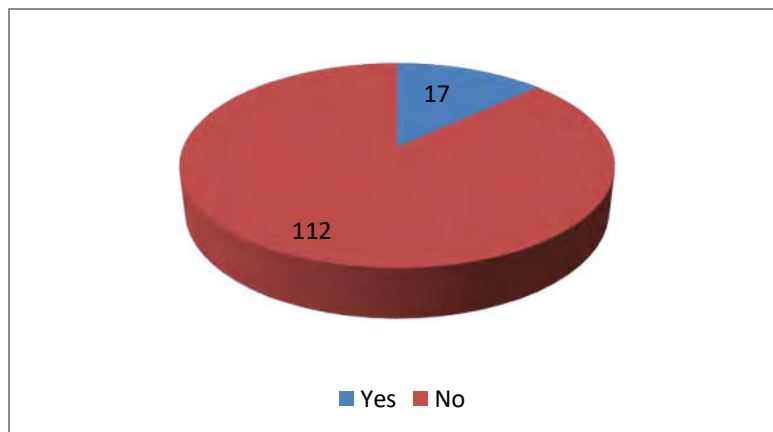


**5.7 If yes, have you registered your interest with the Vale of White Horse District Council?**

All 17 respondents answered 'no' to this question.

**5.8 Do you intend to – or are you considering – extending your current home?**

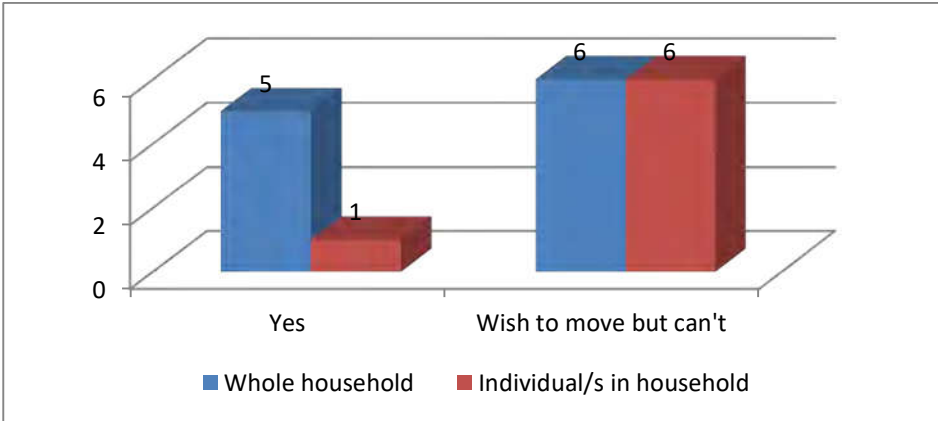
*129 respondents*



## Detailed Results Part Six- Your Housing Needs

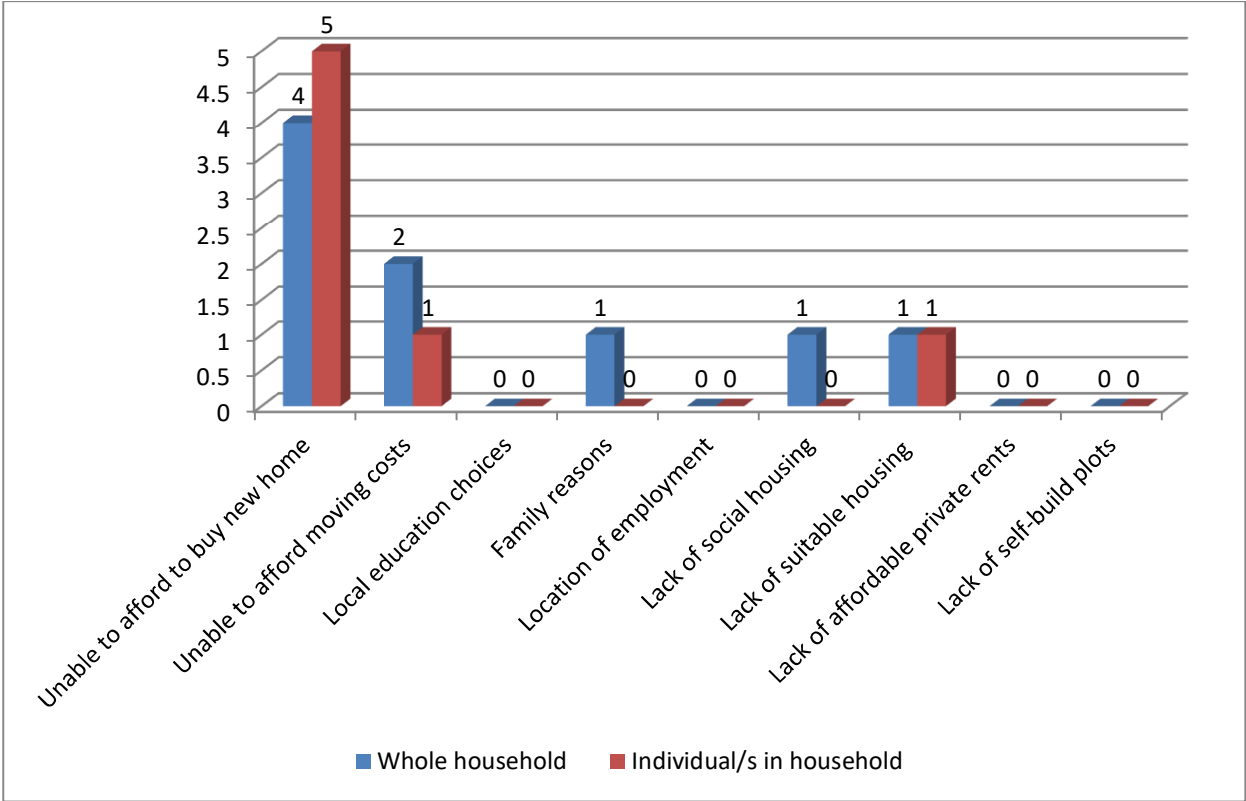
**6.1 Does your whole household, or any individuals within it, require a new home in East Challow within the next 5 years?**

*17 respondents – 18 total choices (one respondent answered for whole household plus an individual within it)*



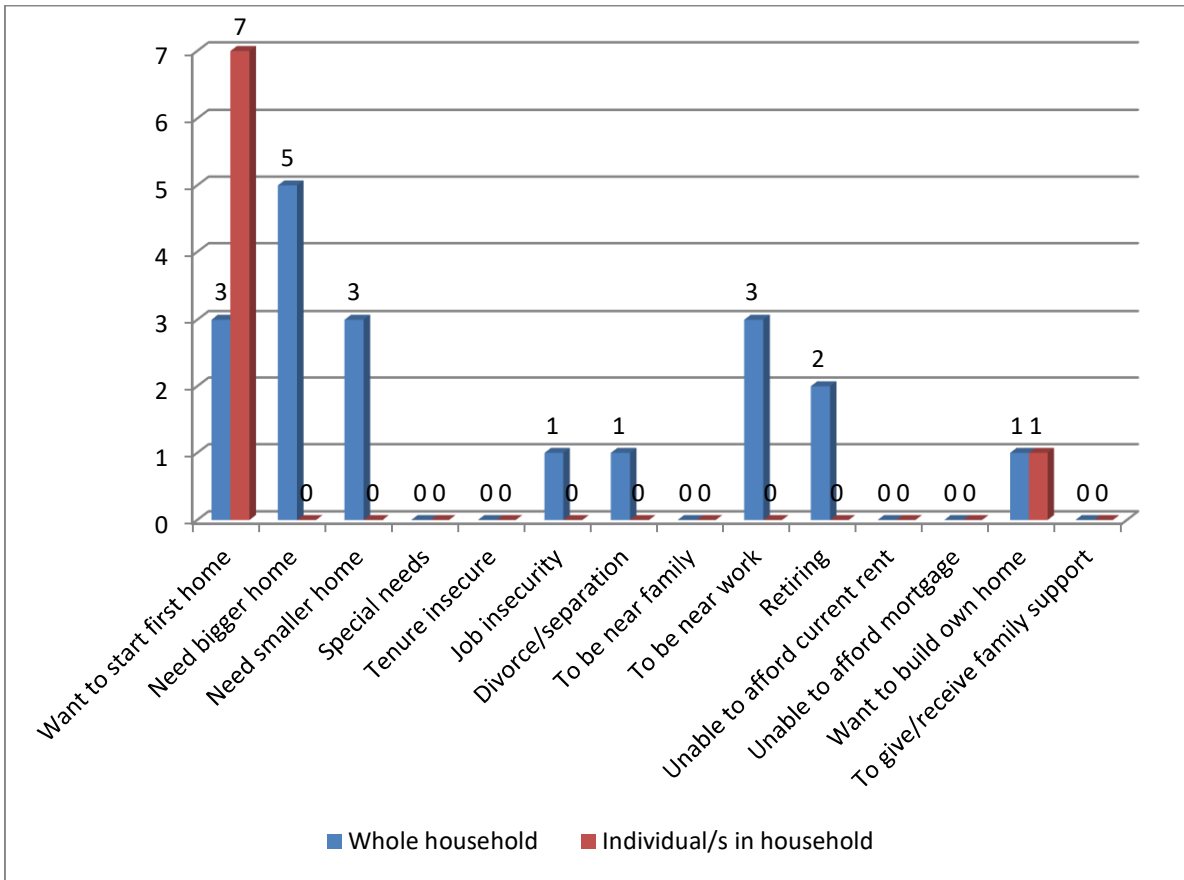
**6.2 If you wish to move but cannot, what are the reasons preventing you?**

*12 respondents – 16 total choices*



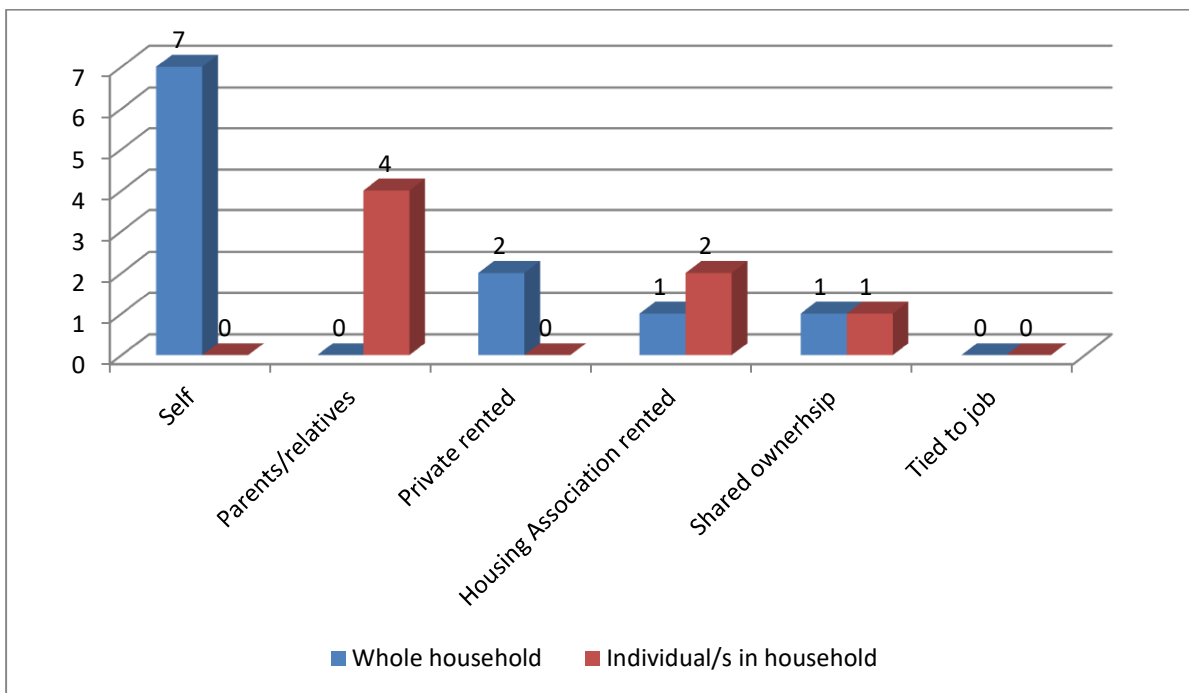
**6.3 Why does your household need a new home?**

**16 respondents- 27 total choices**



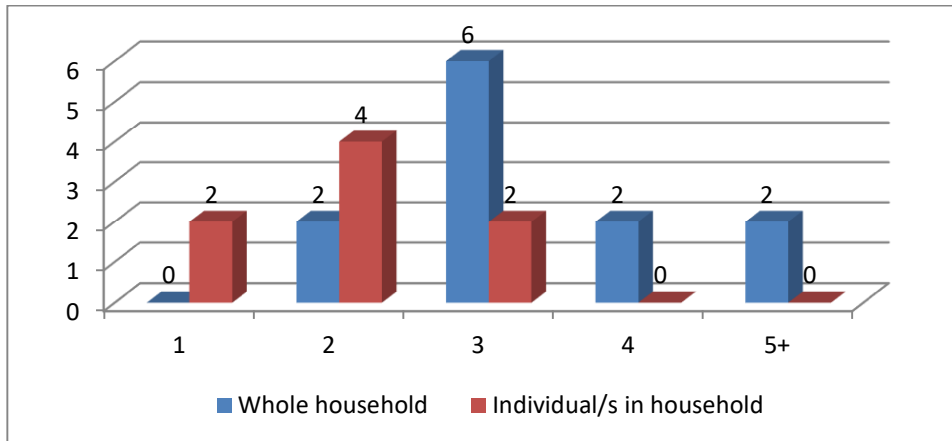
**6.4 Who owns the home you live in now?**

**17 respondents – 18 total choices**



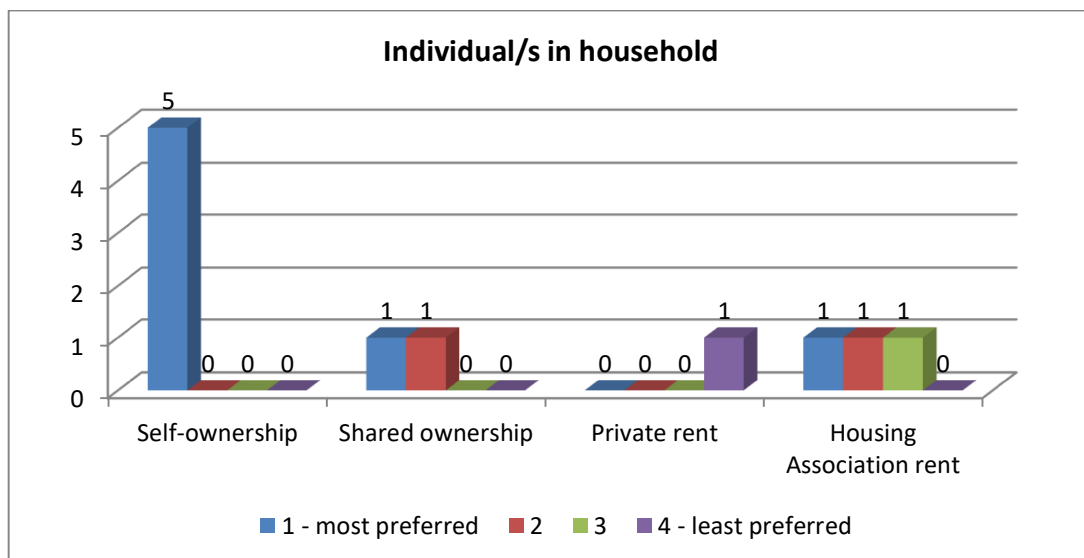
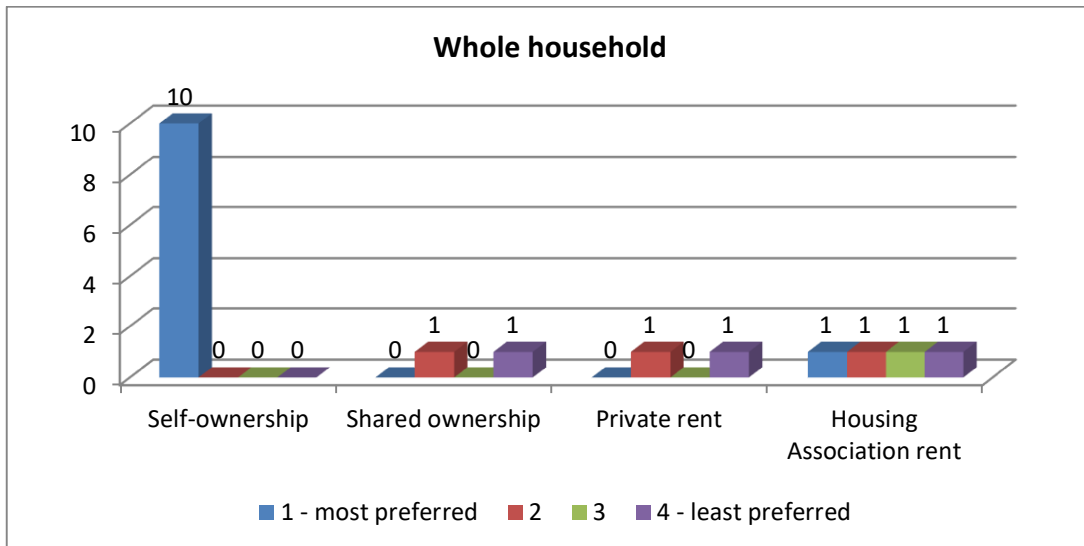
**6.5 How many rooms would your new home need?**

*17 respondents – 20 total choices*



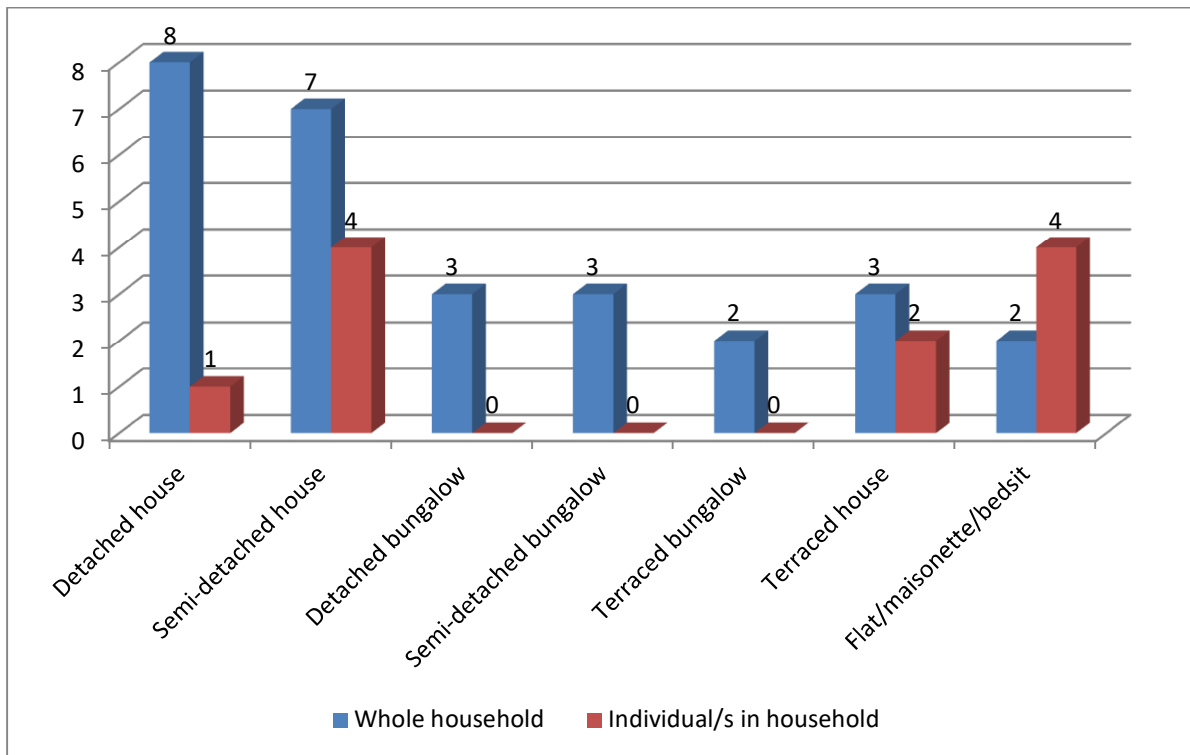
**6.6 What kind of housing would you prefer?**

*17 respondents – 29 total choices*



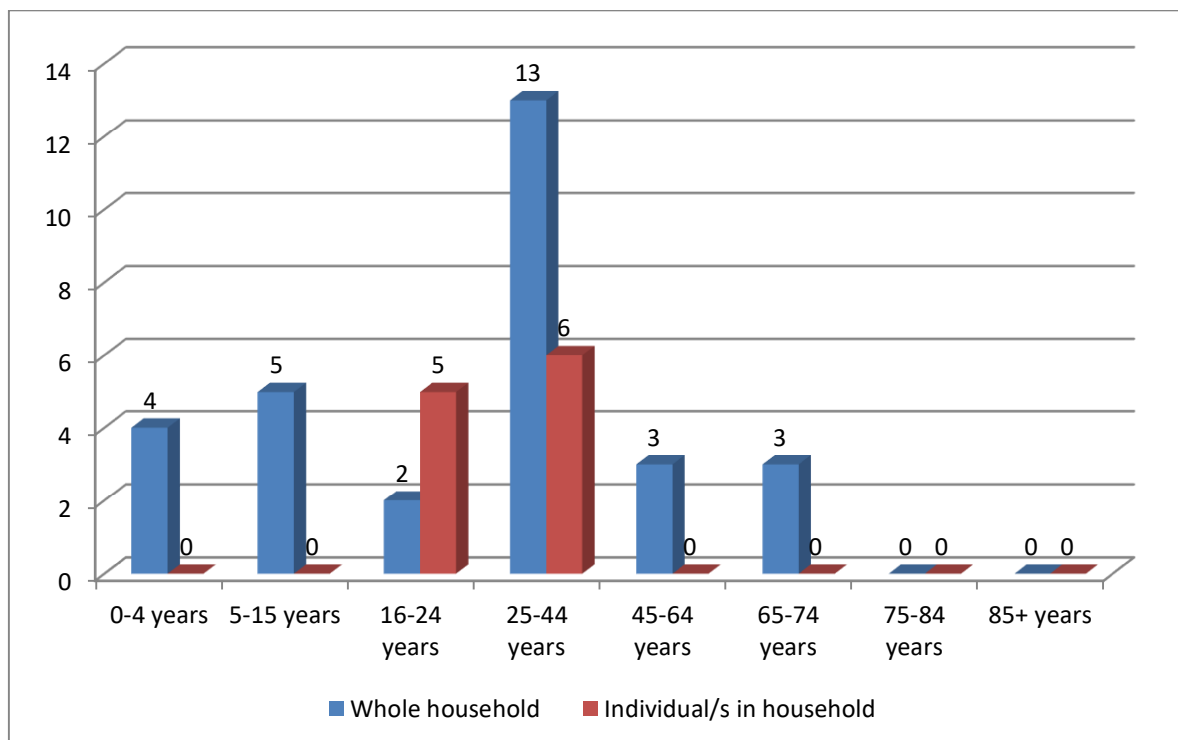
**6.7 What type of home do you need?**

**17 respondents – 39 total choices**



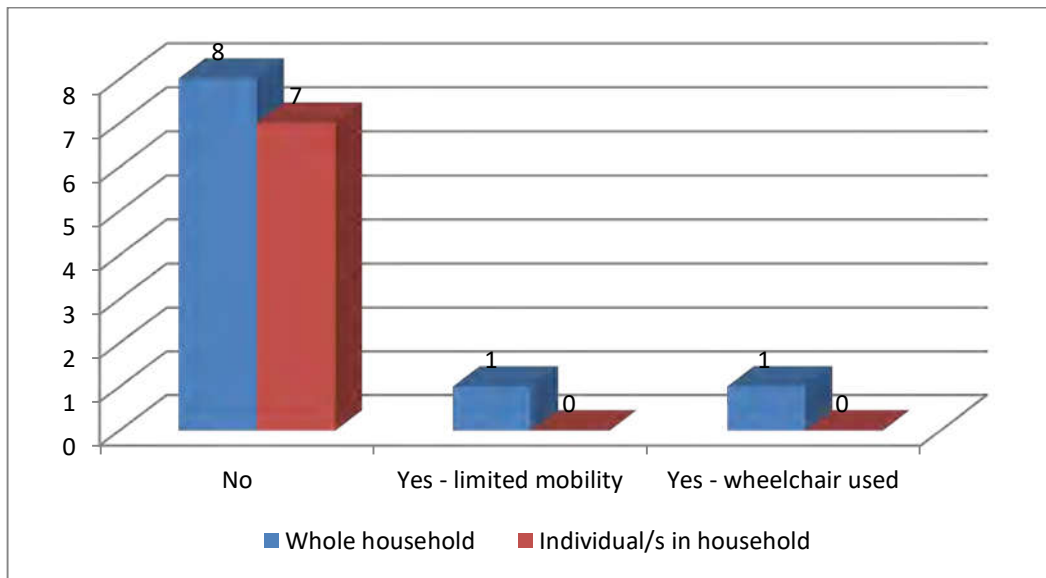
**6.8 How many people of each age group would live in the new home?**

**17 respondents – 41 total choices**



**6.9 Does anything affect the type of home you need?**

*15 respondents – 17 total choices*

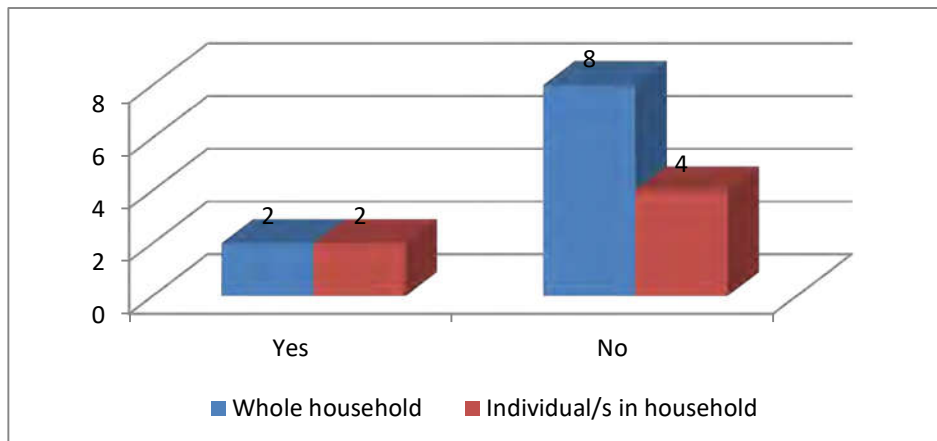


**6.10 Does anyone in your household have a supported housing need? If so, what type do they require?**

*0 respondents*

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

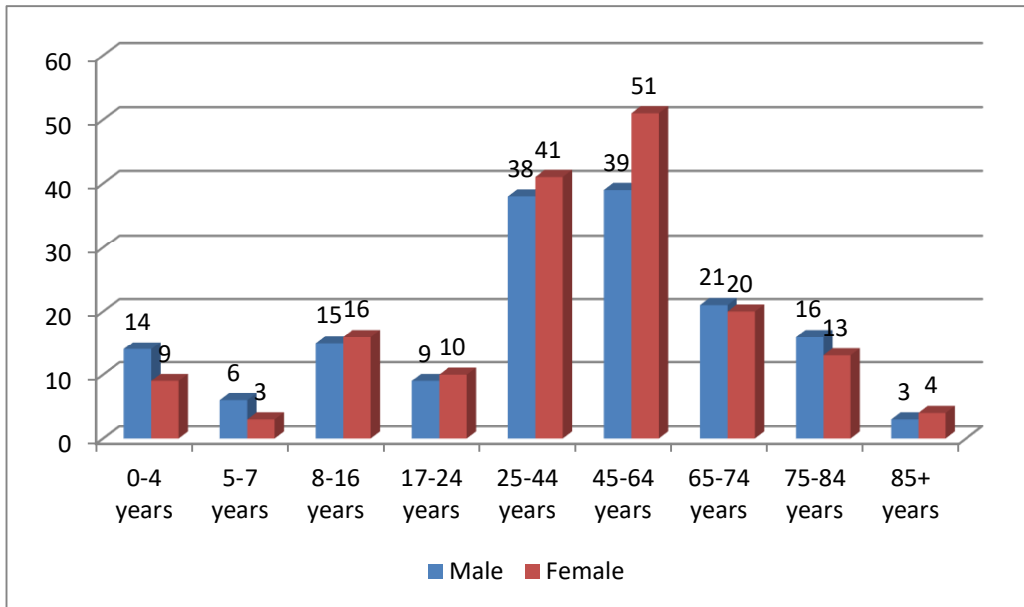
*15 respondents – 16 total choices*



## Detailed Results Part Seven- Your household

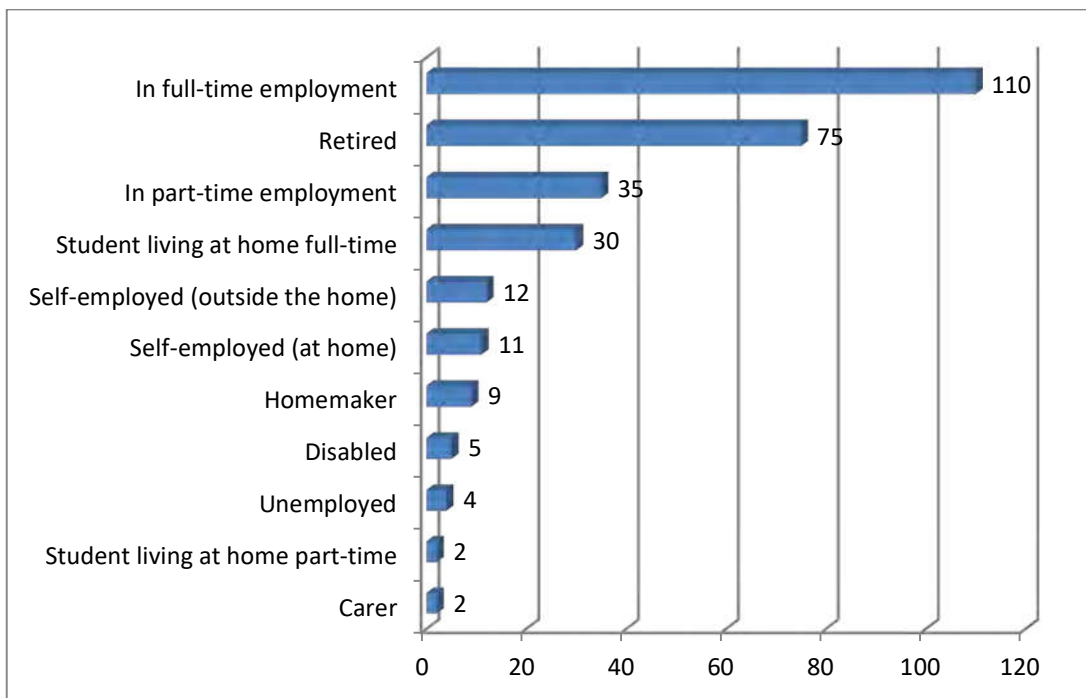
### 7.1 How many people of each gender and age live in your household?

*131 respondents – 328 individuals*



### 7.2 How many people in your household are...?

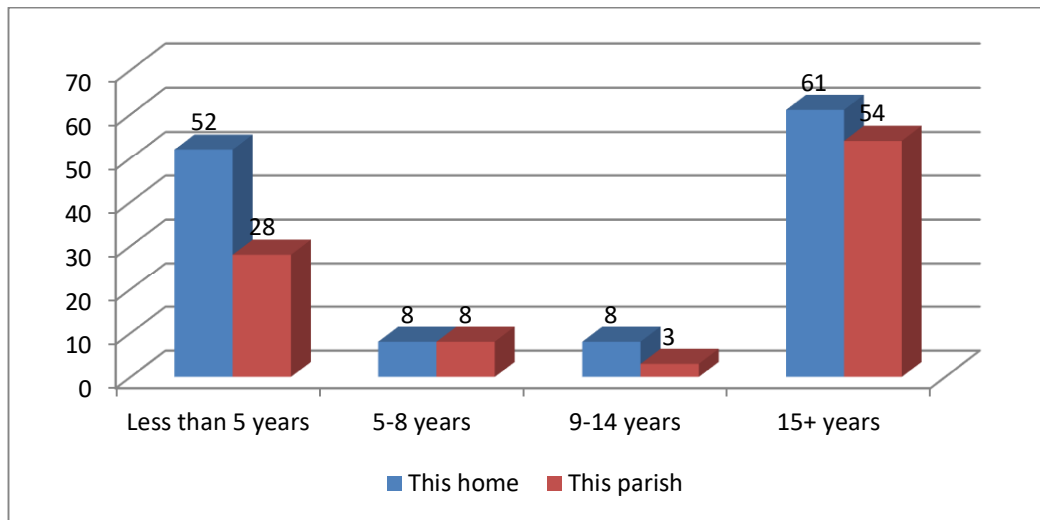
*130 respondents – 295 individuals*





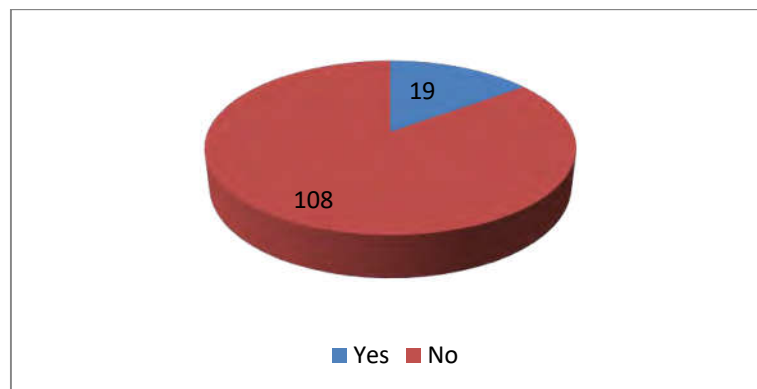
**7.3 How long have you lived in East Challow?**

**129 respondents**



**7.4 Have any members of your household left East Challow in the last 5 years?**

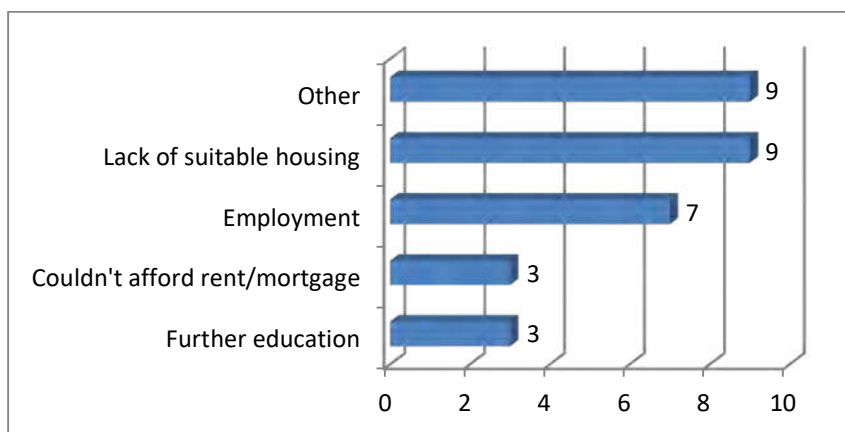
**127 respondents**



32 individuals left those 19 households.

**7.5 Why did they leave?**

**19 respondents – 31 total choices**



<b>Other:</b>			
Moved elsewhere	4	Divorce/separation	2
Got married	1	Travelling	1
Changes to village	1		

## Summary of narrative comments made on last page of the survey

Respondents 51: Comments 108

Segmentation of comments by theme	Number of comments
<b>Infrastructure- general comment</b>	<b>6</b>
- Current lack of adequate infrastructure	3
- No development until infrastructure is in place	1
- Sustainable transport issues	1
- General concern about impact of new developments on all infrastructure	1
<b>Infrastructure – comment on specific types of infrastructure</b>	
<b><i>Traffic, speeding and roads</i></b>	<b>14</b>
- General concern about existing traffic, speeding and roads issues and the potential impact of further housing development	4
- Concern about heavy good vehicles	4
- Need the Western Relief Road	3
- Need cycle paths	2
- Need speeding restrictions	1
<b><i>Parking</i></b>	<b>2</b>
- General concern about existing parking issues	1
- Parking made worse elsewhere as a result of new pedestrian crossing	1
<b><i>Health</i></b>	<b>1</b>
- Difficulty getting GP appointments	1
<b><i>Education (schools)</i></b>	<b>2</b>
- Improvements needed	1
- Better access needed if school were to expand	1
<b><i>Public transport</i></b>	<b>4</b>
- Bus service is inadequate	4
<b><i>Retail and services</i></b>	<b>12</b>
- Village shop needed	9

- Village pub needed	2	
- Venue with café needed	1	
<b><i>Sewage, drainage and water</i></b>		<b>2</b>
- General concern about existing sewage and the potential impact of further housing development	2	
<b><i>Leisure and Recreation</i></b>		<b>2</b>
- General concern about lack of activities for children	2	
<b>Environment – specific comments</b>		<b>15</b>
- Retain green spaces	5	
- Better footpath protection and maintenance	4	
- More dog bins	2	
- Better use of Canal	2	
- Improve wildlife protection	1	
- Cycle tracks needed	1	
<b>Development- specific comments</b>		<b>29</b>
- Important to maintain village character	10	
- No further development required	6	
- Concern about coalescence	6	
- Sustainable development needed	4	
- Development needs to be proportionate	1	
- Development of brown field sites	1	
- Better infrastructure needed on developments	1	
<b>Development - meeting local need</b>		<b>1</b>
- Need more affordable homes and starter homes	1	
<b>Village life – specific comments</b>		<b>9</b>
- Community Hub needed	4	
- Need more community involvement	1	
- Need to bring new and old parts of the village together	1	
- Need for more community events	1	
- Improve police presence	1	
- No fairs on the green	1	

## General personal comments

9

- Concerns about antisocial behaviour	4
- Comments on survey	2
- Not feeling part of the village	1
- Changes in local businesses	1
- Loss of village amenities	1

# EAST CHALLOW

## NEIGHBOURHOOD PLAN YOUTH SURVEY REPORT

August 2017



South Stables, Worton Rectory Farm,  
Worton, Witney, OX29 4SU  
01865 883488, [info@communityfirstoxfordshire.org](mailto:info@communityfirstoxfordshire.org)

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<b>Summary of findings</b>	p. 3
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Part 5- Leisure time in and out of East Challow	p. 7
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## **INTRODUCTION AND RATIONALE**

East Challow is currently preparing a Neighbourhood Plan. As part of its evidence gathering process, the Neighbourhood Plan Steering Group commissioned Community First Oxfordshire (CFO) to conduct a youth survey in June 2017. CFO is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave young people in the parish the opportunity to express an opinion on various community issues.

The survey had nine sections:

- About you
- Living in East Challow- likes and dislikes
- Improvements in East Challow
- Concerns about living in East Challow
- Leisure time in and out of East Challow
- Communications
- Feeling safe
- Cycling in the village
- Using the buses

## **DISTRIBUTION AND RESPONSE**

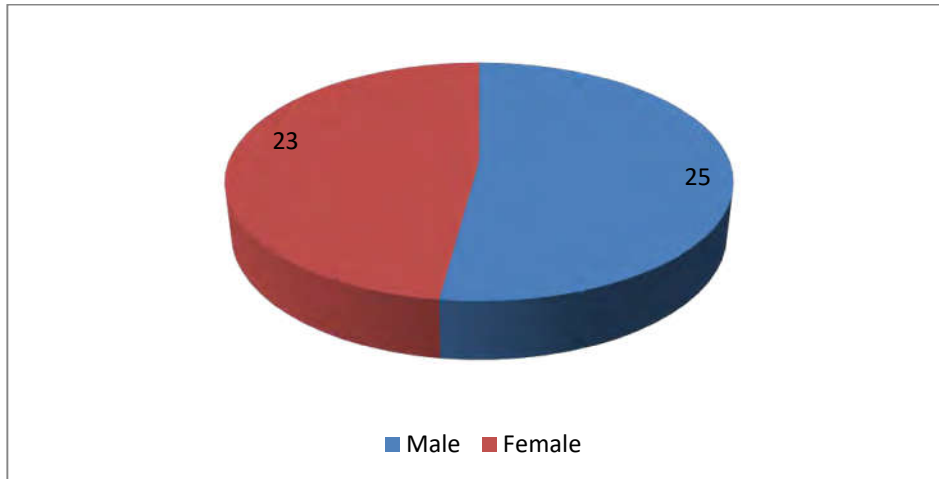
- CFO, liaising with East Challow Neighbourhood Plan Steering Group (NPSG), prepared the survey content.
- The NPSG arranged distribution of surveys in June 2017.
- 47 surveys were returned – one of the surveys has responses from 2 people so the number of respondents was 48. The younger children gave a collective class view.
- CFO analysed the returned surveys and prepared this report.
- No information is known about the non-respondents, and no assumptions have been made about their opinions.



## Part 1 – About You

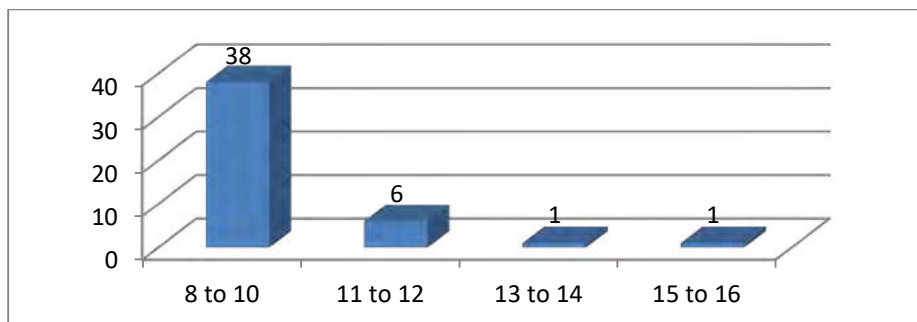
1. Are you male or female?

48 respondents



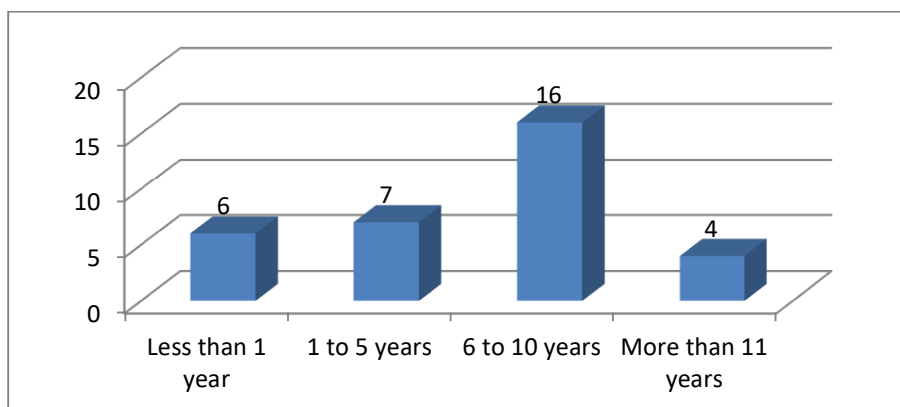
2. How old are you?

46 respondents



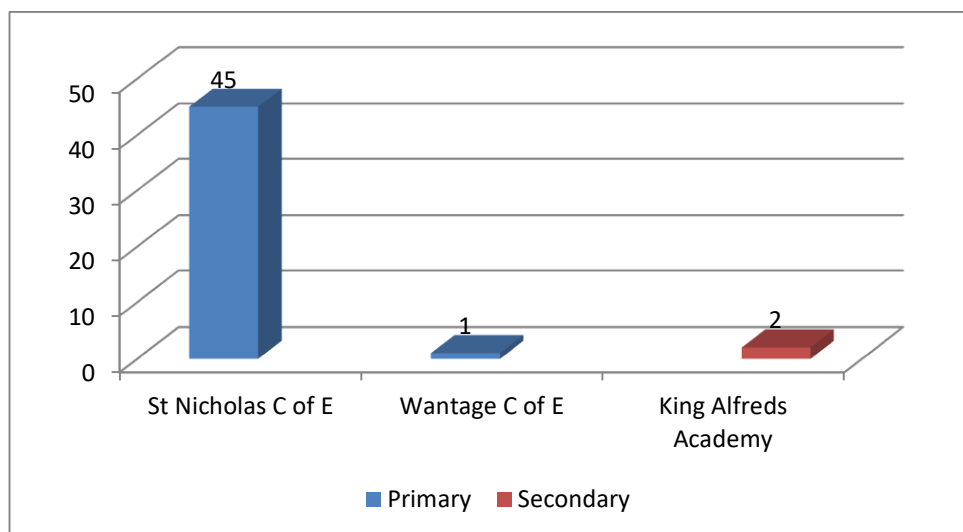
3. How long have you lived in East Challow?

33 respondents



#### 4. Where do you go to school?

48 respondents



### Part 2 – Living in East Challow: likes and dislikes

#### 5. What do you like most about living in East Challow?

34 respondents - 45 comments

- Friendly village - 13
- Other responses - 8
- Parks and gardens - 8
- Quiet and peaceful - 8
- Countryside and views - 5
- Not too many houses - 2
- Local school - 1

#### 6. What do you like least about living in East Challow?

30 respondents - 34 comments

- Lack of shop - 8
- Environmental concerns – 7
- Lack of activities - 7
- Number of houses - 5
- The school - 4
- Roads and speeding issues - 2
- Noisy people - 1

### Part 3 – Improvements in East Challow

#### 7. How do you think we could improve East Challow?

*43 respondents - 66 comments*

Local shop - 16  
Better roads, controlling speeding and parking - 8  
New, bigger school - 7  
Skate park - 5  
Swimming pool - 5  
Developing the park - 4  
New housing - 4  
Chocolate fountains - 3  
Looking after the environment - 2  
More activities/ clubs - 2  
Cycle path - 2  
Trains - 2  
Bridges instead of crossings - 1  
Make gardens smaller - 1  
No more housing - 1  
Keep it the same - 1  
More farmland - 1

### Part 4 – Concerns about living in East Challow

#### 8. Is there anything that concerns you about living in East Challow?

*17 respondents - 17 comments*

Feeling unsafe - 5  
Road safety - 3  
School - 3  
Environmental issues - 3  
Housing - 1  
Smoking - 1  
Lack of shop - 1

## Part 5 – Leisure time in and out of East Challow

### 9. How do you mainly spend your leisure time?

*42 respondents - 47 comments*

At home - 21  
Playing in the park/outside - 10  
Sports - 4  
Cycling - 4  
Clubs - 2  
Seeing friends - 2  
Horses - 2  
Swimming - 2

### 10. What activities or clubs IN East Challow do you take part in?

*15 respondents - 19 comments*

Other activities or clubs - 11  
Gymnastics - 5  
Football - 3

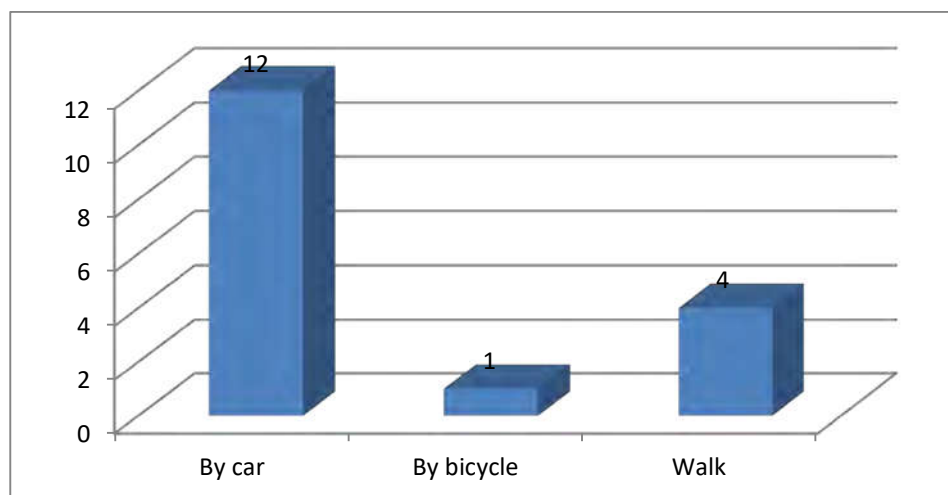
### 11. What activities or clubs OUTSIDE East Challow do you take part in?

*23 respondents - 45 comments*

Other activities or clubs - 8  
Football - 8  
Dance/ drama - 6  
Gymnastics/ trampolining - 5  
Swimming - 5  
Uniformed organisations - 5  
Music lessons - 3  
Running - 3  
Tennis - 2

### 12. How do you get to these activities?

*17 respondents*



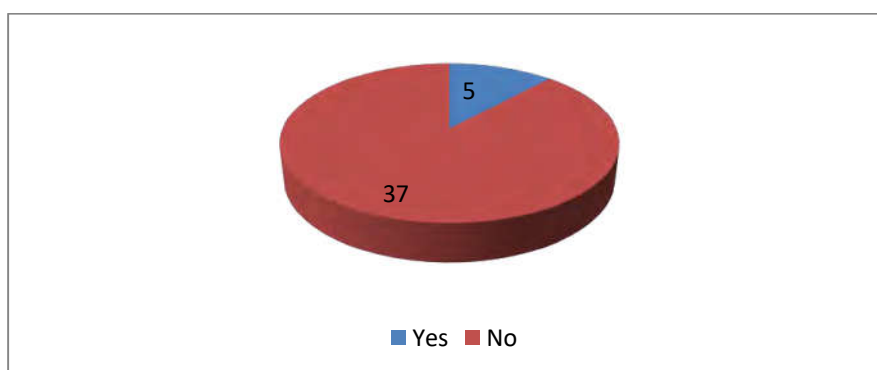
**13. What activities or clubs in East Challow would you like?**

*33 respondents - 48 comments*

- Various other sports activities - 13
- Various other clubs - 8
- Arts and crafts - 5
- Football - 5
- Parkour/ skate park - 4
- Swimming - 3
- Dance - 3
- Tennis - 3
- Community events - 2
- Cheerleading - 2

**Part 6 – Communications**

**14. Do you use the village website to find out what's happening? 42 respondents**



**15. What would be the best way to keep in touch with young people in East Challow?**

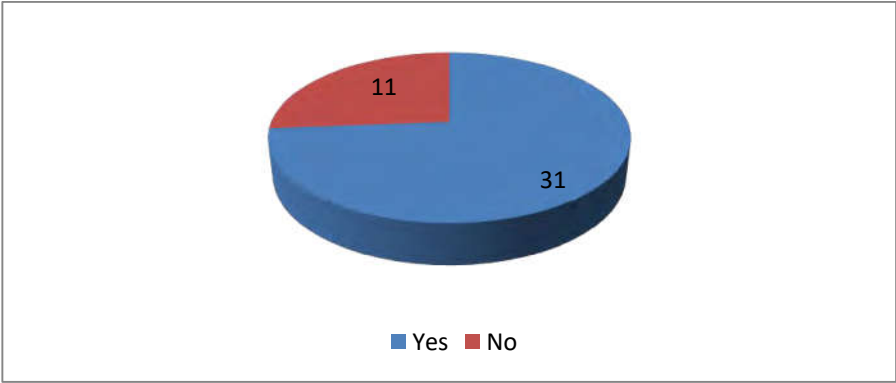
*35 respondents - 46 comments*

- Mobile phone applications (Skype, Whatsapp, text) - 21
- Face to face - 12
- Other - 4
- Print media and notice boards - 3
- Events - 3
- School - 3

**Part 7 – Feeling Safe**

16. Do you feel safe walking in the village?

42 respondents



17. If you answered no, what would make walking safer?

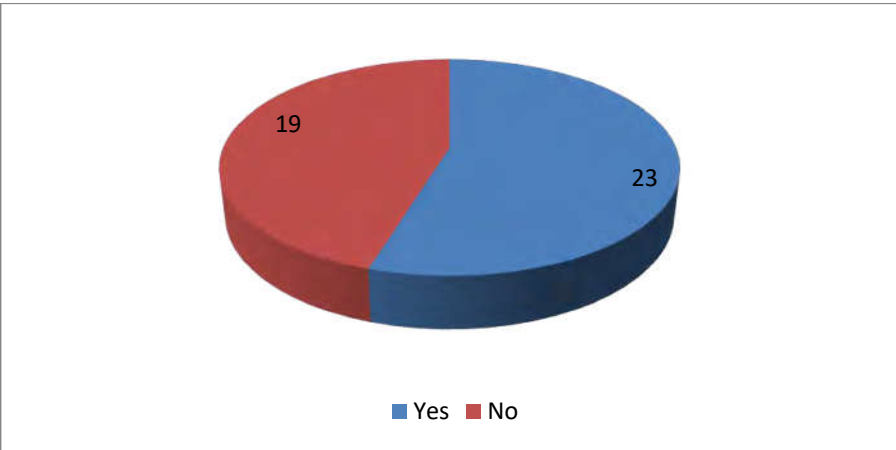
10 respondents - 13 comments

- Reducing speed of traffic - 7
- Better paths - 6

**Part 8 – Cycling in the village**

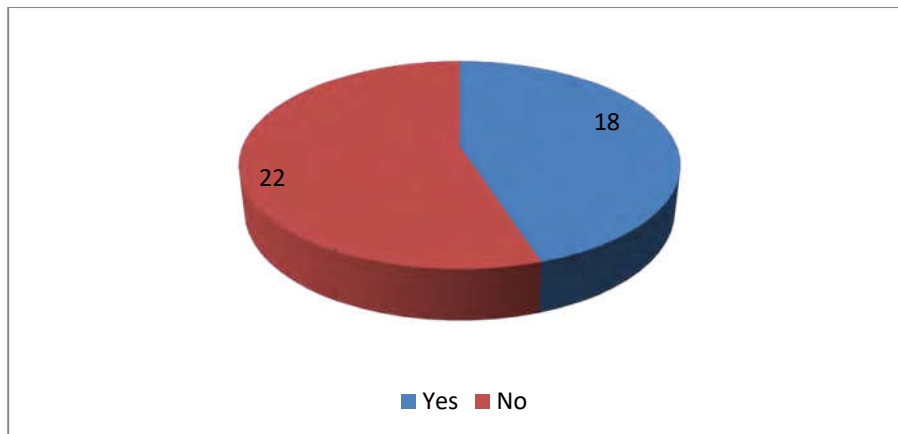
18. Do you cycle in the village?

42 respondents



19. Do you think cycling is safe in the village?

40 respondents



20. If you answered no, what would make cycling safer?

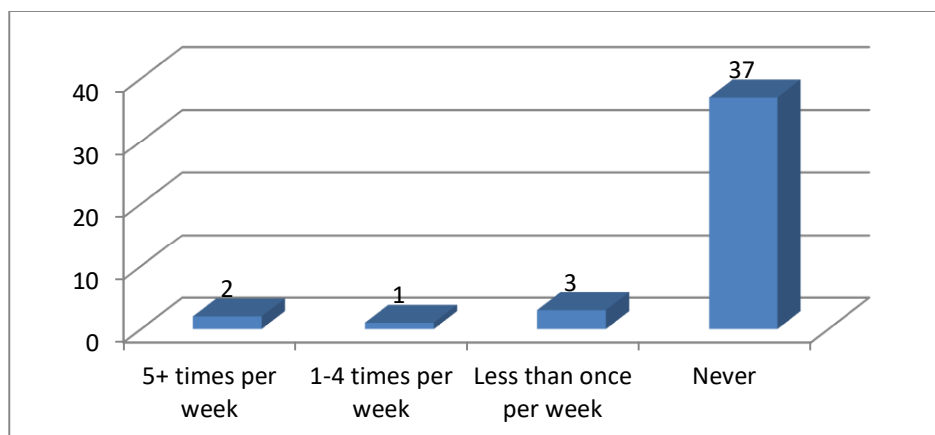
21 respondents - 24 comments

- Cycle path - 10
- Reducing speeding - 6
- Other ideas - 4
- CCTV - 2
- Bridge - 2

### Part 9 – Using the buses

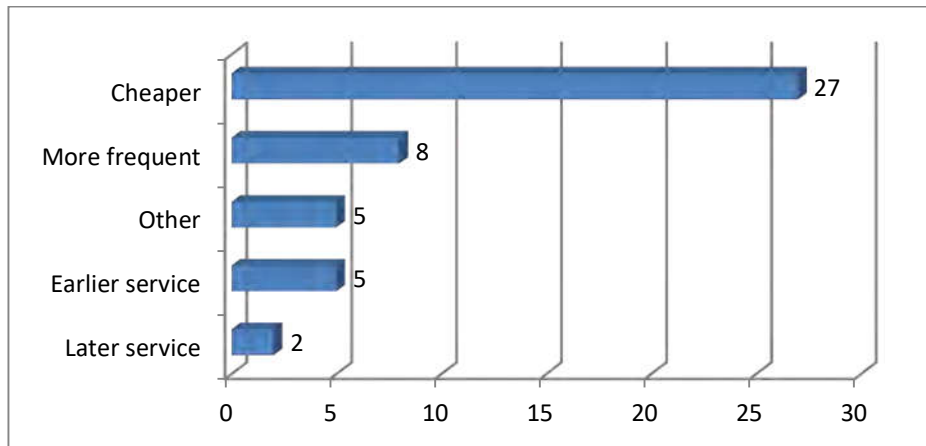
21. How often do you use the village buses?

43 respondents



**22. What would make you use the buses more often?**

*35 respondents – 47 total answers*





## Comments



### YOUNG PEOPLE IN EAST CHALLOW SAY....



We like living in the village as people are friendly. We like that it is small, quiet and peaceful and that we are near the countryside

We would like a shop in the village



Some of us think there are too many houses in the village

We would like people to take better care of the environment



We think that having more activities in the village would improve it. Our favourites would be a skate park and a swimming pool

We think that if there is to be new housing we would need a bigger school and the roads would need to be improved.





## YOUNG PEOPLE IN EAST CHALLOW SAY....



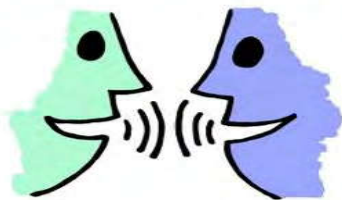
So we can feel safer in the village we would like people to drive more slowly and to park more considerately.

Many of us spend our leisure time at home but many of us go to the local park to play



We are busy and take part in lots of activities and sports outside the village

We would like to see more events, sports and activities in our village.



The best way to keep in touch with us is through our phones, through our school or by talking to us face to face

We would like a cycle path and better pavements and paths as this would make the village safer for everyone

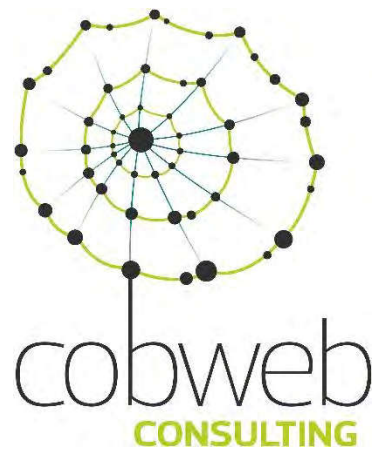


# *East Challow Parish Council*

## **EAST CHALLOW BUSINESS SURVEY**

A report for East Challow Parish Council from Cobweb Consulting

December 2020



t 020 7274 8727 -m 07961 126 898 -e info@cobwebconsulting.com  
Cobweb Consulting, 2 Kemerton Rd, London SE5 9AP - [www.cobwebconsulting.com](http://www.cobwebconsulting.com)

## Executive summary

- The business survey was completed by 22 respondents. Their businesses were varied in nature and size with consultancy and management services the largest single group.
- The length of time in business ranged from one year to fifty but more than half had been established for at least ten years.
- Two out of three employ staff with the total amounting to 131 full time and 50 part time employed. Around one in four of these employees live locally to East Challow.
- Recommendation/word of mouth and business to business contact were the most important sources of business.
- Seven businesses were very satisfied with East Challow as a place to do business, fourteen satisfied and only one dissatisfied.
- Advantages included: a location central to key business areas, easy access and convenience for staff and being close to home for some.
- The main perceived disadvantages were poor local transport infrastructure and poor public transport links.
- The three factors which appear most important to every business, in their ability to affect business, are broadband speed, customer confidence and business confidence.
- Eight respondents felt there was nothing to restrict the growth of their businesses but others noted high business rates, availability of premises, availability of staff or weak customer demand as the main potential limiting factors.
- Two of the businesses taking part in the survey were run completely from home and there were a further five who did so partly. The main advantages were seen to be a lack of commuting and flexible hours but potential disadvantages were lack of contact with others/isolation, variable internet connection and the distractions of family life.
- Nine of the sample thought that there was a need for more, smaller, start up premises within East Challow or the Grove Business Park. Their ideas on what was needed varied.
- The two main types of support to assist them were facilities such as Boston House or financial help of some kind.
- Five businesses thought that further housing development might affect them. Three were positive about obtaining more work or customers but two thought that there would be disruption to the roads.
- The three main infrastructure changes that respondents would like to see were: a rail station/rail links, better broadband and improvements to the road system.

## 1.0 Method and sample

A short business survey was distributed in two ways: a copy was included in a mailing of a housing survey to all households in the Parish (with the particular objective of reaching those who run businesses from home) and copies were delivered by hand by Paul Barrow to most addresses on the W&G estate and the Grove Business Park. A web version of the survey was also made available to all potential respondents. The manager of Boston House on the Grove Business Park offered to pass on the link to businesses not accessible for hand delivery.

A total of 22 responses were received, 9 on paper and 13 in the web version.

The questionnaire is included in Appendix 1

## 2.0 Survey results

### 2.1 Profile of businesses taking part.

The nature of the businesses contributing to the survey is shown in table 1 below and a good deal of variety may be seen.

**Table 1 Nature of business**

Consultancy/management services	7
Construction/civil engineering	3
Logistics/distribution	3
Health and well being	3
Marketing/websites	2
Professional services	2
Garage	1
Tour operator	1

Base: all respondents (22)

This list includes those who work from home, those who have their own premises and those using a facility such as Boston House. Beyond the broad categories above the list ranges from beauty treatments to sewer work, from website design to a local garage.

The number of years the business has been operating range from one to fifty with no apparent patterns according to the nature of the business.

**Table 2 Years in business and at current site**

	<b>In business</b>	<b>At current site</b>
Under 5 years	5	10
5 – 10 years	3	2
11 – 20 years	4	5
Over 20 years	10	5

Base: all respondents (22)

Most of the businesses appear well established with more than half in place for at least ten years. The longest established, at fifty years, had obviously come under new management about five years ago.

The third column in Table 2 records how long the business had been at its current location. Eight had remained at the same location for their whole trading period but the rest had moved at some point.

Some of the most recent moves had been made by those currently located at Boston House. But as there are also organisations who have been established in Boston House for many years we assume it is not a new facility but probably just coincidence.

## 2.2 Staffing

Around two out of three – 14 of the 22 - of the businesses employ staff. The numbers of full time staff are generally low with eleven of the fourteen employing fewer than ten people.

**Table 3 Full and part time employees**

	Full time	Part time
None	-	8
Fewer than 5	6	3
6 – 10	5	2
11 – 20	2	-
More than 20	1 (50)	1 (30)

Base: all employing staff (14)

In addition, six businesses also employ part time staff. In total, this amounts to 131 full time and 50 part time staff employed by local businesses.

Respondents were also asked how many of their staff lived locally ie within three miles of the premises. All but one was able to provide an answer, giving a total of 38. This means that only 23% of employees in local businesses were from the East Challow area. This presumably has implications for inward travel on a daily basis, although some of the businesses may have employees who work from home or at other sites.

## 2.3 Source of business

Asked from where the majority of their business came, recommendation/word of mouth was the most frequently given answer and is clearly of great value to a wide variety of organisations and individuals.

**Table 4 Source of business/custom**

Recommendation/word of mouth	18
Business to Business	10
Telephone	7
Social media	7
Website/mail order	6
Advertising/mail shot/leaflets	4
Personal visits to premises	3
Reps/agents	2
Passing/casual trade	1
Other source	1

Base: all providing information on source of trade (21)

Also of importance was business to business contact, in the appropriate arenas. Beyond that there was little in the way of patterns relating to the nature of the business. Clearly some businesses relied on more than one source and there is a place for both traditional and more modern methods of reaching customers.

## 2.4 Attitudes to doing business in East Challow

Respondents were asked to express their overall view in terms of their level of satisfaction with East Challow as a place to do business.

**Table 5 Satisfaction with East Challow as a place to do business**

Very satisfied	7
Satisfied	14
Dissatisfied	1

Base: all respondents (22)

All but one were satisfied to an extent with about a third being very satisfied. When asked to explain the reasons for the rating given, the main theme of comment was that they liked or were happy with the location, their office/building or being established /settled. There was some favourable reference to the business park suiting their needs, being fairly quiet and offering parking. Two companies had recently moved to Boston House from the Harwell campus and were satisfied so far. A couple made reference to working from home, although one combined this with office space as well. The only real business related comment was from a respondent who said that he had experienced steady growth in business to business contacts.

The one business who said they were dissatisfied was one of those working in logistics. Their criticism was that there was ‘room for improvement’ in road transport links locally.

Everyone had previously been asked what they felt were the advantages and disadvantages of doing business in East Challow. Amongst the advantages, ‘location’ was mentioned in several ways.

**Table 6 Advantages of doing business in East Challow**

Central location/good transport links/good access to industrial, scientific and commercial areas.	5
Easy access/convenient for staff.	5
Like location/close to home	4
Parking	3
Rent suitable	2
Good facilities at Boston House	2
Rural/out of city	2
High demand	2
None particularly	2
Other	3

Base: all commenting on advantages (20)

In a macro sense, five businesses thought the location was sufficiently central and close to good transport links for this to be an advantage. At a more local level, the same number thought the area was convenient for their staff and offered easy access. Further, it was close to home for some of them. Other comments may be seen above. Only two people could not think of any particular advantages. The three ‘other’ comments were that there was good passing trade (from the garage), that it was a good community and that the new building in the village had brought increased opportunities for trade (from one of the well-being businesses).

On the negative side, most of the criticism concerned transport.

**Table 7 Disadvantages of doing business in East Challow**

Poor transport infrastructure locally	5
Poor public transport links/ no rail station	5
Road works in the area	3
Poor internet	2
Other	3
No disadvantages/no response	8

Base: all respondents (22)

Further comment was added to that about local infrastructure - access to the Grove Business Park, that the roads were not adequate for the volume of traffic, Wantage was mentioned twice and there were several references to the A417. Public transport was very limited too, with London and Oxford mentioned as two possible destinations. The three 'other' comments concerned: limited meeting and entertainment venues, being 'in the middle of nowhere' with a lack of shops and bars etc, power cuts. There were eight people who could find no disadvantages or made no comment.

## 2.5 Factors affecting business and growth.

Respondents were asked to rate the importance of a number of factors in their ability to affect their business.

**Table 8 Factors affecting business**

	Very important	Important	Not partic important	Not at all important	DK/no response	Average score
Business confidence	13	6	1	0	2	1.4
Customer confidence	15	5	1	0	1	1.3
Local business support and advice	4	5	7	3	3	2.5
Broadband speed	15	5	0	0	2	1.2
Crime, security and safety	9	9	1	1	2	1.7
Location and access	9	6	5	1	1	1.9
Contact with local councils	2	5	6	7	2	2.9
Availability of local workforce	4	6	3	6	3	2.5
Suitability/availability/flexibility of premises	5	11	2	2	2	2.1
Transport connections	9	6	3	3	1	2.0

Base: all respondents (22)

The three factors which appear important – mostly very important – to every business are broadband speed, customer confidence and business confidence. It has been seen earlier that location and transport matters are important to some but from this table we can see that is not everyone.

The final column gives an 'average rating' which is calculated by assigning values 1 to 4 to very important down to not at all important. Therefore the closer to 1, the more important the factor. It is an useful measure of comparison without having to consider a set of five figures. It shows that broadband speed is overall the most important factor, very slightly ahead of customer and then business confidence. It also illustrates that least important is contact with local councils, followed by



availability of a local workforce and local business support and advice. Those who did place some importance on the last of these were very diverse in nature but tended to be smaller businesses.

Respondents were given the opportunity to note any other factors capable of affecting their business but only four commented. They mentioned: local facilities such as post, access to arterial roads, international links and, of course, Covid 19.

Everyone was also asked to note any factors which might restrict their growth, from a list shown to them. Business rates was the one mentioned most often. The businesses to whom this mattered varied in nature but again tended to be smaller.

**Table 9 Issues restricting business growth**

Business rates	5
Weak customer demand	4
Availability/affordability of premises	4
Availability of appropriate staff	4
Increased competition	3
Transport	3
Technology changes	3
Rent	3
Legislation	2
Access to finance	1
Customer parking	1
Desire to stay below VAT threshold	1
Nothing restricting growth	8

Base: all respondents (22)

Premises, staff and weak customer demand came next, each mentioned by four businesses. The tour operator had obviously been adversely affected by the pandemic and one consultant had found their clients struggling to pay for the same reason. There were eight businesses displaying the confidence that nothing was restricting them; six were among those offering consultancy, management or professional services.

## 2.6 Working from home

Two of the businesses taking part in the survey were run completely from home and there were a further five who did so partly, including one who seems to allow some staff to work from home.

The advantages were found to be:

- Lack of travel/commuting (4 people)
- Flexible hours (3)
- Lack of overheads/cost savings (2)
- One mention each for: lack of office politics, being good for family life, better for the environment, being more comfortable.

Four of the seven noted some potential disadvantages though. These included: lack of contact with others/isolation, variable internet connection, the distractions of family life. Each of these were mentioned by two people.

## 2.7 Business start ups

Nine of the sample thought that there was a need for more, smaller, start up premises within East Challow or the Grove Business Park. Their ideas on what was needed and the types of business that would benefit were varied. What is needed:

- A small shop/post office/cafe
- Something else like Boston House
- Office space in a rural/farm setting with good quality refurbishment
- Small industrial units allowing for trade counters
- Affordable office space for one or two people
- One sole trader used and liked the co-working space at Boston House. More meeting room space might be beneficial.

Who would benefit:

- Builders Merchant
- Small engineering companies
- Technical development businesses
- One felt there was scope for businesses who could take advantage of the growth in house building locally
- Small businesses that need flexible space to meet and work. It should give them a professional 'face' for their clients and visitors. On site services such as financial and media should be available too.

Another question asked specifically what type of facilities and support should be provided for start ups. Four mentioned facilities such as Boston House/ Grove Business Park or described something very like it without actually naming it. Four mentioned financial support. This might take the form of affordable or subsidised rents, loans or free rates for a period of time, low cost finance. One person specifically mentioned those who might be wanting to start their own business following redundancy but would need financial support.

In addition to these two themes respondents mentioned marketing and business advice in general, signposting to specialist support options rather than generic access to grants and access to networking opportunities.

## 2.8 Looking ahead

All businesses were asked if any local housing development was likely to affect their business. Five thought that it would, fourteen that it would not, with three unsure. Amongst those five, three were

positive about the prospect, they thought that more residents would bring them more work or customers. Two of them were linked to construction and one to the health and well being sector. However, the other two businesses who expected to be affected had negative comments about the likely increase in traffic on already busy roads. This could lead to congestion, delays and pollution.

The final question gave respondents the chance to mention any changes they would like to see to local infrastructure which might help their business. Thirteen of them took this opportunity and the comments are summarised below.

**Table 10 Desirable changes to infrastructure**

Railway station/rail links	6
Improved Broadband	5
Charging points	3
Sustainable energy/housing developments	2
Road improvements	2
Wantage bypass	2
Other	4

Base: all commenting on infrastructure (13)

The most frequent plea was for a railway station to provide links to major cities. It was felt that the road system was not adequate for the increasing demands being placed on it, not least by the increase in house building, and that rail was an obvious alternative. One of the other changes suggested was an electric bus to Didcot station, presumably to achieve the same. On a similar theme, four people talked about improving the road network, including two references to a bypass for Wantage. On the other hand, one respondent complained that road works affected his trade.

Broadband improvements were also high up the wish list and sustainability is also salient with requests for charging points and wider sustainability objectives. The remaining 'other' comments were: a footpath to the new houses, a more reliable electricity supply (one respondent had earlier mentioned power cuts), improved leisure and entertainment facilities including green spaces.

## Appendix 1 Questionnaire used

## East Challow Parish Business Survey

If you run a business in East Challow, either from your home or from premises in the parish, we would ask you to complete this questionnaire on how you see the working environment in East Challow and how it might be improved. *If you also receive a questionnaire at your business premises please only complete one of them.*

You can also complete this survey online at:

[https://www.surveymonkey.co.uk/r/E\\_CHALLOW\\_BUSINESS\\_SURVEY](https://www.surveymonkey.co.uk/r/E_CHALLOW_BUSINESS_SURVEY)

**Please return in the Freepost envelope or complete online by the closing date of Friday 14<sup>th</sup> August 2020**

***All information will be kept confidential and individual businesses or staff will not be identified.*** To complete the questionnaire please tick the boxes next to the answers you wish to give or write in the spaces available. Answer N/A if not applicable.

<b>Name of business</b>	
-------------------------	--

<b>Business address including postcode</b>	
<b>Telephone number</b>	
<b>Email address</b>	
<b>Website address</b>	

<b>Contact name and position</b>	
----------------------------------	--

**Q1. What is the nature of your business?**

**Q2. How many years has this business been operating?**

**Q3. How many years has it been operating at this site?**

**Q4. Do you employ any staff?**

Yes	1
No	2

**Q5. If yes, how many are ....**

Full time	
Part time	

**Q6. If you employ staff, how many of your staff live locally ie within 3 miles of the premises?**

**Q7. Where does the majority of your business/custom come from?**

Personal visitors to premises	1	Passing/casual trade	6
Website/mail order	2	Business to business	7
Telephone	3	Recommendation/word of mouth	8
Advertising/mail shots/leafletting	4	Social media (eg Facebook, Instagram)	9
Representatives/agents.	5	Other (please explain)	

**Q8 What do you consider are the advantages of doing business in East Challow?**

**Q9. What do you consider are the challenges to doing business in East Challow?**

*If you run your business from your home in East Challow, please complete questions 10, 11 and 12. Otherwise go on to Question 13*

**Q10. Do you run your business completely from home?**

Yes	1
No	2

**Q11. What do you consider are the advantages of running your business from home?**

**Q12. What do you consider are the challenges to running your business from home?**

**ALL TO ANSWER**

**Q13a. How would you assess the importance of each of the following in their ability to affect your business?**

	Very important	Important	Not particularly important	Not at all important	Don't know
Business confidence	1	2	3	4	5
Customer confidence, as far as you are aware	1	2	3	4	5
Local business support and advice (if relevant)	1	2	3	4	5
Broadband speed	1	2	3	4	5
Crime, security and safety	1	2	3	4	5
Location and access	1	2	3	4	5
Contact with local Councils	1	2	3	4	5
Availability of local workforce (if relevant)	1	2	3	4	5
Suitability/availability/flexibility of work premises	1	2	3	4	5
Transport connections (if relevant)	1	2	3	4	5

**Q13b Are there any other factors which affect your business significantly? Please explain**

**Q14. What, if any, do you consider are the key issues restricting the growth of your business?**  
(Please tick all that apply)

Increased competition.	1	Technology changes.	9
Weak customer demand.	2	Business rates	10
Legislation.	3	Rent (if relevant)	11
Council bureaucracy.	4	Energy costs.	12
Transport.	5	Material costs.	13
Access to finance.	6	Customer parking (if relevant)	14
Availability/affordability of premises.	7	Desire to stay below VAT threshold	15
Availability of appropriate staff	8		
Other (Please specify)			
Nothing restricting growth	16		

**Q15a. Overall, how satisfied are you with East Challow as a place to do business?**

Very satisfied	1
Satisfied	2
Dissatisfied	3
Very dissatisfied	4

**Q15b. Please explain why you have given that answer?**

--

**Q16. Do you think there is a need for more, smaller start-up premises in East Challow/Grove Business Park, or not?**

Yes	1
No	2

**Q17a. If the answer to this is yes, could you be specific about the type of premises needed and the likely type of business that would benefit from this?**

--

**Q17b. In your view, what type of facilities and support should be provided for start ups?**

--

**Q18. In your opinion, is any local housing development likely to affect your business? And if yes, in what way?**

Yes	1	In what way?
No	2	
Unsure	3	

**Q19. Are there any major changes to local infrastructure (roads, rail, broad band speeds, sustainable energy such solar panels, charging points etc) that you would like to see in or around East Challow which might improve your business?**

No	1
Yes (please explain)	



**Q20. Please use this space for any additional comments that may be relevant to business success in East Challow and which may be relevant to the neighbourhood development plan.**

***Thank you for taking part in this business survey.  
Please return it in the Freepost envelope (with the housing questionnaire if you have received it at home).***

Cobweb Consulting FREEPOST RTKA-YTZU-AKXA 2 Kemerton Road London SE5 9AP

## East Challow Neighbourhood Plan Document

### Community Facilities Assessment

April 2021

BLUESTONE PLANNING  
TOWN PLANNING CONSULTANTS  
13 The Black Barn, Manor Farm,  
Manor Road, Wantage,  
OX12 8NE

T: 01235 766825  
E: [admin@bluestoneplanning.co.uk](mailto:admin@bluestoneplanning.co.uk)



ISO UKAS accredited 9001, 14001 and 18001

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<b>Author:</b>	J Flawn / L Webster	<b>Project No:</b>	235 0919 JF
<b>Client:</b>	East Challow Parish Council		

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<b>Checked by:</b>	J Flawn	<b>Approved by:</b>	S Brentnall
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## 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**

<b>Community Facility Reference</b>	<b>Community Facility</b>
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.

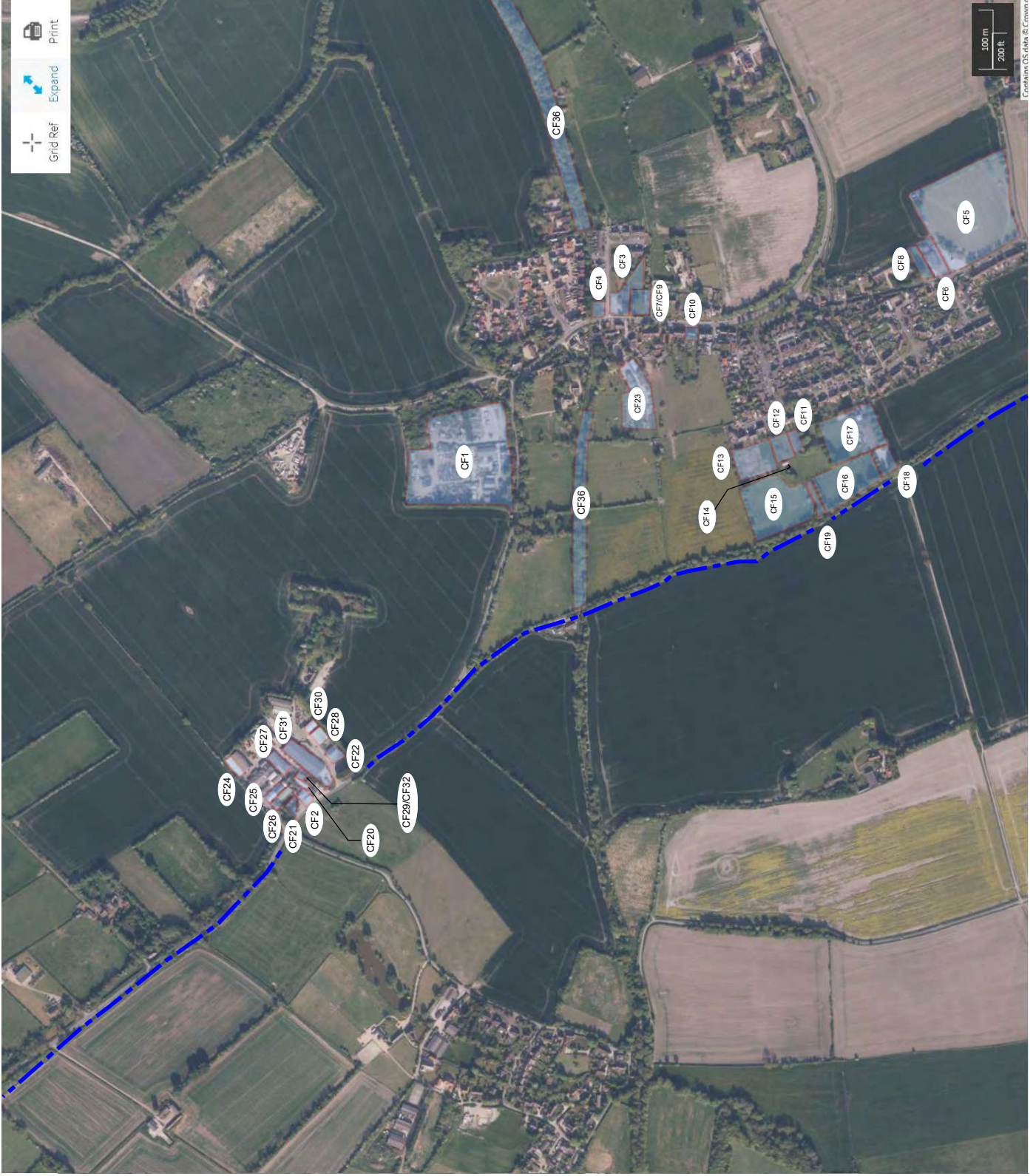
# APPENDIX A: Map of Neighbourhood Plan Area



## 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



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- CF1
- CF2
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- CF31
- CF32
- CF33
- CF34
- CF35
- CF36

- Haynes
- Mellor's Petrol Station
- Village Hall
- Overflow Car Park
- Cricknet Club
- Royal British Legion
- New Cemetery
- Vicarage Hill Cemetery
- St Nicholas Church
- The Mission
- Tennis Courts
- Play Area
- Allotments
- Pavilion
- Sport Pitch
- Wildflower Meadow
- School
- Top Car Park
- Small Car Park
- (Comhill Lane)
- Mellor's Servicing
- Mellor's Car Sales
- TVE Hire
- Canning's
- 1st Choice Car and Body
- Repairs
- Wantage 4x4
- Vale Hydrotherapy
- RCS Motor's
- C&G Joinery
- Thames Ceilings
- RJC Construction
- Buildbase
- A+B Furniture
- John Lewis of Hungerford
- TFD Health and Fitness
- GC Tiling
- Canal Path



NDP Boundary





## 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
<b>Summary of Value</b>	<p>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.</p> <p>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.</p>
<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 maintenance 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 fruequent 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 maintainance and rennovation, 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
	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>Summary of Value</b>	
<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.

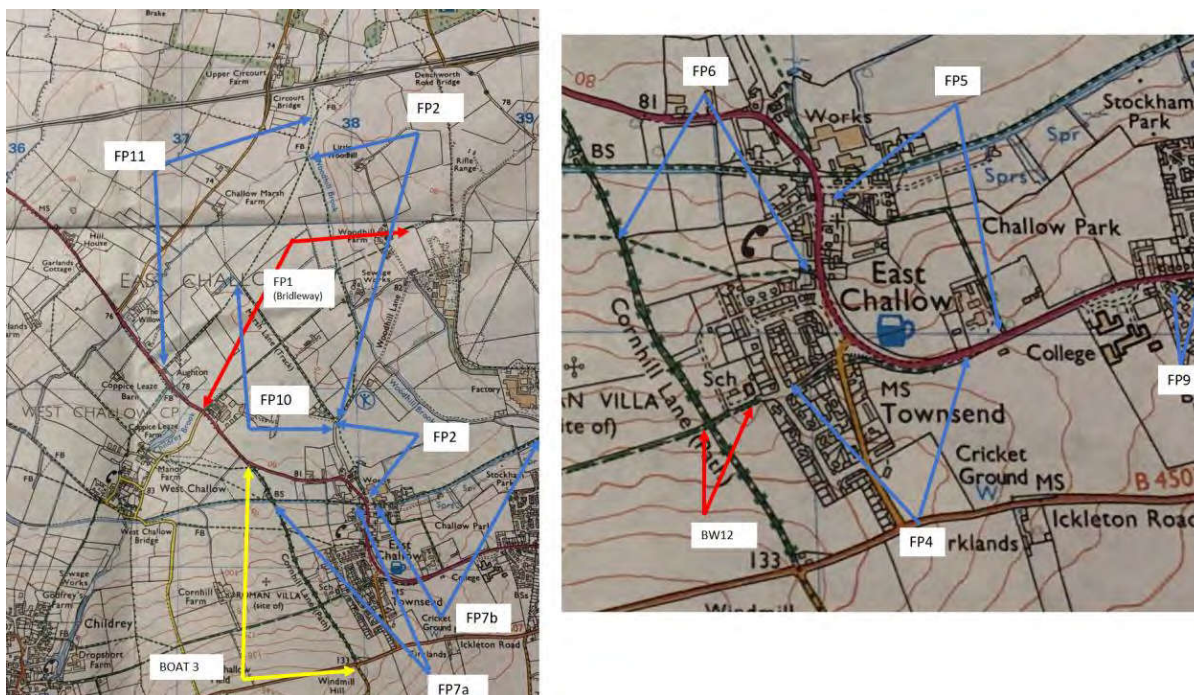
# East Challow Footpath Survey

Walking survey carried out July 2021

East Challow footpaths were taken from Oxfordshire County Council Definitive Maps. OS Grid references are mentioned in the text and on the Powerpoint images in the document.

FP1, 2, 6, 10 and 11 are described in more detail since these are not used currently although have huge potential for recreational walking away from the village core.

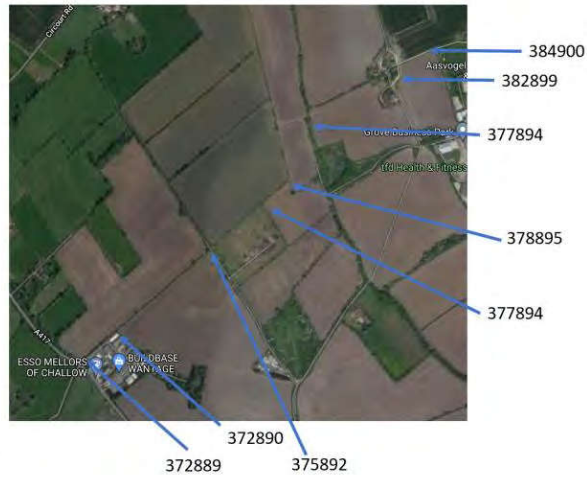
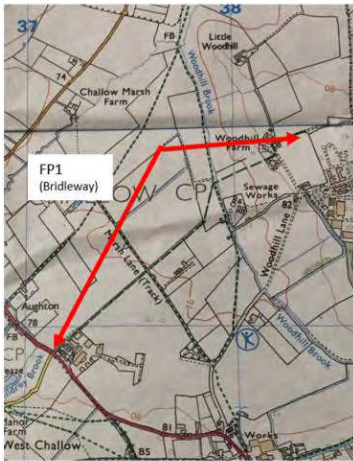
**Fig. Footpaths, Bridleways and BOAT in East Challow parish, taken from OCC Definitive List and superimposed on OS 1:25000 map.**



**FP1** (Marked as Bridleway on OS 1:25000 map)

Poor condition.

FP1 has not been used for many years. In most fields FP1 is completely unmaintained and invisible. Bridges are in poor condition.



The path starts at the W&G Estate on the A417 at 372889, passes over a wooden bridge at 373890. It runs along the side of a field which has a bridleway-width border which is overgrown (Fig. below, looking south, with W&G Estate in distance).



It crosses Marsh Lane (FP10) at 375892, which is completely overgrown in both directions and clearly has not been used for many years (Fig. below, looking west).



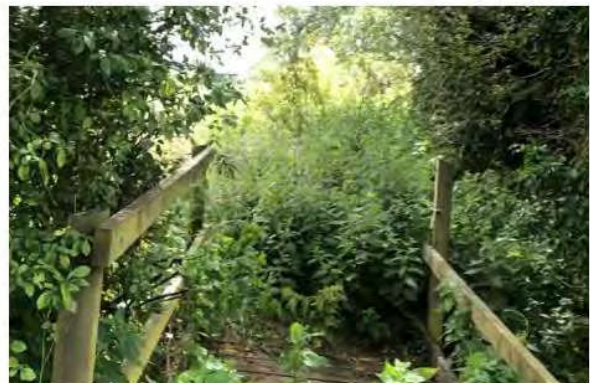
FP1 then runs along the west edge of a pasture field (Fig. below, looking south)



then crosses a bridge at 377894 (Fig. below looking south),



then running along the edge of an arable field reaching a bridge at 378895 which is in very poor condition and overgrown (Figs. below, looking north).



The path is invisible across an arable field crossing the concrete Grove airfield boundary path at 379897 and reaching a wooden bridge over Woodhill Brook at this position and which is also in poor condition and with a very overgrown exit (Fig. below, looking north)





into an arable field where the path is invisible leading up to Woodhill Farm at 382899. It then passes through the farmyard and along a field edge, but unmarked, where it ceases at 384900. Prior to the completion of the airfield in 1941 it is likely that it continued to Grove.

**FP2.**

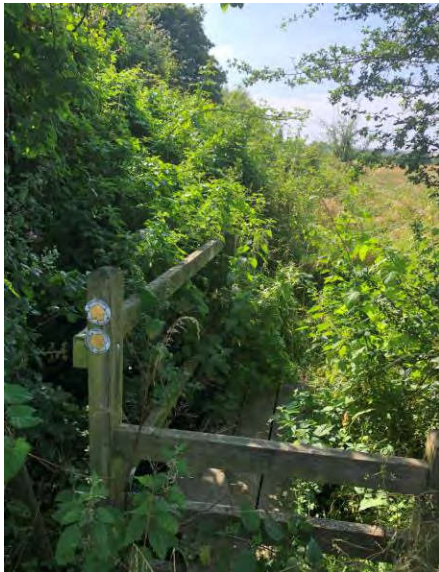
Poor condition.

Most of it not used for many years. In most fields FP2 is completely unmaintained and invisible.



The path from the junction of the A417 with Claypit Lane (381884) to behind Labbett House (Challow House)(380885) is open. Its extension from 380885 across the field to 378888 is not visible. From 380889 diagonally across the field to 380894 the path is not visible. The passage through the hedge at this point is passable, as is the hedge crossing at the north corner of the adjacent field at the edge of Woodhill Brook. From 380895 to 378897 the path runs along the remains of the concrete perimeter to Grove airfield. The remainder of FP2 following Woodhill Brook to its joining with FP11 and Childrey Brook at 377904 is not visible and is made along arable fields edges or through scrub pasture.

The footpath is not visible although, at its termination at Grid ref 377904, there is a footpath sign indicating the directions of FP2 and FP11 (Fig. below, looking east).



**FP3** (BOAT, Cornhill Lane) from Faringdon Rd - Ickleton Rd.

Fair condition

Open for complete length. Abuse by 4x4 vehicles has led to closure. Currently closed to traffic (July 2021) only accessible by pedestrians. Used frequently. (Fig. below, looking north). Southerly section from Childrey Way to Ickleton Rd more overgrown.



**FP4**

Good condition

Metalled and used heavily (Fig. below). Panel on left, Childrey Way looking west. Centre panel, crossing Letcombe Hill looking east. Panel on right, Letcombe Hill houses, looking east).



**FP5**

Good condition.

Normally completely accessible and well used. Metalled surface. Currently closed (July 2021) as a result of housing development on A417 and currently overgrown (Fig. below). Panel on left, looking east adjacent to village hall. Centre panel, section with canopy of sloe trees. Panel on right, looking south towards Challow Park.



**FP6.**

Good condition.

Accessible with stiles.

Used infrequently.

Blocked at one point with wire fence but passable at this point via farm gate (Fig. below)



Fig. below. Panel on left, stile at 376882. Panel second from left, open field. Panel second from right, stile at 379881. Panel on right, metalled section.



**FP7a** (West of A417) and **F7b** (East of A417).

Good condition

Open and used frequently.

FP7a west of A417



FP7b east of A417



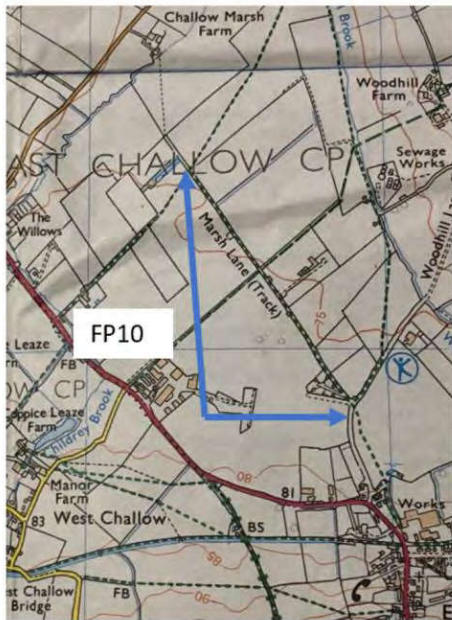
**FP8.** There is no No. 8 on the OCC definitive list.

**FP9.** No longer in East Challow parish.

**FP10.** Marsh Lane.

Poor condition.

Much of it heavily overgrown and not used for many years.



The path begins at 379888 where it leaves Woodhill Lane and is metalled or semi paved and in moderate condition (Fig. below, looking west).



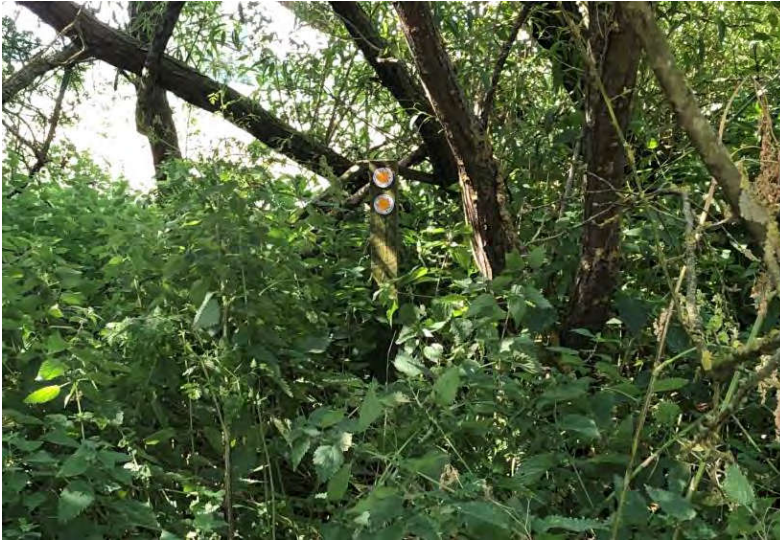
It is paved as far as 396892, with a paved section turning right to farm buildings but after that, Marsh Lane continues straight ahead and is overgrown. (Fig. below, looking west)



At 375892 where it crosses FP1 it is badly overgrown. (Fig. below, looking east)



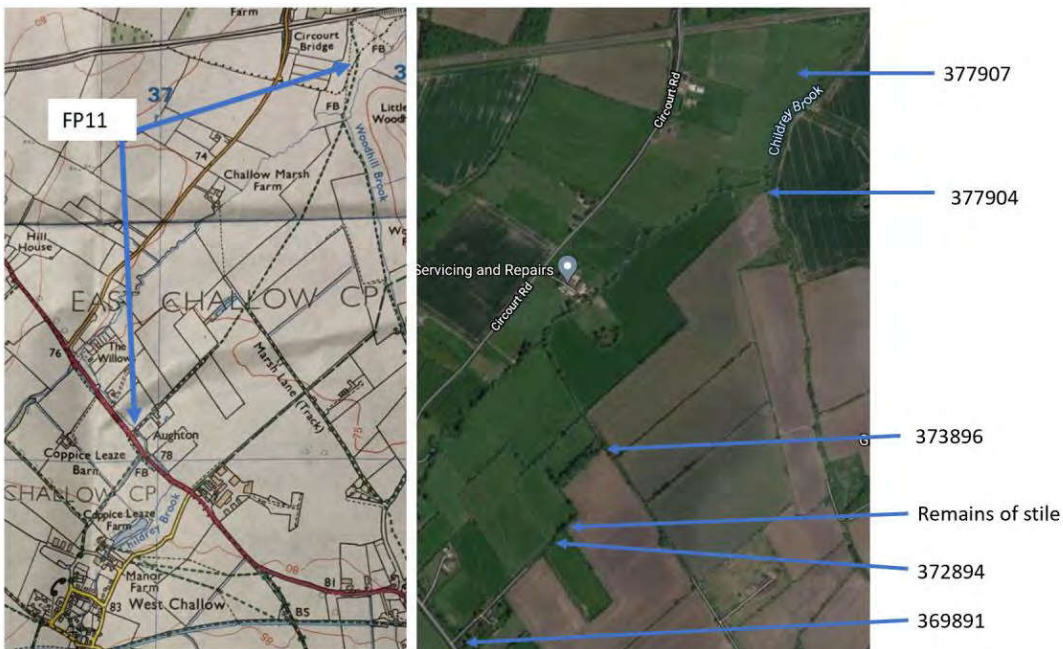
At 3993892 it is completely overgrown with small trees although a footpath sign is present at this position. (Fig. below, looking south)



**FP11.**

Poor condition.

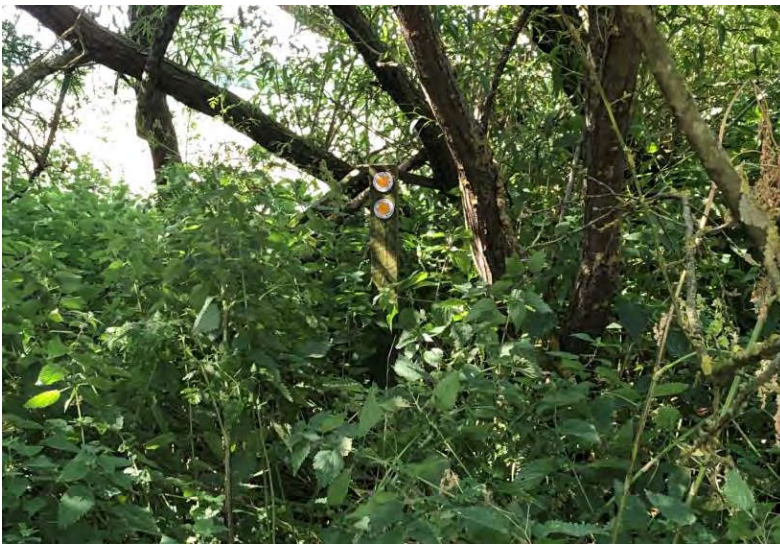
Most of it not used for many years. In most fields FP11 is completely unmaintained and invisible.



FP11 begins at the A417 up Mill Lane at 369891 north-east, At 372894 the path disappears into scrub and is impassable. 30 m further north-east are the remains of a stile leading into this scrub. (Fig. below)



The path is invisible across a field to 373896 where it crosses Marsh Lane which is also passable only with great difficulty although a footpath sign is visible on Marsh Lane (Fig. below, looking south).



The path is also invisible diagonally across a long field, the most northerly part of which is uncultivated and contains a pond. It meets FP2 at 377904. The path crosses the north east edge of two small pastures at followed by an unmarked path across a large pasture field from 377904 to the boundary with Denchworth parish at 377907. Just north of the parish boundary the path crosses the main railway line via new footbridge.

**FP12.** Bridleway.

Good condition.

Metalled. Used heavily. (Fig. below, looking west)





## Appendix 8. Parking Survey



### Number of Parking Spaces Available 2020

There is an issue with the parking of vehicles in the village. Three surveys were undertaken at different times of the day in order to quantify the problem. The problem varies throughout the village with a total of 84 vehicles parking on the street and there are in the order of 155 spaces available.

It should be noted that (i) the parking listed for the Village Hall and Village Hall overflow park, Cricket Club and British Legion are private car parks and residents are not explicitly allowed to park there, and (ii) the East Challow School car park is not open 24h.

Location	Passenger vehicles including motor homes and vans observed <b>On street</b>	Designated spaces available	Passenger vehicles including motor homes and vans observed <b>Off street</b>
Electricity sub-station garage block	7	0	5
Field Gardens	19	11	9
Old School Lane	1	0	10
Reynolds Way	10	0	16
Hedge Hill Road/Sarajac Avenue	22	4	39
ECPC Car Park at School (Top Car Park)	0	10	0
Windmill Place and High View	28	0	50
Vicarage Hill	2	7	12
Cricket Club Car Park	0	20	2
British Legion Car Park	0	40	3
Letcombe Hill	0	0	10
Goodlake Arms	3	0	3
Main Street (South)	5	14	9
Main Street (North)	5	0	29
A417 (Haines)	0	0	3
Woodhill Lane	0	0	3
Clay Pit Lane	1	2	44
Naldergreen	4	0	43
Canal Way	7	10	13
Orchard Way	6	14	13
Village Hall Car Park	0	20	8
Village Hall overflow Car Park	0	12	6
Canal Lane	1	0	8
Cornhill Car Park		4	
<b>Totals</b>	<b>84</b>	<b>168</b>	<b>338</b>



# **EAST CHALLOW PARISH**

## **LOCAL GREEN SPACE**

### **ASSESSMENT**

#### **EVIDENCE BASE DOCUMENT**

V3.6 February 2022



## Introduction

This assessment has been prepared by Bluestone Planning LLP in conjunction with the East Challow Neighbourhood Plan Steering Group to accompany the “pre-submission” version of the East Challow Neighbourhood Plan. This report sets out the conclusions and methodology used to assess whether sites should be designated as Local Green Spaces.

## Reason For Assessment

During the evidence gathering consultations for the Neighbourhood Plan residents raised a number of issues.

Specifically, it was highlighted that parishioners wished to protect and maintain Local Green Spaces

Within the Neighbourhood Plan, it is recommended that policy will set out which green spaces which have been identified as important to residents. These spaces are valued by villagers, and development will only be supported if it would improve access to, or enhance the use of such spaces, provided that the integrity of the spaces remains intact. Whilst it is acknowledged that some of the areas are

already protected by virtue of their recreational value, these have been assessed for completeness.

## National Planning Policy Framework

In order for a site to qualify for designation as a Local Green Space, it must meet each of the criteria set out in paragraphs 101 to 103 of the National Planning Policy Framework (NPPF), 2021 set out details on Local Green Space designation. These require that the green space in question:

- is in reasonably close proximity to the community it serves;
- is demonstrably special to a local community and holds a particular local significance; (for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife)
- is local in character and not an extensive tract of land.

A number of sites were originally considered for potential designation as Local Green Spaces. Those then proposed for designation fell into one (or more) of four distinct categories:

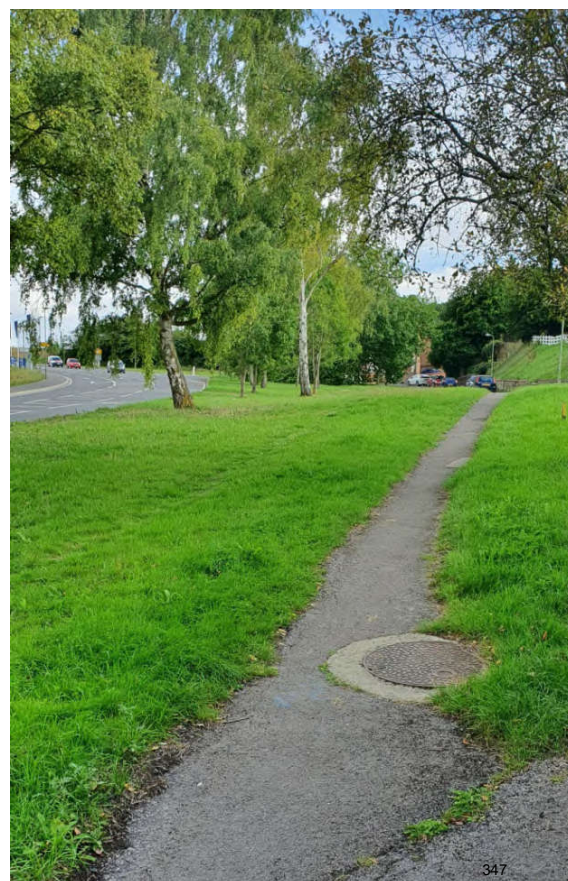
- those (generally small) areas of East Challow’s “built environment” which are considered most vital in terms of adding value to the environment both visually and aesthetically (including in heritage terms where it forms part of the setting of a designated or non-designated heritage asset);
- those sites used for sports and other recreational activities;
- those within and on the immediate periphery of the settlement with public access and in regular use by those on foot/ by cycle/ horseback; and
- those which (without necessarily offering public access) fulfil a specific function either for biodiversity reasons or other reasons specific to the local community, that is reflected in the aspirations and policy objectives of the emerging Neighbourhood Plan.

The full list is set out below with the parish and village overview maps set out in the following pages.

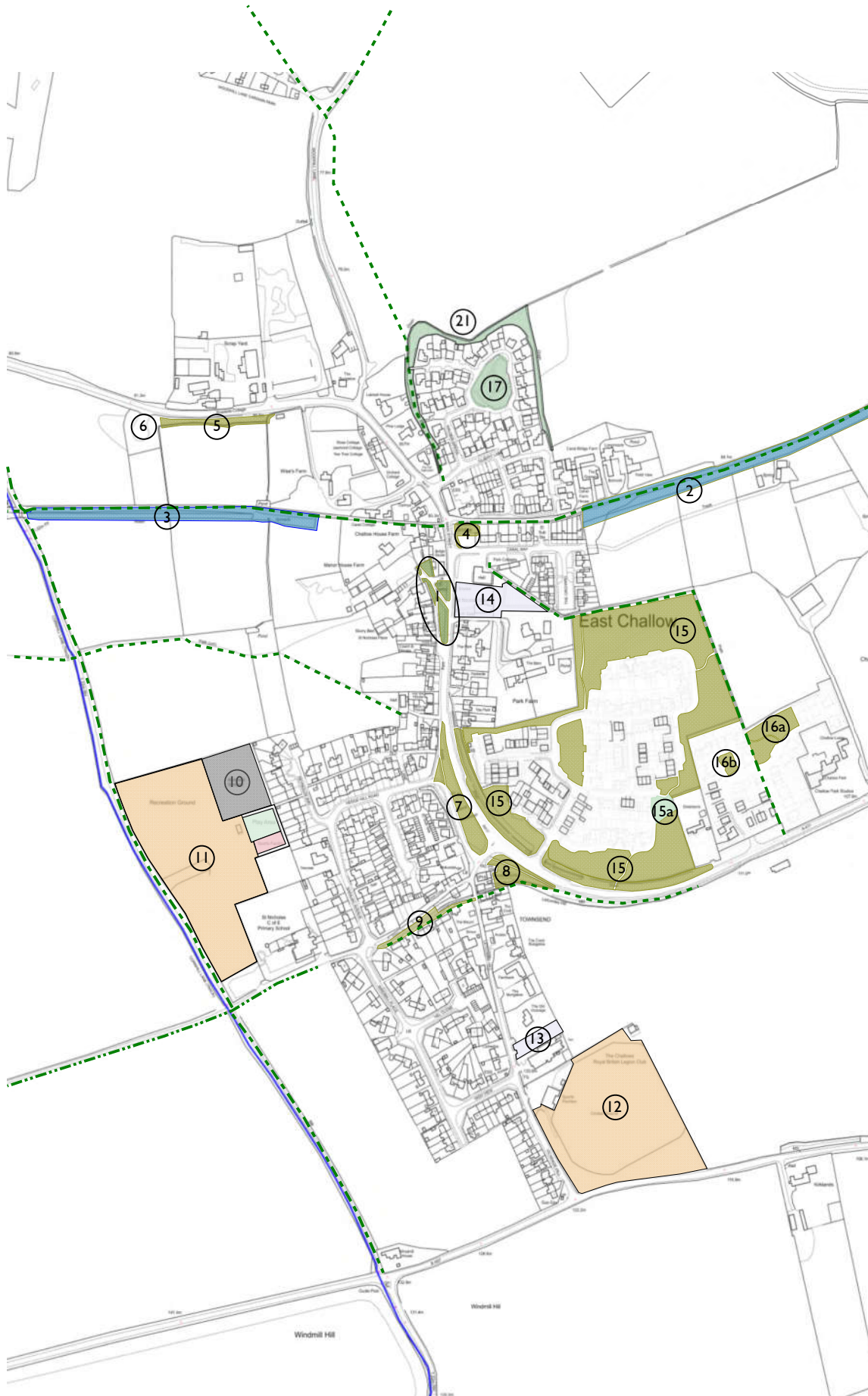
## List of Local Green Spaces Assessed in this Document

(See maps overleaf)

LG-1: VILLAGE GREEN (central)	LG-16a: CHILDRY PARK OPEN SPACE
LG-2: CANAL EAST	LG-16b: CHILDRY PARK GREEN
LG-3: CANAL WEST	LG-17: NALDER GREEN
LG-4: CANAL CAR PARK GREEN	LG-18a: NORTH OF ROACH BANK A
LG-5: LAND OPPOSITE HAYNES	LG-18b: NORTH OF ROACH BANK B
LG-6: DISPUTED LAND ON A417	LG-19: GROVE TECH PARK A
LG-7: HEDGE HILL ROAD GREEN	GROVE TECH PARK B
LG-8: LETCOMBE HILL GREEN	LG-20a: CHALLOW PARK FIELD A
LG-9: THE CUT	CHALLOW PARK FIELD B
LG-10: ALLOTMENTS,	LG-21: LAND SURROUNDING THE NALDER
LG-11: REC FIELD, CHILDREN'S PLAYGROUND, TENNIS COURT, INFORMAL PLAY SPACE, GRASS/ WILDFLOWER MEADOW	ESTATE
LG-12: CRICKET GROUND	
LG-13: CEMETERY	
LG-14: CHURCHYARD	
LG-15a: FULLER'S GROVE AMENITY SPACE	
LG-15b: FULLER'S GROVE PLAY SPACE	

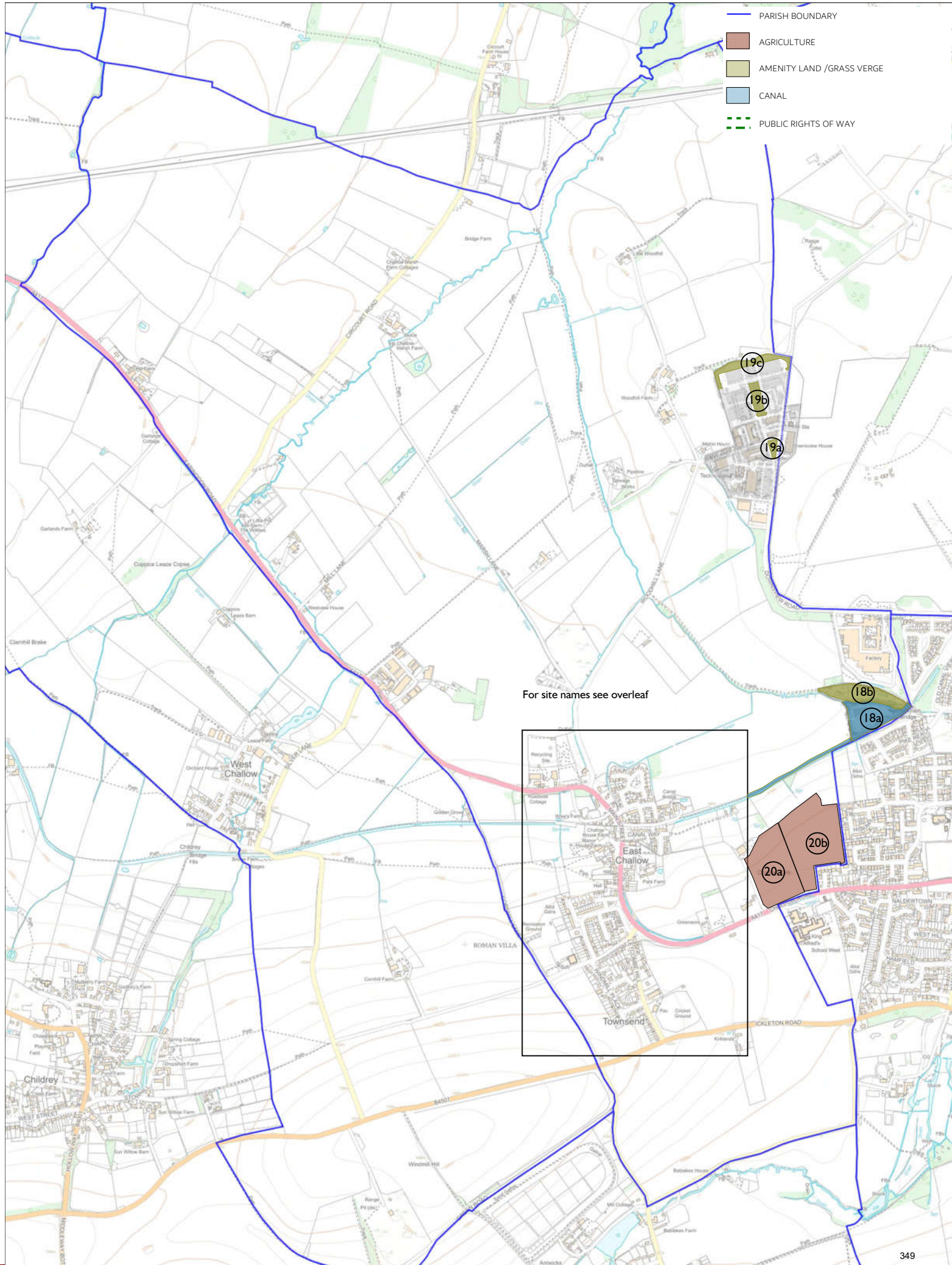


# LOCAL GREEN SPACES FOR ASSESSMENT WITHIN THE VILLAGE



- PARISH BOUNDARY
  - ALLOTMENTS
  - CEMETERY/ BURIAL GROUND
  - PLAYING/SPORTS FIELD
  - PLAY SPACE
  - TENNIS COURT
  - AMENITY LAND /GRASS VERGE
  - VILLAGE GREEN
  - CANAL
  - - - PUBLIC RIGHTS OF WAY
- 
- LG-1: VILLAGE GREEN
  - LG-2: CANAL EAST
  - LG-3: CANAL WEST
  - LG-4: CANAL CAR PARK GREEN
  - LG-5: LAND OPPOSITE HAYNES
  - LG-6: DISPUTED LAND ON A417
  - LG-7: HEDGE HILL ROAD GREEN
  - LG-8: LETCOMBE HILL GREEN
  - LG-9: THE CUT
  - LG-10: ALLOTMENTS,
  - LG-11: REC FIELD, CHILDREN'S PLAYGROUND, TENNIS COURT, INFORMAL PLAY SPACE, GRASS/ WILDFLOWER MEADOW
  - LG-12: CRICKET GROUND
  - LG-13: CEMETERY
  - LG-14: CHURCHYARD
  - LG-15: FULLER'S GROVE AMENITY SPACE
  - LG-15a: FULLER'S GROVE PLAY SPACE
  - LG-16a: CHILDREY PARK OPEN SPACE
  - LG-16b: CHILDREY PARK GREEN
  - LG-17: NALDER GREEN
  - LG-18: NORTH OF ROACH BANK A  
NORTH OF ROACH BANK B
  - LG-19: GROVE TECH PARK A  
GROVE TECH PARK B
  - LG-20: CHALLOW PARK FIELD A  
CHALLOW PARK FIELD B
  - LG-21: LAND SURROUNDING THE NALDER ESTATE

# LOCAL GREEN SPACES FOR ASSESSMENT IN THE WIDER PARISH



# LOCAL GREEN SPACES FOR ASSESSMENT MATRIX

The list below shows all the sites which have been assessed in detail and the recommendations as to whether the sites should be allocated or an alternative approach may be suggested (key overleaf).

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Ownership Owner Contact	Is this site allocated for any other use (yes/no)	Public access	Score	%	Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)								
LG-1	Village Green areas	Y	3	3	4	1	1	N	Y	N	Y	16	70%	ALLOCATE	
LG-2	Canal East	Y	3	4	3	4	2	N	Y	N	Y	20	87%	ALLOCATE OR SPECIFIC POLICY	
LG-3	Canal West	Y	3	4	3	5	2	N	Y	N	Y	21	91%	ALLOCATE OR SPECIFIC POLICY	
LG-4	Canal Car Park Green	Y	2	2	0	1	1	N	Y	N	Y	10	43%	NO ALLOCATION	The trees are the main asset therefore TPO any trees of value
LG-5	land opposite Haynes on A417	Y	3	2	0	1	1	N	Y	N	Y	11	48%	NO ALLOCATION	TPO any trees of value
LG-6	disputed land	Y	3	0	0	1	1	N	Y	?	N	7	30%	NO ALLOCATION	TPO any trees of value
LG-7	Hedge Hill Road Green	Y	4	3	2	1	1	N	Y	N	Y	15	65%	ALLOCATE	
LG-8	Letcombe Hill Green	Y	3	3	1	1	1	N	Y	N	Y	13	57%	ALLOCATE	Provides a good setting to the village which should not be lost
LG-9	The Cut	Y	2	3	0	4	1	N	Y	N	Y	14	61%	ALLOCATE	Over the threshold for designation and although the amount of space is minimal, the route is important. TPO any trees of value
LG-10	Allotments	Y	2	2	0	3	1	N	Y	N	Y	12	52%	ALLOCATE	It is normal to allocate allotments and the low score does not reflect its true value
LG-11	Rec Field/ Children's playground/ Tennis Court/ Informal Play Space/ Grass Meadow adjacent to the school	Y	5	5	1	3	2	N	Y	N	Y	20	87%	ALLOCATE	Already protected as a recreation ground, but parts may not be covered, therefore should allocate
LG-12	Cricket Ground	Y	4	5	1	2	1	N	Y	N	Y	17	74%	ALLOCATE	Already protected as a recreation ground
LG-13	Cemetery	Y	2	2	0	3	1	N	Y	N	Y	12	52%	NO ALLOCATION	Already protected as a burial ground. Allocation not required
LG-14	Churchyard	Y	4	2	4	2	2	N	Y	N	Y	18	78%	NO ALLOCATION	Already protected as a burial ground. Allocation not required
LG-15a	Fuller's Grove Amenity Space (all areas around the new development site except play area and drainage)	Y	3	3	1	2	1	N	Y	N	Y	14	61%	TO ALLOCATE ONCE COMPLETE	As a new development, the benefit is not yet fully available on site, but assessed on details approved as planning permission. Land should exclude the drainage areas.
LG-15b	Fuller's Grove Play Space	Y	2	5	0	3	1	N	Y	N	Y	15	65%	TO ALLOCATE ONCE COMPLETE	As a new development, the benefit is not yet fully available, but assessed on details approved as planning permission
LG-16a	Childrey Park Open Space	Y	3	3	0	2	1	N	Y	N	Y	13	57%	TO ALLOCATE ONCE COMPLETE	As a new development, the benefit is not yet fully available, but assessed on details approved as planning permission
LG-16b	Childrey Park Green	Y	2	2	0	2	1	N	Y	N	Y	11	48%	NO ALLOCATION	Unlikely to be developed as overlooked by housing and a small land area. Allocation not required
LG-17	Nalder Green	Y	3	3	0	4	1	N	Y	N	Y	15	65%	ALLOCATE	Overlooked by housing as a focal feature which should be retained
LG-18a	South of Roach Bank A	Y	4	4	0	4	2	N	Y	N	Y	17	74%	ALLOCATE	Could be merged with Canal Path E, if not considered to be extensive
LG-18b	North of Roach Bank B	Y	4	2	0	3	2	N	Y	N	N	15	65%	ALLOCATE	Lack of public access into the site enhances biodiversity value. Further studies may produce additional evidence to increase scoring. There are public footpaths around the edge of the site
LG-19a	Grove Technology Park A	N	3	3	0	3	1	N	Y	N	N	14	61%	NO ALLOCATION	No public access, part of private technology park. Fails main criterion
LG-19b	Grove Technology Park B	N	3	3	0	3	1	N	Y	N	N	14	61%	NO ALLOCATION	No public access, part of private technology park. Fails main criterion
LG-19c	Grove Technology Park C	N	3	3	0	3	1	N	Y	N	N	14	61%	NO ALLOCATION	No public access, part of private technology park. Fails main criterion
LG-20a	Challow Park Field A	N	5	0	1	4	1	N	Y	N	N	14	61%	NO ALLOCATION	Although the scoring is over the threshold - the use, lack of public access and proximity to the main settlement is of concern. Fails main criterion. To be covered by important views and landscape policy
LG-20b	Challow Park Field B	N	5	0	1	4	1	Y	Y	N	N	13	57%	NO ALLOCATION	Although the scoring is over the threshold - the use, lack of public access and proximity to the main settlement is of concern. Fails main criterion. To be covered by important views and landscape policy
LG-21	Land surrounding the Nalder Estate	Y	4	2	0	4	1	N	Y	N	Y	15	65%	ALLOCATE	Key landscape feature around the development and also links into the public rights of way network and visually into other woodland beyond

## Key to Matrix

The list below shows the criteria on which the assessment has been undertaken.

### BEAUTY

5	Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution to the setting of the local area
4	Very good visual attractiveness, good variety of natural features and of good quality, provides a very good contribution to the setting of the local area
3	Good visual attractiveness, variety of natural features and of good quality, provides a good contribution to the setting of the local area
2	Good visual attractiveness, limited variety of natural features and of good quality, provides a good contribution to the setting of the local area
1	Limited visual attractiveness, limited variety of natural features and of good quality, provides a limited contribution to the setting of the local area

### RECREATION

5	Public access, evidence of a good range of informal and formal uses, excellent facilities (good/excellent condition and range) and information on/evidence of frequent use.
4	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use.
3	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use.
2	Public access but no evidence submitted of informal or formal use. No notable recreation facilities, and no information provided/evidence of frequent use.
1	Site is accessible to the public if an entrance fee is paid/or site is privately accessible to a limited group of people.
0	Site has no public access and is therefore considered to have no/very limited recreational value.

*Additional weight to be added if no other similar spaces are within 800m (10 mins) of the space being assessed to ensure that spaces which are more isolated but provide recreational value are recognised for their importance*

### TRANQUILITY

5	No notable sources of disturbance. No visual or audible intrusion. High degree of self-contain limit noise and disturbance.
4	selfcontainment and screening limit noise disturbance in site.
3	Some disturbance. The site is located on a major and/or minor road with some neighbouring uses causing disturbance. Limited self-containment and screening. Scale of site may mean there are undisturbed parts.
2	Frequent disturbance. The site has some disturbance by a main and/or multiple roads and/or by neighbouring uses with regular disturbance. Limited self-containment and screening.
1	Major and constant disturbance. The site is heavily affected by a main road/or by neighbouring uses with regular disturbance. Total lack of selfcontainment and screening.

### HISTORY

5	The site meets all of the sub-criteria
4	The site meets four of the sub-criteria
3	The site meets three of the sub-criteria
2	The site meets two of the sub-criteria
1	The site meets one of the sub-criteria
0	The site meets none of the sub-criteria

#### Sub-criteria

- Site is located within an area of high archaeological potential
- Site makes a positive contribution to the setting of a locally listed building
- Site makes a positive contribution to the setting of a nationally listed building.
- Site makes a positive contribution to the setting of a scheduled ancient monument.
- Site makes a positive contribution to the setting of a conservation area.
- Site of local historical importance

### WILDLIFE

3	Good level of evidence submitted in relation to wildlife on site, and open space is located in close proximity to, or is designated as, an area of local ecological importance of Local Nature Reserve.
2	Good evidence submitted in relation to wildlife observed on site but open space is not in or close proximity to any designated area of ecological significance.
1	None or limited evidence submitted in relation to wildlife observed on the site, and the open space is not in, or in close proximity to any designated area of ecological significance. There is however an assumed level of wildlife value to the site (habits or species).

### SCORE

70%+	Allocate
60%+	Allocate unless any other preventative reason
50%+	Borderline - further assessment
40%+	Below threshold
30%	and below - not allocated

The scoring system is the number of accumulated points in the NPPF 2 section, plus 1 point for each relevant yes/ no questions in NPPF1 and NPPF3, plus whether it is allocated for any other use and whether it has public access. The only question that does not receive points is whether the owner is aware. Therefore a site can gain an additional 4 points further to the scoring given in the NPPF2 questions.

In designating an area as Local Green Space it is proposed that if an area achieves over 50% of the points available, then it would be considered for

designation. This is because it would need to score highly against at least three criteria. Alternatively, if an area scores maximum points (5) against two criteria, but does not score at least 13 points overall, it will also be considered for designation due it scoring so highly against those criteria. If an area scores below 13 points and does not score 5 against two criteria then it will not be considered for designation as the area is not considered to be meeting the requirements of the criteria sufficiently to warrant designation.



## Individual Detailed Site Assessments for Sites Identified Within the Matrix

The individual assessments below look in further detail at those sites which have been considered for allocation.

### LG-1: VILLAGE GREEN (all parts)

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site possesses significant beauty and amenity value - creating a green lung in the heart of the village. Although subdivided by minor lanes, the three elements of the village green are considered to be interlinked
- NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.
- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to 767m<sup>2</sup>

### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 70% in the matrix, which is considerably above the threshold of 50% proposed to be allocated as a LGS.



## LG-2: CANAL EAST

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site possesses significant beauty and amenity value alongside the Wilts and Berks canal route. Not all of the route is in water, but some sections are and these have greater wildlife potential. The route is important both as a long distance Public Right of Way, as well as historically. Whilst some elements have been built over in the village centre, the remaining sections should be preserved along the wider canal area.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan Although it is argued as to where the full extent of the route lies.
- The size of the site varies depending on extent

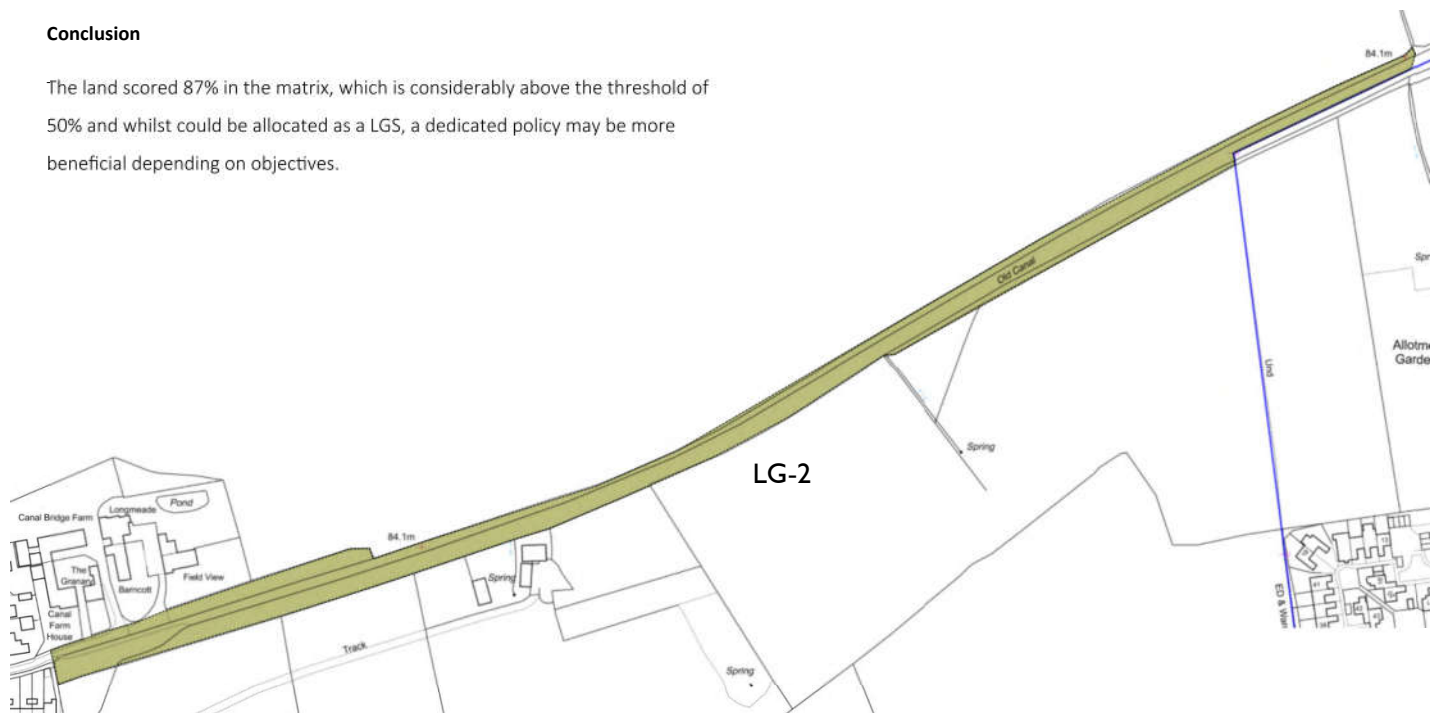
## Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

## Conclusion

The land scored 87% in the matrix, which is considerably above the threshold of 50% and whilst could be allocated as a LGS, a dedicated policy may be more beneficial depending on objectives.



### LG-3: CANAL WEST

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site possesses significant beauty and amenity value alongside the Wilts and Berks canal route. Not all of the route is in water, but some sections are and these have greater wildlife potential. The route is important both as a long distance Public Right of Way, as well as historically. Whilst some elements have been built over in the village centre, the remaining sections should be preserved along the wider canal area.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan Although it is argued as to where the full extent of the route lies.
- The size of the site varies depending on extent- approx 3,482 m<sup>2</sup>

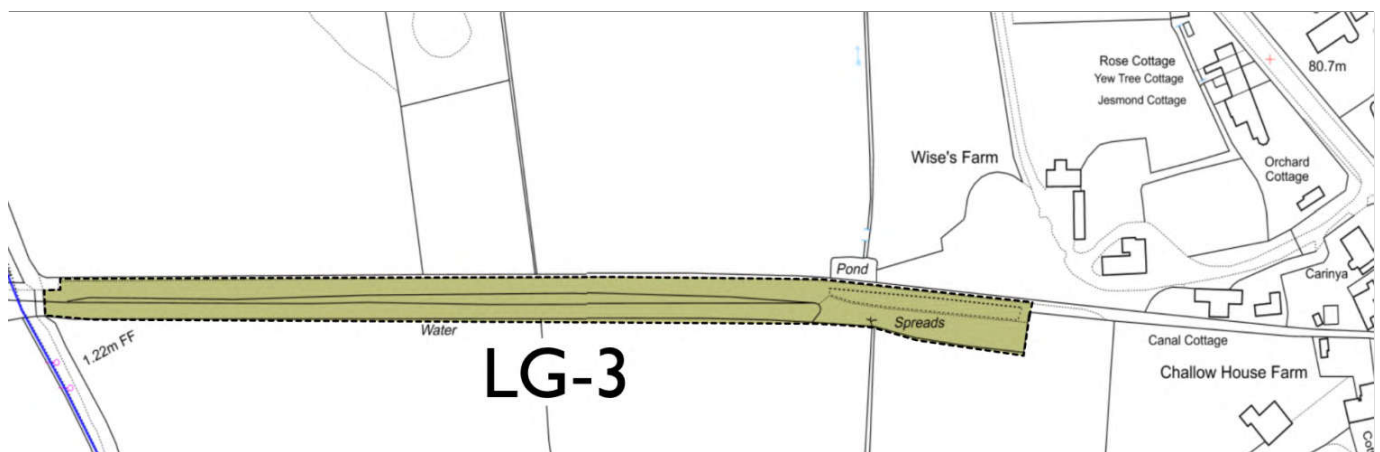
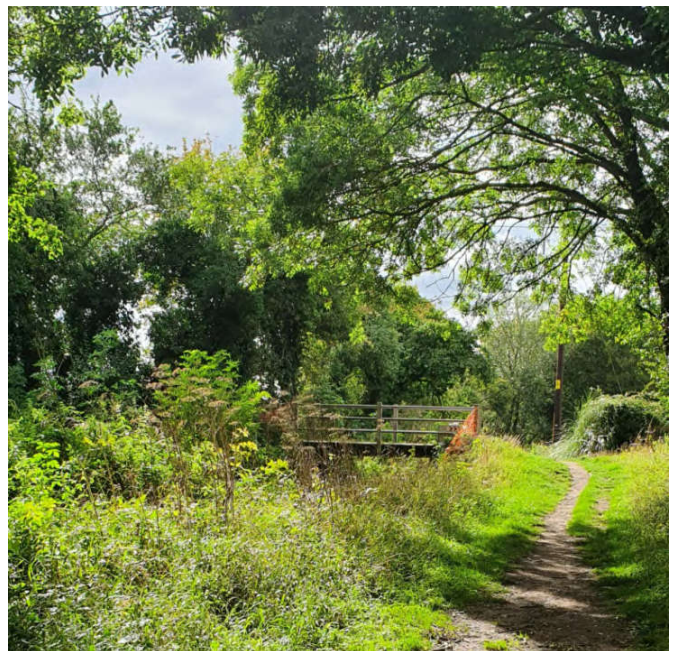
### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 91% in the matrix, which is considerably above the threshold of 50% and whilst could be allocated as a LGS, a dedicated policy may be more beneficial depending on objectives.



## LG-7: HEDGE HILL ROAD GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site possesses significant beauty and amenity value - creating a green lung in the heart of the village. Has a different feel to that of the village green area, but performs a vital function in offsetting and softening the busy A417.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 2,123 m<sup>2</sup>

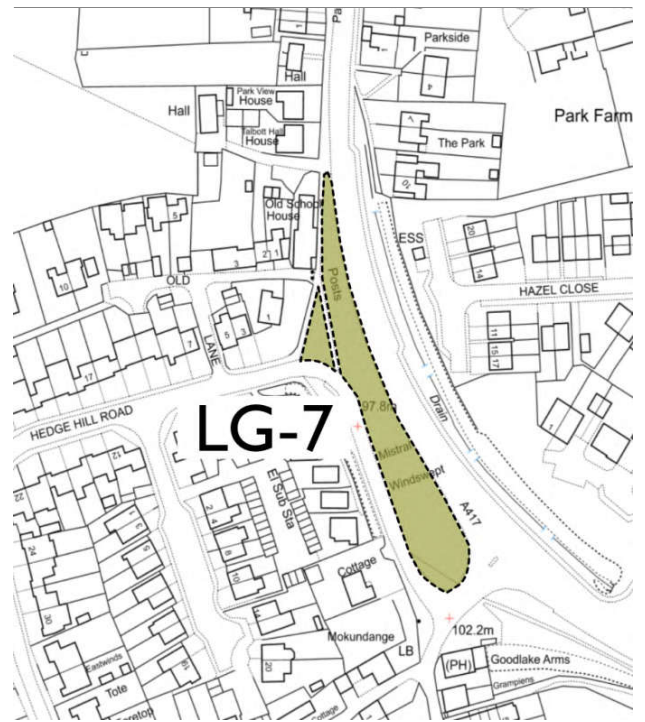
### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 65% in the matrix, which is above the threshold of 50% proposed to be allocated as a LGS. Can be linked to LG-1 and LG-8 for further value.



## LG-8: LETCOMBE HILL GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site forms part of a green lung in the heart of the village. It has slowly been eroded over time and it is feared it will be lost through informal parking and lack of maintenance. It has a different feel to that of the main village green area, but performs a vital function in providing a linked green space and offsetting and softening the busy A417.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 1,202 m<sup>2</sup>

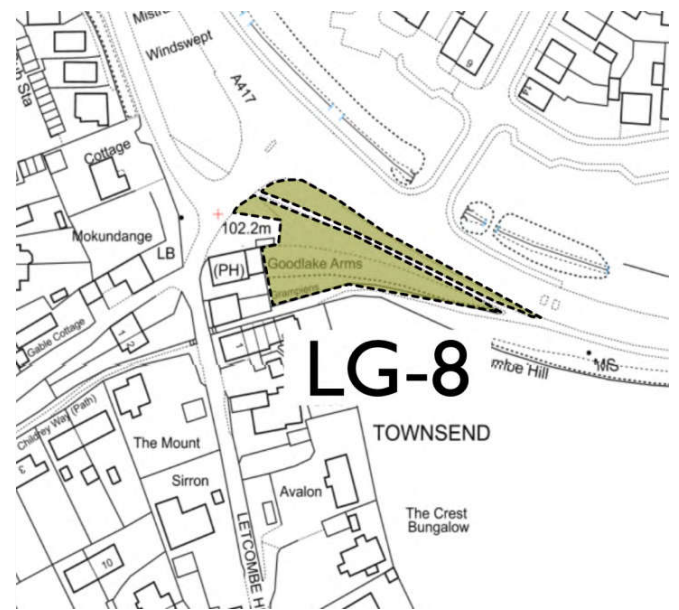
### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 57% in the matrix, which is just above the threshold of 50% and is proposed to be allocated as a LGS. It's value is linked to LG-1 and LG-7.



## LG-9: THE CUT

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the centre of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site forms part of an important historic route crossing east - west through the village. It was originally an open and prominent route through to Cornhill Lane (west). Whilst the Public Right of Way still exists, the land either side has been surrounded by development and could potentially be lost or made difficult to use through enclosure and further narrowing. It has a number of mature trees on the site that may also be worthy of protection

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 900 m<sup>2</sup>

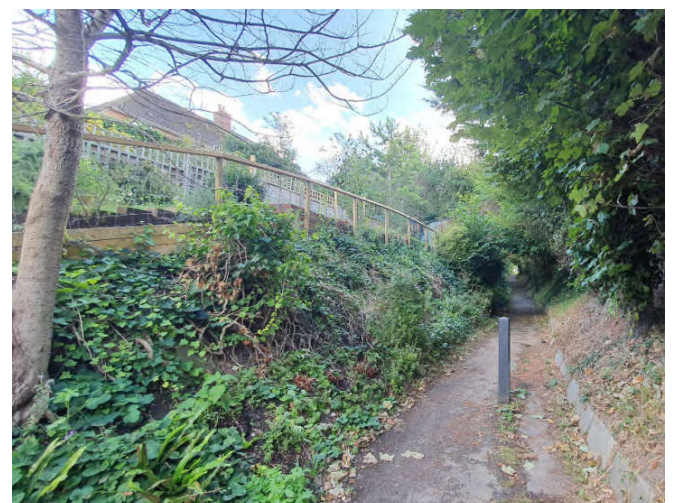
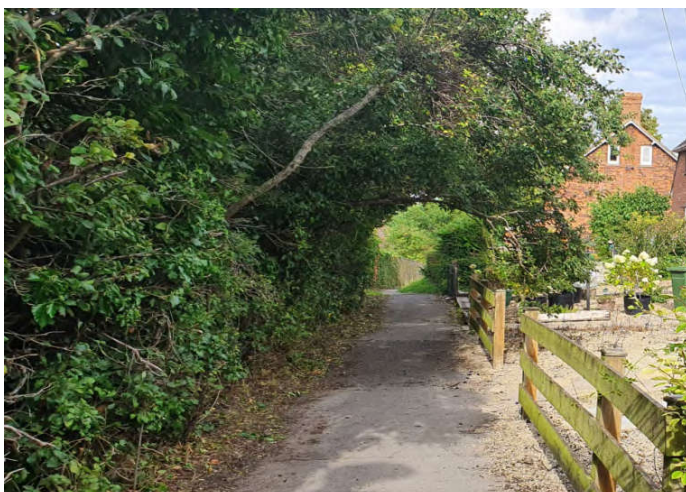
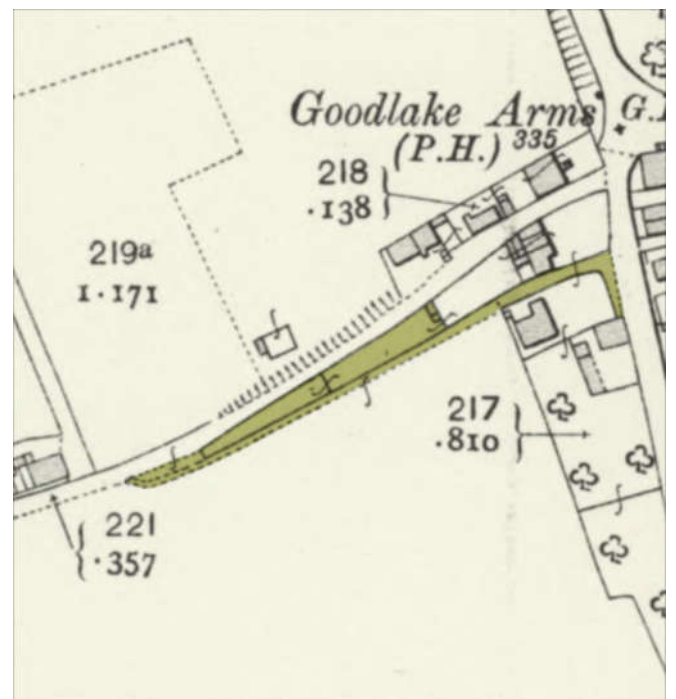
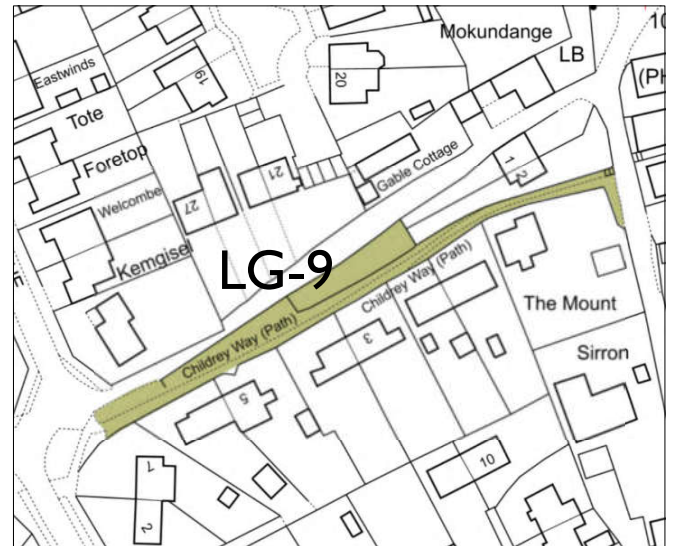
### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 61% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS.



## LG-10: ALLOTMENTS

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site although separate, forms part of the wider recreation ground site to the west and south and offers a linked benefit in terms of both recreation, tranquillity and wildlife,

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 4,010 m<sup>2</sup>

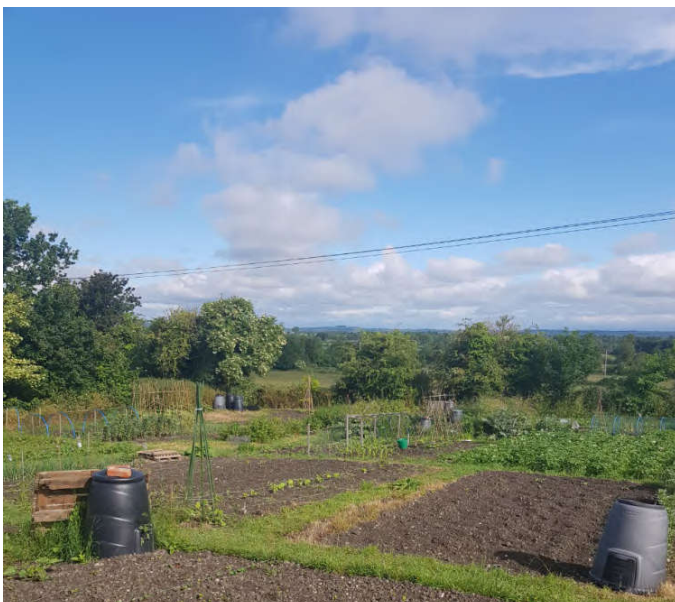
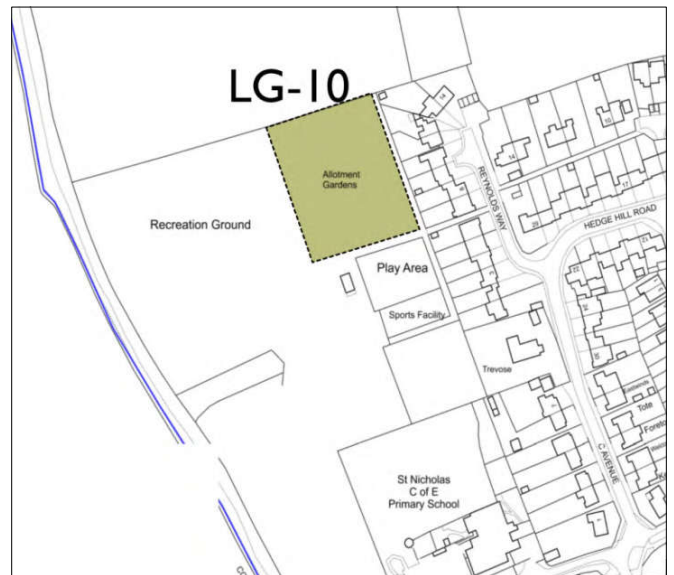
### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 52% in the matrix, which is just above the threshold of 50% and is proposed to be allocated as a LGS due to its benefit to the community.



## LG-11: REC FIELD INC PLAY AREA, TENNIS COURT AND MEADOW

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on edge of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site is a large recreation ground which leads into a children's play area, sports pavilion and an informal unequipped area for children's play/recreation. There is also a managed wildflower/grass meadow which is maintained by the community. A mown path runs through the site and offers quiet recreation benefit. The whole site is surrounded by mature trees and hedgerows and opens onto the wider countryside, giving greater wildlife potential and also lead onto Public Rights of Way.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 4,010 m<sup>2</sup>

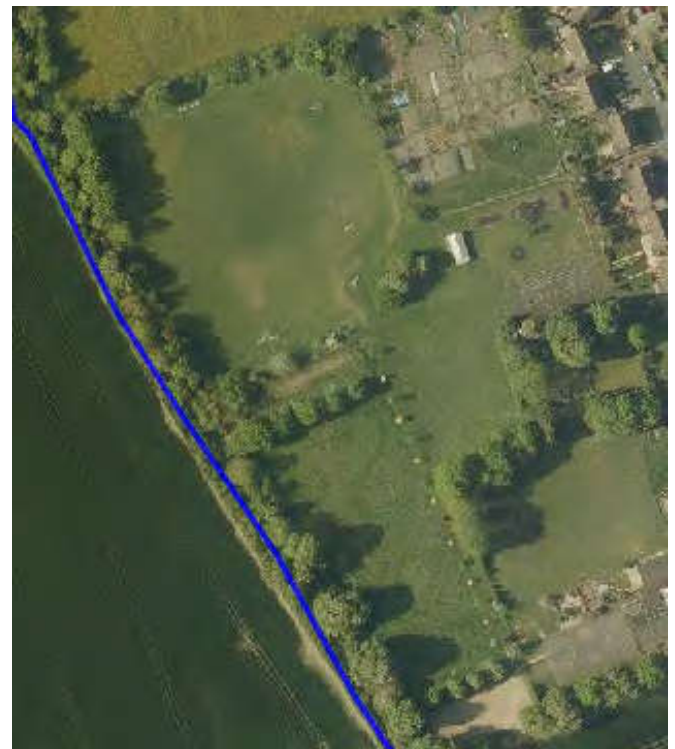
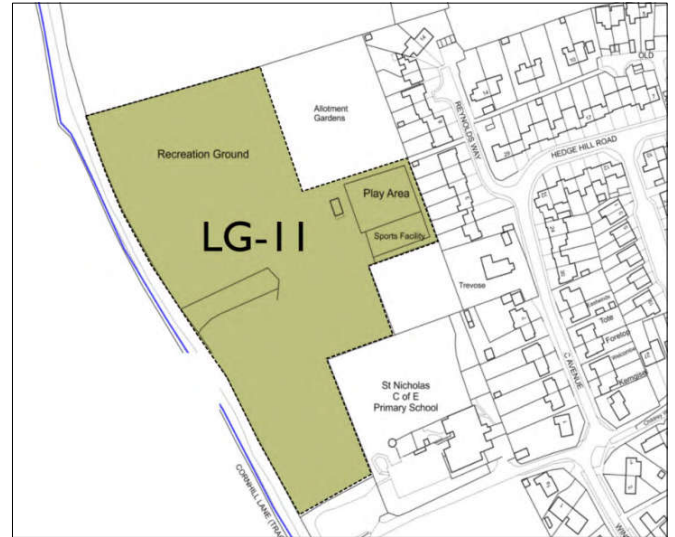
### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 87% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.





## LG-12: CRICKET GROUND

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on the far southern edge of the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site is a large cricket ground which is surrounded by mature specimen trees and hedgerows. The edges of the site open onto the wider countryside. The ground is an important focal point when entering the village from the B4507 from Wantage.
- The site contains the sports pavilion and storage area which has been excluded from the LGS to enable any future improvements if required.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- The site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 22,365 m<sup>2</sup>

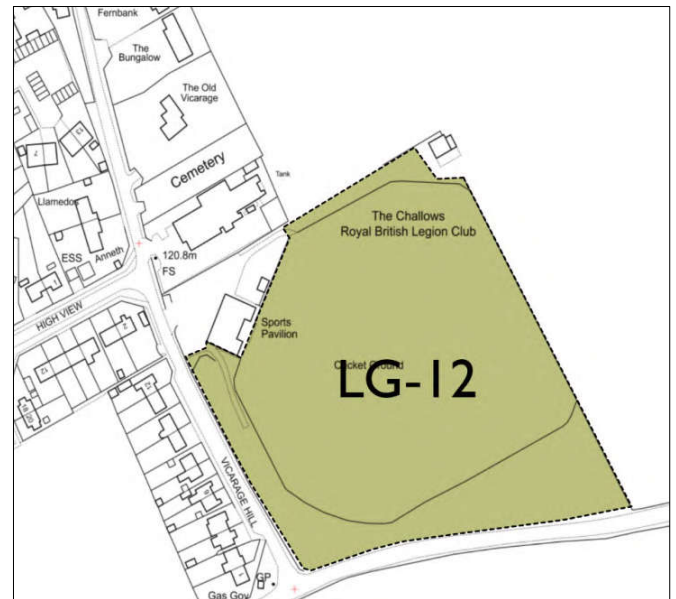
### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 74% in the matrix, which is considerably above the threshold of 50% and is proposed to be allocated as a LGS due to its considerable benefit to the community.



## LG-15: FULLERS GROVE

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site provides a range of open spaces throughout the development area which is still under construction. As well as informal open spaces for play and reflection, the site includes a dedicated area for children's play (area 15a). The green spaces are interlinked and therefore have all been numbered as 15 (with the exception of the play area, which is separate) The green space will become a key focal point for the new community, as well as providing an important setting to the entrance to the village. It is therefore essential that with regard to the latter, that this open space is not developed further. It also links into the Public Rights of Way network, which provides a wider benefit for existing residents.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site is to be confirmed upon completion, but less than 2 hectares.

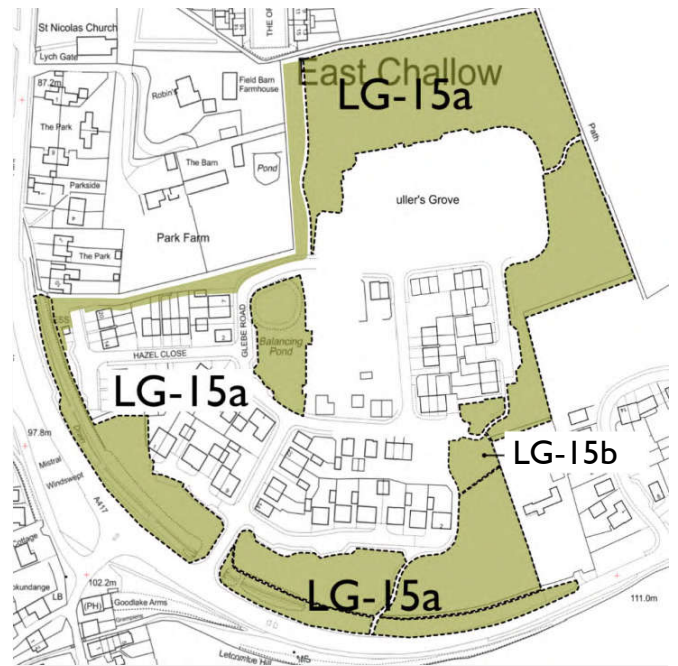
### Planning History

No further planning application has been permitted or are currently proposed for the green space area which would undermine allocation as a LGS.

The site is not allocated for further development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 65% for area 15 as a whole and 61% for the play area in the matrix, which is above the threshold of 50% and is as such is proposed to be allocated as a LGS.



## LG-16a: CHILDREY PARK

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located on eastern edge of the village adjacent to new development

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site labelled as 16a is still under construction. The green space has been designed to integrate into the new development and provide a focal feature for properties overlooking the space and of key importance in the future for residents, once the development is occupied. It also links into the Public Rights of Way network, which provides a wider benefit for existing residents.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site is to be confirmed upon completion, but less than 0.5 hectares.

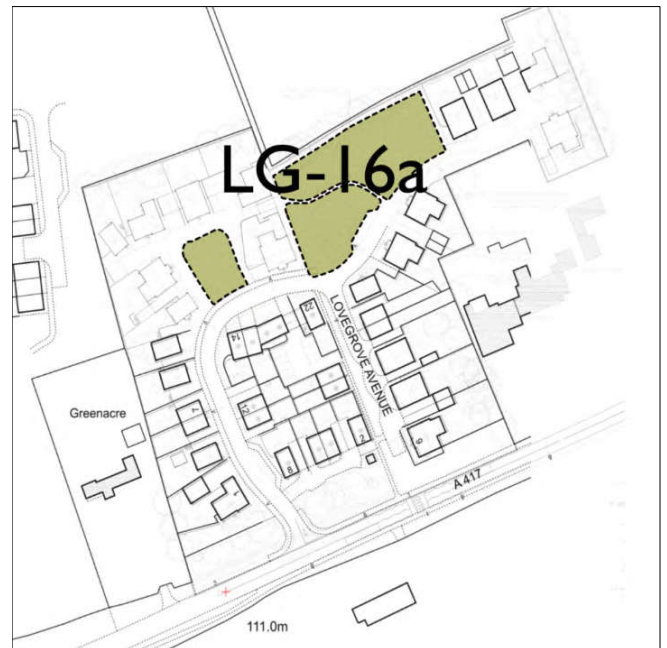
### Planning History

No further planning application has been permitted or are currently proposed for the green space area which would undermine allocation as a LGS.

The site is not allocated for further development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 57% for area 16a in the matrix, which is above the threshold of 50% and is as such is proposed to be allocated as a LGS.



At the time of preparation, the site is still under construction, however the area proposed as LGS is adjacent to the mature trees in the photographs

## LG-17: NALDER GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site provides an informal unequipped area for children's play/ open space which is valued by the community. It is a key focal point for the new development situated around Nalder Green.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 2,100 m<sup>2</sup>

### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

The land scored 65% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS.



## LG-18: ROACH BANK

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located away from E Challow village, but adjacent to new development in Grove

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site provides an informal open space adjacent to the Wilts and Berks Canal.
- The land to the north (18b) was part of the Downsvie development to the north and designated an ecology park. It has no direct public access into the site, but has paths around the edge. The lack of public access enhances the biodiversity value.
- The land to the south (18a) formed part of the Stockham Farm open space as a recreation area with public access and links directly to the Vale Way public footpath along the route of the canal.
- Both sites offer local residents an important and tranquil green space with either important recreation or ecology functions.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

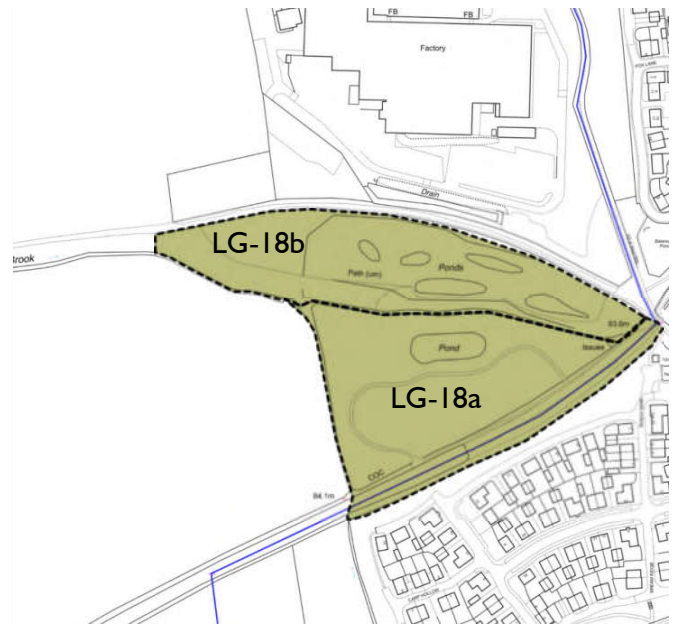
- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of area 18a amounts to approx 1.6 hectares. With area 18b measuring 1.3 hectares.

### Planning History

The sites were proposed as green space associated with housing developments. The site is not allocated for development in the Local or Neighbourhood Plan.

### Conclusion

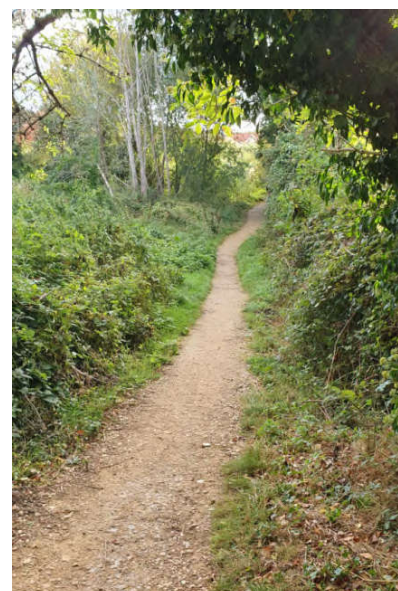
Area 18a scored 74% in the matrix, with area 18b scoring 65%, which is above the threshold of 50% and therefore both are proposed to be allocated as a LGS.



Landscape Masterplan by Define Planning and Design Ltd



Landscape Masterplan by Define Planning and Design Ltd



## LG-21: LAND SURROUNDING NALDER GREEN

NPPF Criteria 1: The designation should only be used where the green space is in reasonably close proximity to the community it serves.

- Located within the village

NPPF Criteria 2: The designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- Owner contact: Yes
- The site provides an informal unequipped area for children's play/ open space which is valued by the community. It is a key focal point for the new development situated around Nalder Green.

NPPF Criteria 3: The designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

- the site has defined boundaries and is of local character to the area as shown on the associated plan
- The size of the site amounts to approx 2,100 m<sup>2</sup>

### Planning History

No planning application has been permitted or is currently proposed for the site which would undermine allocation as a LGS.

The site is not allocated for development in the Local or Neighbourhood Plan.

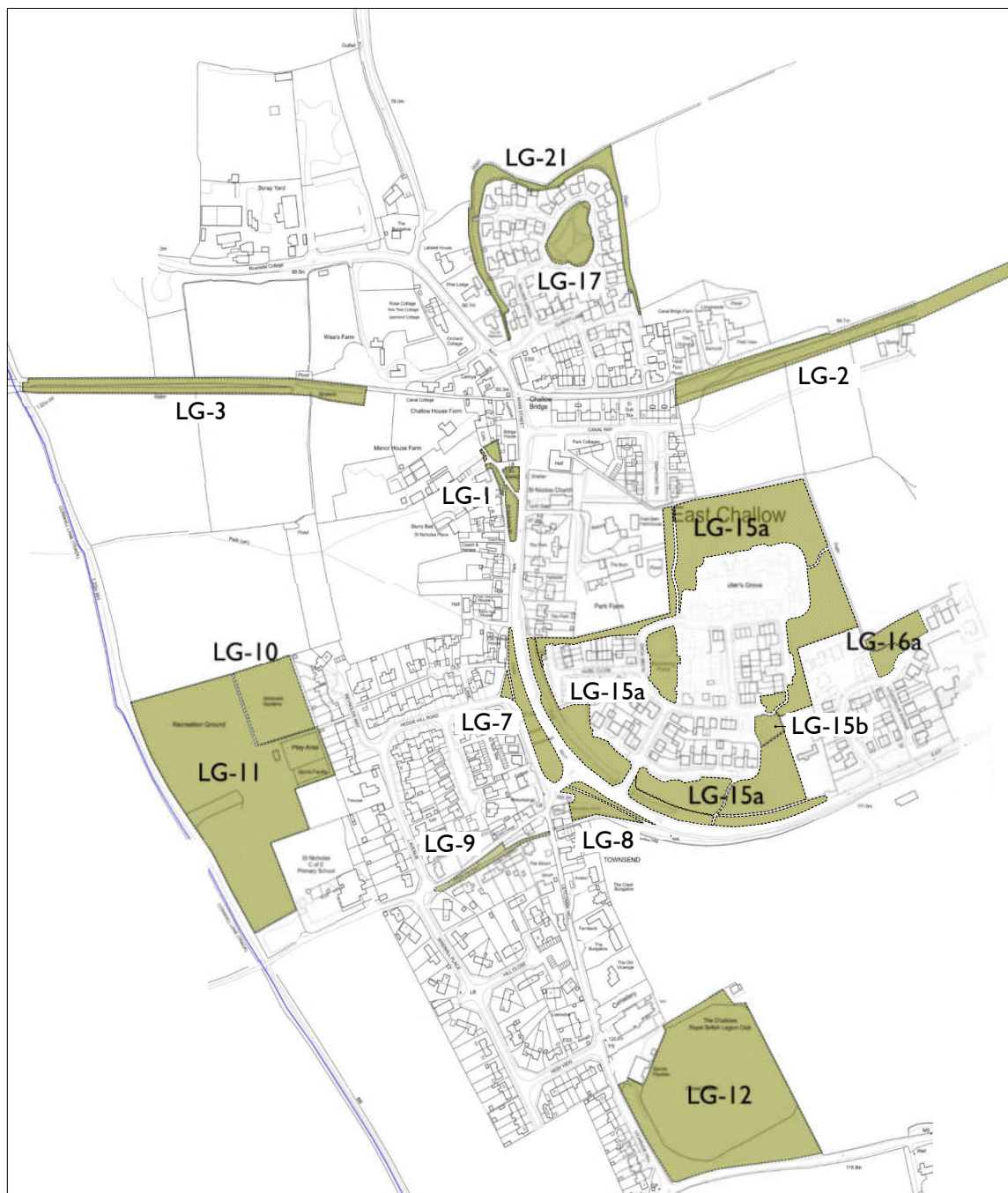
### Conclusion

The land scored 65% in the matrix, which is above the threshold of 50% and is proposed to be allocated as a LGS.



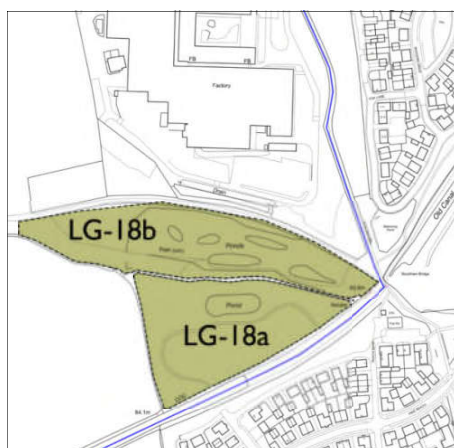
View of the rear of the LGS taken from nearby Woodhill Lane, where the proposed LGS meets the Public Right of Way across the field to the north

## LOCAL GREEN SPACES FOR DESIGNATION WITHIN THE VILLAGE



- PARISH BOUNDARY
- LOCAL GREEN SPACE DESIGNATION
- LG-1: VILLAGE GREEN
- LG-2: CANAL EAST
- LG-3: CANAL WEST
- LG-7: HEDGE HILL ROAD GREEN
- LG-8: LETCOMBE HILL GREEN
- LG-9: THE CUT
- LG-10: ALLOTMENTS,
- LG-11: REC FIELD, CHILDREN'S PLAYGROUND, TENNIS COURT, INFORMAL PLAY SPACE, GRASS/ WILDFLOWER MEADOW
- LG-12: CRICKET GROUND
- LG-15a: FULLER'S GROVE AMENITY SPACE
- LG-15b: FULLER'S GROVE PLAY SPACE
- LG-16a: CHILDREY PARK OPEN SPACE
- LG-17: NALDER GREEN
- LG-18a: NORTH OF ROACH BANK
- LG-18b: NORTH OF ROACH BANK
- LG-21: LAND SURROUNDING THE NALDER ESTATE

## LOCAL GREEN SPACES FOR DESIGNATION WITHIN THE WIDER PARISH





## Biodiversity Report

Site: East Challow Parish

TVERC Ref: TVERC/17/640

Prepared for: East Challow Neighbourhood Plan Steering Group, East Challow Parish Council

Date: 31/01/2018

By Thames Valley Environmental Records Centre



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# TABLE OF CONTENTS

**The following are included in this report:**

## **GENERAL INFORMATION:**

- Terms & Conditions
- Species data statements

## **PROTECTED & NOTABLE SPECIES INFORMATION:**

- Table of legally protected and notable species (within E. Challow Parish boundary)
- Table of Invasive species records (within E. Challow Parish boundary)
- Species status key
- Data origin key

## **PRIORITY HABITAT INFORMATION:**

- Map showing priority Habitat (within E. Challow Parish boundary)
- A list of habitats with areas
- Habitat Metadata

## TERMS AND CONDITIONS

The copyright for this document and the information provided is retained by Thames Valley Environmental Records Centre. The copyright for some of the species data will be held by a recording group or individual recorder. Where this is the case, and the group or individual providing the data is known, the data origin will be given in the species table.

TVERC must be acknowledged if any part of this report or data derived from it is used in a report. The whole document may be used as an appendix within your report.

The data in this report can only be used for the project for which it was requested. It cannot be passed on to third parties without permission of TVERC (this excludes reports presented to clients and Local Authorities).

The data should be considered valid for a maximum 12 months from the date on the cover of this report. If the data is to be used after that time an update should be requested. The data must not be added to any permanent database system.

The absence of any species or habitat data for any site, area or location does not mean that any species or habitat is not present.

## MAPS

To reproduce the Ordnance Survey mapping you must hold a relevant licence for the use of Ordnance Survey mapping or it can be copied at a printers or copyshop that holds a licence to carry out search work (see the Ordnance Survey website).

## DATA STATEMENTS

### STATEMENT ON OXFORDSHIRE BAT GROUP DATA

TVERC has agreed an exchange of data with Oxfordshire Bat Group (OBG) which enables us to provide records belonging to them with the grid reference given to 1 km precision. Such records are indicated by the term "Confidential, refer to OBG for further details" in the location column and OBG in the data origin column of the species table. Enquirers are recommended to contact OBG for further information.

David Endacott  
27 Hedge Hill Road  
East Challow  
Wantage  
Oxon  
OX12 9SD

[davidendacott@hotmail.com](mailto:davidendacott@hotmail.com)

### STATEMENT ON BIRD RECORDS IN OXFORDSHIRE (DATA MARKED AS OOS" IN THE DATA ORIGIN COLUMN

The majority of bird records in Oxfordshire, except those in the north of the county, have been provided by the Oxford Ornithological Society. Such records have a value of OOS in the data origin column . Please note that:

- a. Not all species are subject to the same degree of recording; the absence of records of a species in a given geographical area does not necessarily indicate absence of that species.
- b. Not all parts of the county are subject to the same degree of recording; the absence of records for a given area does not necessarily indicate the absence of bird species.
- c. Records of species regarded as sensitive have been provided with reduced information about location. Any requests for more precise information about the location of such "confidential" sites should be addressed directly to OOS ([www.oos.org.uk](http://www.oos.org.uk)) You can use the following email contacts [chairman@oos.org.uk](mailto:chairman@oos.org.uk) (the chairman) and [ian@recorder.fsnet.co.uk](mailto:ian@recorder.fsnet.co.uk) (the county bird recorder).

### STATEMENT ON WILDLIFE TRUST WATER VOLE DATA

Since 2008 data has been collected as positive or negative sections of watercourses. Positive sections crossing into search areas are included within the data. These are shown with the central grid reference for the stretch of watercourse. This may fall outside the search area but the stretch will be at least partly within the search area. The location information shows the beginning and end points of the stretch of watercourse.

## USE OF NBN GATEWAY DATA

Commercial organisations and members of the public may refer to the National Biodiversity Network (NBN) Gateway for wildlife records and habitat and designated site information for their own private use.

The NBN Gateway's Terms and Conditions state "*You may not republish wholesale the material, data and/or information made available to you, or exploit it for commercial or academic research purposes without first obtaining written permission from the relevant data provider*". This means that environmental consultants cannot use NBN data in ecology reports for planning applications unless they have obtained written permission from all the data providers. If NBN Gateway data are also provided for this project please make sure that the NBN Gateway's terms and conditions are followed precisely.

The National Planning Policy Framework states that "planning policies and decisions should be based on up-to date information about the natural environment and other characteristics of the area". The NBN Gateway does not hold the most up-to-date, comprehensive or highest resolution information on protected and notable species, local sites or habitats in Berkshire and Oxfordshire.

TVERC have advised planning authorities in Berkshire and Oxfordshire that ecology reports using only NBN data should not usually be validated and the NBN has requested that suspected breaches of NBN terms and conditions are reported to the NBN Data Access Officer, who will take appropriate action. Further detail is available on our website: <http://www.tverc.org/cms/content/ecological-survey-reports-planning-applications>.

## STATEMENT ON GRID REFERENCES

The following types of grid references are provided:

- Six figure grid references. Many of these will be an assigned relatively central grid reference for a site though with small sites the assigned grid reference for a site could be close to the edge. The record may have come from anywhere within the site. Where additional location information is provided the reference may be more accurate or central to a subsite within the larger site. Where the location is not site based, the grid reference should be within 100 metres of the location.
- Four figure grid references. Generally these are 1km square records often with some location information to give an idea of which part of the 1km square the record was found. Sometime this information can be quite accurate. Where a large site is referred to the location should be in that part of the 1km square that is within the site. In some case these may be tetrad records with grid reference referring to a 2km x 2km square. This includes some confidential records from Oxford Ornithological Society. Other tetrad data is rarely included.
- Eight and ten figure grid references: These are generally accurately worked out to the location where the species was found. However for small and narrow sites eight figure grid references may be used as a central grid reference for a site.

- TVERC intends to start tagging data to qualify these grid references but at present only a limited amount of qualification is provided. 1km square records are tagged as 1km record and 2km square records are tagged as 2km record.

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Amphibians</i>												
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2	15/05/2012	SU38168855		Off Main Street, East Challow (Naider Estate)	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1	30/04/2012	SU38168855		Off Main Street, East Challow (Naider Estate)	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult	10/05/2016	SU38258844		Pond in East Challow	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	12	30/04/2012	SU38268838		Off Main Street, East Challow (Naider Estate)	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2	13/06/2012	SU38268838		Off Main Street, East Challow (Naider Estate)	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2	15/05/2012	SU38278838		Former Berks & Wilts Canal	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1	11/04/2012	SU38278838		Former Berks & Wilts Canal	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2	25/04/2012	SU38278838		Former Berks & Wilts Canal	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Male	07/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Females	06/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Male	06/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	6 Adult Females	04/04/2012	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	7 Adult Males	04/04/2012	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	10 Adult Males	02/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	8 Adult Females	02/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Males	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Female	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	7 Adult Males	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adults	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	3 Adult Males	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Males	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Females	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	3 Adult Females	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adults	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Male	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Females	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	Eggs	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	4 Adult Males	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Male	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Males	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	3 Adult Females	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Female	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Females	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	3 Adult Females	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	Eggs	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Females	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	3 Adult Females	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	2 Adult Females	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Female	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissotritron vulgaris</i>	1 Adult Female	18/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult Male	18/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	18/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult	18/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	18/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	3 Adult Females	11/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	9 Adult Males	11/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	3 Adult Males	11/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	3 Adult Females	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult Female	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Males	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Males	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adults	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult Male	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	3 Adult Males	04/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	3 Adult Females	04/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult Female	22/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	30 Adults	10/05/2016	SU39008872		Berks & Wilts Canal SW of Stockham Bridge	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	14 Adult Males	01/05/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	9 Adult Females	01/05/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	8 Adult Males	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	10 Adult Males	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	6 Adult Females	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	14 Adult Males	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	7 Adult Females	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	4 Adult Males	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	4 Adult Males	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	6 Adult Females	18/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Males	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	Eggs	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	field record	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	13 Adult Males	18/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	17/05/2011	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult Male	17/05/2011	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult Male	17/05/2011	SU39008873		Stockham Farm, Wantage: Pond	netted	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	2 Adult Females	17/05/2011	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	Lissotriton vulgaris	1 Adult Male	04/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		374

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Smooth Newt</i>	<i>Lissoiriton vulgaris</i>	1 Adult Male	04/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC		WACA-Sch5-s9.5a		
<i>Smooth Newt</i>	<i>Lissoiriton vulgaris</i>	70+ Adults	18/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC		WACA-Sch5-s9.5a		
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	2 Males	15/05/2012	SU38168855		Off Main Street, East Challow (Nalder Estate)	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	1 Male	25/05/2012	SU38168855		Off Main Street, East Challow (Nalder Estate)	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	11	13/04/2016	SU3817188192		Land adjacent to Park Farm, East Challow	caught	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	1	18/04/2016	SU3817188192		Land adjacent to Park Farm, East Challow	caught	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	15	04/05/2016	SU3817188192		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	10	09/05/2016	SU3817188192		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	8	04/04/2016	SU3817188192		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	4	12/06/2016	SU3817188192		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	15 Individuals	01/05/2017	SU3817488194		Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	15 Individuals	04/05/2016	SU38178819			field record	LN	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	2	12/06/2016	SU382588442		Land adjacent to Park Farm, East Challow	caught	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	4	18/04/2016	SU382588442		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	2	04/04/2016	SU382588442		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	3	04/05/2016	SU382588442		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	9	09/05/2016	SU382588442		Land adjacent to Park Farm, East Challow	caught	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	2	13/04/2016	SU382588442		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	9 Individuals	09/05/2016	SU38258844			field record	LN	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	5 Adult Males	10/05/2016	SU38258844		Pond in East Challow	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	3 Adult Females	10/05/2016	SU38258844		Pond in East Challow	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	1 Female	15/05/2012	SU38268838		Off Main Street, East Challow (Nalder Estate)	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	4 Males	15/05/2012	SU38268838		Off Main Street, East Challow (Nalder Estate)	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	1 Male	30/04/2012	SU38268838		Off Main Street, East Challow (Nalder Estate)	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	3	04/04/2016	SU382688382		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	3	18/04/2016	SU382688382		Land adjacent to Park Farm, East Challow	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	3 Individuals	04/04/2016	SU38318839			field record	LN	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	Larvae	07/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	<i>Triturus cristatus</i>	2 Adult Females	06/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	



Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Males	06/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Larvae	06/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Males	06/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Larvae	02/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	04/04/2012	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Male	17/05/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	12 Adult Females	02/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Larvae	02/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	02/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	11 Adult Males	02/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Eggs	07/06/2011	SU38888866		Stockham Farm, Wantage: Pond	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	07/06/2011	SU38888866		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	2 Adult Males	17/05/2011	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Male	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	3 Adult Males	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Eggs	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	2 Adult Females	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	11/04/2012	SU3893088687		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Eggs	18/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Male	18/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Male	04/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	2 Adult Males	17/05/2011	SU3896688708		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	04/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	2 Adult Males	11/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	3 Adult Males	11/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	11/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Females	11/04/2012	SU3896688708		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	12 Adult Males	10/05/2016	SU39008872		Berks & Wilts Canal SW of Stockham Bridge	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	12 Adult Females	10/05/2016	SU39008872		Berks & Wilts Canal SW of Stockham Bridge	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Males	18/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	5 Adult Females	18/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	7 Adult Males	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	3 Adult Females	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	8 Adult Females	18/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	2 Adult Males	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	3 Adult Females	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	22 Adult Males	18/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Eggs	04/04/2012	SU39008873		Stockham Farm, Wantage: Pond	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Males	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	6 Adult Males	01/05/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Eggs	01/05/2012	SU39008873		Stockham Farm, Wantage: Pond	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Eggs	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	Eggs	30/04/2012	SU39008873		Stockham Farm, Wantage: Pond	field record	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Males	01/05/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	8 Adult Males	25/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	6 Adult Females	01/05/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Females	01/05/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Male	04/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	04/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	2 Adult Males	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	4 Adult Females	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	3 Adult Males	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Torchlight search	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Great Crested Newt</i>	Triturus cristatus	1 Adult Female	11/04/2012	SU39008873		Stockham Farm, Wantage: Pond	Bottle trap	EC	HabDir-A2np HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a	NERC-S41	
<i>Common Toad</i>	Bufo bufo	1 Adult	08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT	HabDir-A4	WACA-Sch5-s9.5a	NERC-S41	
<i>Common Toad</i>	Bufo bufo		10/05/2016	SU38258844		Pond in East Challow	Torchlight search	EC	HabDir-A4	WACA-Sch5-s9.5a	NERC-S41	
<i>Common Toad</i>	Bufo bufo	1	15/05/2012	SU38268838		Off Main Street, East Challow (Nalder Estate)	field record	EC	HabDir-A4	WACA-Sch5-s9.5a	NERC-S41	
<i>Common Frog</i>	Rana temporaria		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT	HabDir-A5	WACA-Sch5-s9.5a	NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Common Frog</i>	<i>Rana temporaria</i>	1	11/04/2012	SU38168855		Off Main Street, East Challow (Nalder Estate)	field record	EC	HabDir-A5	WACA-Sch5-s9.5a		
<i>Common Frog</i>	<i>Rana temporaria</i>	2 Adults	10/05/2016	SU38258844		Pond in East Challow	Torchlight search	EC	HabDir-A5	WACA-Sch5-s9.5a		
<i>Common Frog</i>	<i>Rana temporaria</i>	1	13/06/2012	SU38268838		Off Main Street, East Challow (Nalder Estate)	field record	EC	HabDir-A5	WACA-Sch5-s9.5a		
<i>Common Frog</i>	<i>Rana temporaria</i>	3	15/05/2012	SU38278838		Former Berks & Wilts Canal	field record	EC	HabDir-A5	WACA-Sch5-s9.5a		
<i>Common Frog</i>	<i>Rana temporaria</i>	11	30/04/2012	SU38278838		Former Berks & Wilts Canal	field record	EC	HabDir-A5	WACA-Sch5-s9.5a		
<i>Common Frog</i>	<i>Rana temporaria</i>	Larvae	07/06/2011	SU38888866		Stockham Farm, Wantage; Pond	Bottle trap	EC	HabDir-A5	WACA-Sch5-s9.5a		
<b>Birds</b>												
<i>Teal</i>	<i>Anas crecca</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Mallard</i>	<i>Anas platyrhynchos</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Mallard</i>	<i>Anas platyrhynchos</i>		05/05/2017	SU38608855		Wilts and Berks Canal		OLWS				Bird-Amber
<i>Mallard</i>	<i>Anas platyrhynchos</i>	49	04/09/1999	SU3988	1 km record	Wantage: Willow walk	field record	OOS				Bird-Amber
<i>Mallard</i>	<i>Anas platyrhynchos</i>	40	11/09/1998	SU3988	1 km record	Wantage	field record	OOS				Bird-Amber
<i>Grey Partridge</i>	<i>Perdix perdix</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
<i>Little Grebe</i>	<i>Tachybaptus ruficollis</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Kestrel</i>	<i>Falco tinnunculus</i>	1 Male	18/09/2002	SU360900		East Challow	field record	OOS				Bird-Amber
<i>Kestrel</i>	<i>Falco tinnunculus</i>	1 Female	18/09/2002	SU360900		East Challow	field record	OOS				Bird-Amber
<i>Kestrel</i>	<i>Falco tinnunculus</i>	5	21/05/2003	SU3690	1 km record	Denchworth	field record	OOS				Bird-Amber
<i>Kestrel</i>	<i>Falco tinnunculus</i>	4	30/06/2003	SU3690	1 km record	Denchworth	field record	OOS				Bird-Amber
<i>Kestrel</i>	<i>Falco tinnunculus</i>	3	21/04/2003	SU3690	1 km record	Denchworth	field record	OOS				Bird-Amber
<i>Kestrel</i>	<i>Falco tinnunculus</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Lapwing</i>	<i>Vanellus vanellus</i>	17	21/04/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
<i>Lapwing</i>	<i>Vanellus vanellus</i>	11	21/05/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
<i>Lapwing</i>	<i>Vanellus vanellus</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
<i>Lapwing</i>	<i>Vanellus vanellus</i>	1 Chick, 6 Adults	09/05/2006	SU3891	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
<i>Curlew</i>	<i>Numenius arquata</i>	1	19/06/2004	SU3888	1 km record	East Challow	field record	OOS			NERC-S41	Bird-Amber RL-Global-post2001-NT
<i>Lesser Black-backed Gull</i>	<i>Larus fuscus</i>		11/09/1998	SU3988	1 km record	Wantage	field record	OOS				Bird-Amber
<i>Stock Dove</i>	<i>Columba oenas</i>	2 Adults	08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Turtle Dove</i>	<i>Streptopelia turtur</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
<i>Barn Owl</i>	<i>Tyto alba</i>	1	19/06/2004	SU382	1 km record	Confidential, refer to OOS for further details	field record	OOS		WACA-Sch1-p1		Bird-Amber
<i>Barn Owl</i>	<i>Tyto alba</i>	1	07/12/2002	SU399V	1 km record	Confidential, refer to OOS for further details	field record	OOS		WACA-Sch1-p1		Bird-Amber
<i>Swift</i>	<i>Apus apus</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Swift</i>	<i>Apus apus</i>	20 Adults	15/06/2012	SU3807388255		St Nicholas Church, Main Street, East Challow	Flying	RSPB				Bird-Amber
<i>Swift</i>	<i>Apus apus</i>	1 Nest	15/06/2012	SU3807388255		St Nicholas Church, Main Street, East Challow	field record	RSPB				Bird-Amber
<i>Kingfisher</i>	<i>Alcedo atthis</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT	BirdsDir-A1	WACA-Sch1-p1	NERC-S41	Bird-Amber
<i>Lesser Spotted Woodpecker</i>	<i>Dendrocopos minor</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Red
<i>Grasshopper Warbler</i>	<i>Locustella naevia</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
<i>Willow Warbler</i>	<i>Phylloscopus trochilus</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Skylark</i>	<i>Alauda arvensis</i>	1	30/06/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
<i>Skylark</i>	<i>Alauda arvensis</i>	9	30/06/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
<i>Skylark</i>	<i>Alauda arvensis</i>	30	21/04/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
<i>Skylark</i>	<i>Alauda arvensis</i>	19	21/05/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
<i>Swallow</i>	<i>Hirundo rustica</i>		08/05/1986	SU377883		Tater Bottom, East Challow	field record	BBOWT				Bird-Amber
<i>Swallow</i>	<i>Hirundo rustica</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>Swallow</i>	<i>Hirundo rustica</i>	6	07/09/1999	SU3889	1 km record	Grove: Grove Industrial Estate	field record	OOS				Bird-Amber
<i>Swallow</i>	<i>Hirundo rustica</i>	2	10/09/1999	SU3988	1 km record	Wantage	field record	OOS				Bird-Amber
<i>House Martin</i>	<i>Delichon urbicum</i>		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
<i>House Martin</i>	<i>Delichon urbicum</i>	6	05/09/1999	SU3988	1 km record	Wantage	field record	OOS				Bird-Amber 378

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
Meadow Pipit	Anthus pratensis	8 individuals	08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
Meadow Pipit	Anthus pratensis		01/11/2006	SU3891	1 km record	Denchworth	field record	OOS				Bird-Amber
Yellow Wagtail	Motacilla flava		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Grey Wagtail	Motacilla cinerea		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
Grey Wagtail	Motacilla cinerea	1 Female	09/09/1999	SU3988	1 km record	Wantage: Willow walk	field record	OOS				Bird-Amber
Duncock	Prunella modularis		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Amber
Duncock	Prunella modularis		05/05/2017	SU38608855		Wills and Berks Canal	field record	OLWS			NERC-S41	Bird-Amber
Redstart	Phoenicurus phoenicurus	1 Juvenile	17/07/2006	SU3888	1 km record	East Challow	field record	OOS				Bird-Amber
Fieldfare	Turdus pilaris		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT		WACA-Sch1-p1		Bird-Red
Song Thrush	Turdus philomelos		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Redwing	Turdus iliacus		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT		WACA-Sch1-p1		Bird-Red
Mistle Thrush	Turdus viscivorus		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
Spotted Flycatcher	Muscicapa striata	2	27/07/1999	SU390889		Grove	field record	OOS			NERC-S41	Bird-Red
Whitethroat	Sylvia communis		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				Bird-Amber
Willow Tit	Poecile montana		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Marsh Tit	Poecile palustris		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Starling	Sturnus vulgaris	56	21/04/2003	SU3690	1 km record	Denchworth	field record	OOS				Bird-Red
Starling	Sturnus vulgaris	12	21/05/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Starling	Sturnus vulgaris	9	30/06/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Starling	Sturnus vulgaris	49	08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Starling	Sturnus vulgaris		11/09/1998	SU3988	1 km record	Wantage	field record	OOS				Bird-Red
House Sparrow	Passer domesticus		08/05/1986	SU377883		Tater Bottom, East Challow	field record	BBOWT			NERC-S41	Bird-Red
House Sparrow	Passer domesticus		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
House Sparrow	Passer domesticus	10	11/09/1998	SU3988	1 km record	Wantage	field record	OOS				Bird-Red
Tree Sparrow	Passer montanus		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Linnet	Linaria cannabina	4	30/06/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Linnet	Linaria cannabina	2	21/05/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Linnet	Linaria cannabina	4	21/04/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Linnet	Linaria cannabina		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Bullfinch	Pyrrhula pyrrhula		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Amber
Yellowhammer	Emberiza citrinella	9	21/04/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Yellowhammer	Emberiza citrinella	15	30/06/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Yellowhammer	Emberiza citrinella	14	21/05/2003	SU3690	1 km record	Denchworth	field record	OOS			NERC-S41	Bird-Red
Yellowhammer	Emberiza citrinella		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
Reed Bunting	Emberiza schoeniclus		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Amber
Corn Bunting	Emberiza calandra		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	Bird-Red
<b>Fish - Bony</b>												
Bullhead	Cottus gobio		07/05/2013	SU382870		Letcombe Brook, D/S Bablakes Farm, Letcombe Regis	field record	EA	HabDir-A2np			
<b>Higher Plants - Flowering Plants</b>												
Hoary Plantain	Plantago media		08/05/1986	SU377883		Tater Bottom, East Challow	field record	BBOWT				RL-GB-post2001-NT
Hoary Plantain	Plantago media		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT				RL-GB-post2001-NT
<b>Invertebrates - Butterflies</b>												
Wall	Lasimomma megera	1 Adult	1990	SU376882		East Challow Lane, Cornhill Lane	field record	BC			NERC-S41	RL-GB-post2001-NT
Wall	Lasimomma megera		04/08/1990	SU3890	1 km record	Railway Embankment, Denchworth Road	field record	BC			NERC-S41	RL-GB-post2001-NT
<b>Invertebrates - Crustaceans</b>												
White-clawed Freshwater Crayfish	Austropotamobius pallipes		12/09/2000	SU382870		Letcombe Brook, D/S Bablakes Farm, Letcombe Regis	field record	EA	HabDir-A2np HabDir-A5	WACA-Sch15-s9.5a	NERC-S41	RL-Global-post2001-EN
<b>Invertebrates - Molluscs</b>												
Large Black Slug	Arion (Arion) ater		28/02/1994	SU380882		East Challow Churchyard	field record	LN				RL-GB-post2001-DD

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<b>Invertebrates - Moths</b>												
<i>Ghost Moth</i>	Hepialus humuli	Adults	03/07/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Ghost Moth</i>	Hepialus humuli	Adults	04/06/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Ghost Moth</i>	Hepialus humuli	Adults	12/07/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Ghost Moth</i>	Hepialus humuli	Adults	17/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Ghost Moth</i>	Hepialus humuli subsp. humuli	Adults	28/06/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Ghost Moth</i>	Hepialus humuli subsp. humuli	Adults	03/07/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Ghost Moth</i>	Hepialus humuli subsp. humuli		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dotted Ermel</i>	Ethmia doodeca	Adults	07/08/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN				Notable-B
<i>Sulphur Pearl</i>	Sitochroa palealis	Adults	01/08/1995	SU38408715		Bablakes House	field record	LN				Notable
<i>Sulphur Pearl</i>	Sitochroa palealis	Adults	06/08/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN				Notable
<i>Sulphur Pearl</i>	Sitochroa palealis	Adults	15/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN				Notable
<i>Northern Grey</i>	Scoparia ancipitella	Adults	25/07/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN				Notable-B
<i>Oak Hook-tip</i>	Watsonalla binaria	Adults	01/08/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Oak Hook-tip</i>	Watsonalla binaria	Adults	25/07/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Oak Hook-tip</i>	Watsonalla binaria	Adults	24/07/1989	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Oak Hook-tip</i>	Watsonalla binaria	Adults	27/07/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Lackey</i>	Malacosoma neustria	Adults	30/06/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Lackey</i>	Malacosoma neustria		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Lackey</i>	Malacosoma neustria	Adults	05/07/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Lackey</i>	Malacosoma neustria	Adults	12/07/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Lackey</i>	Malacosoma neustria	Adults	01/07/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Shaded Broad-bar</i>	Scotopteryx chenopodiata	Adults	12/08/1990	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Shaded Broad-bar</i>	Scotopteryx chenopodiata	Adults	22/08/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Shaded Broad-bar</i>	Scotopteryx chenopodiata	Adults	20/07/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Oblique Carpet</i>	Orthonama vittata	Adults	May-88	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Small Phoenix</i>	Ecliptopera silaceata	Adults	29/08/1993	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Phoenix</i>	Ecliptopera silaceata	Adults	31/07/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Small Phoenix</i>	Ecliptopera silaceata	Adults	1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Phoenix</i>	Ecliptopera silaceata	Adults	28/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Pretty Chalk Carpet</i>	Melanthia procellata		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Latticed Heath</i>	Chiasmia clathrata	Adults	18/08/1991	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>August Thorn</i>	Ennomos quercinaria	Adults	28/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>August Thorn</i>	Ennomos quercinaria	Adults	01/08/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>August Thorn</i>	Ennomos quercinaria		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>August Thorn</i>	Ennomos quercinaria	Adults	23/07/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Dusky Thorn</i>	Ennomos fuscantaria	Adults	04/08/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Dusky Thorn</i>	Ennomos fuscantaria	Adults	05/09/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky Thorn</i>	Ennomos fuscantaria	Adults	01/08/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky Thorn</i>	Ennomos fuscantaria		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky Thorn</i>	Ennomos fuscantaria	Adults	20/09/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>September Thorn</i>	Ennomos erosaria		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brindled Beauty</i>	Lycia hirtaria	Adults	29/04/1986	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brindled Beauty</i>	Lycia hirtaria	Adults	01/05/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Brindled Beauty</i>	<i>Lycia hirtaria</i>	Adults	06/04/1997	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brindled Beauty</i>	<i>Lycia hirtaria</i>	Adults	04/02/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Small Emerald</i>	<i>Hemistola chrysoprasaria</i>	Adults	15/07/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Emerald</i>	<i>Hemistola chrysoprasaria</i>	Adults	06/07/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Emerald</i>	<i>Hemistola chrysoprasaria</i>	Adults	11/07/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Small Emerald</i>	<i>Hemistola chrysoprasaria</i>	Adults	10/07/1989	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Emerald</i>	<i>Hemistola chrysoprasaria</i>	Adults	03/07/1999	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	11/07/1986	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	21/05/1999	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	29/06/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	20/05/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	06/05/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	10/05/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Buff Ermine</i>	<i>Spilosoma lutea</i>	Adults	10/05/1997	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	12/05/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	20/05/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	02/05/1997	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	03/05/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	13/06/1987	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	27/05/1996	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>White Ermine</i>	<i>Spilosoma lubricipeda</i>	Adults	12/05/1999	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Garden Tiger</i>	<i>Arctia caja</i>	Adults	Jul-85	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Garden Tiger</i>	<i>Arctia caja</i>	Adults	04/07/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Garden Tiger</i>	<i>Arctia caja</i>	Adults	01/07/1999	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Garden Tiger</i>	<i>Arctia caja</i>	Adults	25/05/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Garden Tiger</i>	<i>Arctia caja</i>	Adults	1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Garden Tiger</i>	<i>Arctia caja</i>	Adults	28/06/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Garden Tiger</i>	<i>Arctia caja</i>	Adults	01/07/1997	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Cinnabar</i>	<i>Tyria jacobaeae</i>	Adults	20/05/1997	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Cinnabar</i>	<i>Tyria jacobaeae</i>	Adults	04/06/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Cinnabar</i>	<i>Tyria jacobaeae</i>	Adults	26/05/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Cinnabar</i>	<i>Tyria jacobaeae</i>	Adults	1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Cinnabar</i>	<i>Tyria jacobaeae</i>	Adults	27/05/1999	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Cinnabar</i>	<i>Tyria jacobaeae</i>	Adults	10/07/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Cinnabar</i>	<i>Tyria jacobaeae</i>	Adults	28/09/1987	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Grey Dagger</i>	<i>Acronicta psi</i>	Adults	Jul-85	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Grey Dagger</i>	<i>Acronicta psi</i>	Adults	1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Grey Dagger</i>	<i>Acronicta psi</i>	Adults	11/05/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Grey Dagger</i>	<i>Acronicta psi</i>	Adults	06/07/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Grey Dagger</i>	<i>Acronicta psi</i>	Adults	31/05/1996	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	



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<i>Grey Dagger</i>	Acronicta psi	Adults	18/05/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Grey Dagger</i>	Acronicta psi	Adults	25/05/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Grey Dagger</i>	Acronicta psi	Adults	14/07/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Grey Dagger</i>	Acronicta psi	Adults	20/05/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Knot Grass</i>	Acronicta rumicis	Adults	19/08/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Knot Grass</i>	Acronicta rumicis	Adults	12/05/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Knot Grass</i>	Acronicta rumicis	Adults	28/07/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Knot Grass</i>	Acronicta rumicis	Adults	01/05/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Knot Grass</i>	Acronicta rumicis	Adults	28/06/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Knot Grass</i>	Acronicta rumicis	Adults	11/05/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Knot Grass</i>	Acronicta rumicis	Adults	06/08/1992	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	15/08/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	17/08/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	31/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	24/07/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	Aug-87	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	31/07/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	29/07/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mouse Moth</i>	Amphipyra tragopoginis	Adults	17/08/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Sprawler</i>	Asteroscopus sphinx	Adults	02/11/1990	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Green-brindled Crescent</i>	<i>Allophyes oxyacanthae</i>	Adults	19/10/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Green-brindled Crescent</i>	<i>Allophyes oxyacanthae</i>	Adults	07/10/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Green-brindled Crescent</i>	<i>Allophyes oxyacanthae</i>	Adults	Oct-88	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Green-brindled Crescent</i>	<i>Allophyes oxyacanthae</i>		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mottled Rustic</i>	<i>Caradrina morpheus</i>	Adults	12/05/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mottled Rustic</i>	<i>Caradrina morpheus</i>	Adults	26/06/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mottled Rustic</i>	<i>Caradrina morpheus</i>	Adults	14/06/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mottled Rustic</i>	<i>Caradrina morpheus</i>	Adults	13/07/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mottled Rustic</i>	<i>Caradrina morpheus</i>	Adults	01/07/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mottled Rustic</i>	<i>Caradrina morpheus</i>	Adults	11/06/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Mottled Rustic</i>	<i>Caradrina morpheus</i>	Adults	14/07/1990	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rustic</i>	<i>Hoplodrina blanda</i>	Adults	18/06/1989	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rustic</i>	<i>Hoplodrina blanda</i>	Adults	13/07/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rustic</i>	<i>Hoplodrina blanda</i>	Adults	15/07/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Rustic</i>	<i>Hoplodrina blanda</i>	Adults	03/06/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rustic</i>	<i>Hoplodrina blanda</i>	Adults	07/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rustic</i>	<i>Hoplodrina blanda</i>	Adults	30/06/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Rustic</i>	<i>Hydraecia micacea</i>	Adults	18/08/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Rustic</i>	<i>Hydraecia micacea</i>	Adults	11/09/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Rustic</i>	<i>Hydraecia micacea</i>	Adults	14/07/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Rosy Rustic</i>	Hydraecia mitacea		1988	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Rustic</i>	Hydraecia mitacea	Adults	08/08/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Rosy Rustic</i>	Hydraecia mitacea	Adults	27/07/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Rustic</i>	Hydraecia mitacea	Adults	03/08/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Rustic</i>	Hydraecia mitacea	Adults	02/08/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Large Wainscot</i>	Rhizedra lutosa	Adults	14/10/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Large Wainscot</i>	Rhizedra lutosa		1988	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Large Wainscot</i>	Rhizedra lutosa	Adults	04/10/1989	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Large Wainscot</i>	Rhizedra lutosa	Adults	10/09/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Large Wainscot</i>	Rhizedra lutosa	Adults	07/09/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky Brocade</i>	Apamea remissa	Adults	11/07/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky Brocade</i>	Apamea remissa	Adults	01/07/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky Brocade</i>	Apamea remissa	Adults	19/06/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Large Nutmeg</i>	Apamea anceps	Adults	12/05/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Large Nutmeg</i>	Apamea anceps	Adults	12/06/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Large Nutmeg</i>	Apamea anceps	Adults	11/07/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Minor</i>	Litoligia literosa	Adults	24/07/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Rosy Minor</i>	Litoligia literosa	Adults	07/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Minor</i>	Litoligia literosa	Adults	11/08/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Rosy Minor</i>	Litoligia literosa	Adults	04/07/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Sallow</i>	Cirrhia icteritia	Adults	27/09/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Sallow</i>	<i>Cirrhia icteritia</i>	Adults	20/09/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Sallow</i>	<i>Cirrhia icteritia</i>	Adults	12/10/1990	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky-jernon Sallow</i>	<i>Cirrhia gilvago</i>		1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dusky-jernon Sallow</i>	<i>Cirrhia gilvago</i>	Adults	20/10/1996	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Beaded Chestnut</i>	<i>Agrochola lychmidis</i>	Adults	05/10/1997	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Beaded Chestnut</i>	<i>Agrochola lychmidis</i>	Adults	08/09/1996	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Beaded Chestnut</i>	<i>Agrochola lychmidis</i>		1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Beaded Chestnut</i>	<i>Agrochola lychmidis</i>	Adults	26/09/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Beaded Chestnut</i>	<i>Agrochola lychmidis</i>	Adults	08/10/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Beaded Chestnut</i>	<i>Agrochola lychmidis</i>	Adults	07/10/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Beaded Chestnut</i>	<i>Agrochola lychmidis</i>	Adults	16/09/1999	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>		1998	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>	Adults	13/09/1999	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>	Adults	10/09/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>	Adults	14/09/1995	SU38408715		Bablaikes House	field record	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>	Adults	25/09/1996	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>	Adults	20/09/1985	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>	Adults	20/09/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Brown-spot Pinion</i>	<i>Agrochola litura</i>	Adults	10/09/1997	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Flounced Chestnut</i>	<i>Agrochola helvola</i>	Adults	01/10/2002	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Flounced Chestnut</i>	<i>Agrochola helvola</i>	Adults	08/10/2000	SU38408715		Bablaikes House	trapped at mercury vapour light	LN			NERC-S41	387

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Flouced Chestnut</i>	<i>Agrochola helvola</i>	Adults	08/10/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Flouced Chestnut</i>	<i>Agrochola helvola</i>	Adults	19/09/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Flouced Chestnut</i>	<i>Agrochola helvola</i>		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>	Adults	27/08/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>	Adults	05/09/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>	Adults	28/08/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>	Adults	Sep-85	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>	Adults	26/08/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>	Adults	18/08/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Centre-barred Sallow</i>	<i>Atethmia centrago</i>	Adults	04/09/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Minor Shoulder-knot</i>	<i>Brachyomyia viminalis</i>	Adults	17/05/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Minor Shoulder-knot</i>	<i>Brachyomyia viminalis</i>		26/06/1994	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Deep-brown Dart</i>	<i>Aporophylla lutulenta</i>	Adults	22/09/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Deep-brown Dart</i>	<i>Aporophylla lutulenta</i>	Adults	May-85	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Deep-brown Dart</i>	<i>Aporophylla lutulenta</i>	Adults	22/09/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Deep-brown Dart</i>	<i>Aporophylla lutulenta</i>	Adults	10/09/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Deep-brown Dart</i>	<i>Aporophylla lutulenta</i>	Adults	12/09/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Deep-brown Dart</i>	<i>Aporophylla lutulenta</i>		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dark Brocade</i>	<i>Mniotype adusta</i>	Adults	Jul-86	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dark Brocade</i>	<i>Mniotype adusta</i>	Adults	01/06/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Powdered Quaker</i>	<i>Orthosia gracilis</i>		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Powdered Quaker</i>	<i>Orthosia gracilis</i>	Adults	01/04/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	388

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Powdered Quaker</i>	<i>Orthosia gracilis</i>	Adults	13/05/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Powdered Quaker</i>	<i>Orthosia gracilis</i>	Adults	26/04/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Powdered Quaker</i>	<i>Orthosia gracilis</i>	Adults	29/04/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Powdered Quaker</i>	<i>Orthosia gracilis</i>	Adults	09/04/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Powdered Quaker</i>	<i>Orthosia gracilis</i>	Adults	04/05/1986	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Hedge Rustic</i>	<i>Tholera cespitis</i>		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Hedge Rustic</i>	<i>Tholera cespitis</i>	Adults	Sep-85	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>		1998	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>	Adults	30/08/1997	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>	Adults	08/09/1985	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>	Adults	01/09/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>	Adults	03/09/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>	Adults	07/09/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>	Adults	03/09/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Feathered Gothic</i>	<i>Tholera decimalis</i>	Adults	20/08/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dot Moth</i>	<i>Melanchna persicariae</i>	Adults	02/08/1996	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dot Moth</i>	<i>Melanchna persicariae</i>	Adults	06/07/2002	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dot Moth</i>	<i>Melanchna persicariae</i>	Adults	03/07/1999	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dot Moth</i>	<i>Melanchna persicariae</i>	Adults	01/07/1995	SU38408715		Bablakes House	field record	LN			NERC-S41	
<i>Dot Moth</i>	<i>Melanchna persicariae</i>	Adults	29/06/2000	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Dot Moth</i>	<i>Melanchna persicariae</i>	Adults	06/07/1986	SU38408715		Bablakes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC S41	Other Designations
<i>Broom Moth</i>	<i>Ceramica pisi</i>		1998	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Broom Moth</i>	<i>Ceramica pisi</i>	Adults	09/06/1987	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Broom Moth</i>	<i>Ceramica pisi</i>	Adults	01/06/1997	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Shoulder-striped Wainscot</i>	<i>Leucania comma</i>	Adults	03/06/2000	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Shoulder-striped Wainscot</i>	<i>Leucania comma</i>	Adults	29/08/1987	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Shoulder-striped Wainscot</i>	<i>Leucania comma</i>	Adults	28/06/1999	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Shoulder-striped Wainscot</i>	<i>Leucania comma</i>		1998	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Shoulder-striped Wainscot</i>	<i>Leucania comma</i>	Adults	14/06/2002	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Shoulder-striped Wainscot</i>	<i>Leucania comma</i>	Adults	22/06/1995	SU38408715		Babliakes House	field record	LN			NERC-S41	
<i>Garden Dart</i>	<i>Euxoa nigricans</i>	Adults	18/07/1985	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Garden Dart</i>	<i>Euxoa nigricans</i>	Adults	25/07/1997	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>	Adults	18/05/1997	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>	Adults	31/08/1985	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>	Adults	02/06/1996	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>	Adults	18/09/1995	SU38408715		Babliakes House	field record	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>	Adults	16/05/2000	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>		1998	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>	Adults	13/05/1999	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Small Square-spot</i>	<i>Diarsia rubi</i>	Adults	10/05/2002	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	
<i>Double Dart</i>	<i>Graphiphora augur</i>	Adults	03/07/1986	SU38408715		Babliakes House	trapped at mercury vapour light	LN			NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
<i>Double Dart</i>	Graphiphora augur	Adults	12/07/1997	SU38408715		Babliaks House	trapped at mercury vapour light	LN			NERC-S41	
<b>Invertebrates - True Files</b>												
<b>Banded General</b>												
	Stratiomys.potamida		1986	SU379880		Garden, East Challow	field record	LN				Notable
<b>Mammals - Terrestrial (bats)</b>												
<i>Pipistrelle Bat species</i>	Pipistrellus	1 Immature Male	18/10/1998	SU3788		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Pipistrelle Bat species</i>	Pipistrellus	1 Adult Male	04/10/2007	SU3788		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Pipistrelle Bat species</i>	Pipistrellus	1 Juvenile Male	18/10/1998	SU3788		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Pipistrelle Bat species</i>	Pipistrellus	1 Adult Female	09/08/1990	SU3888		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Pipistrelle Bat species</i>	Pipistrellus	1 Adult Female	09/08/1990	SU3888		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Pipistrelle Bat species</i>	Pipistrellus	1 Immature Male	17/07/1995	SU3888		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Common Pipistrelle</i>	Pipistrellus pipistrellus	roosting	13/06/2012-14/06/2012	SU38108844		Off Main Street, East Challow (Nalder Estate)	aural bat detector	EC	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Brown Long-eared Bat</i>	Plecotus auritus	1 Juvenile Male	19/09/2002	SU3888		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<i>Brown Long-eared Bat</i>	Plecotus auritus	1 Juvenile Male	19/09/2002	SU3888		Confidential, refer to OBG for further details	Injured Bat Record	OBG	HabDir-A4	HabReg-Sch2 WACA-Sch5-s9.4b/s9.4c/s9.5a/s9.5b	NERC-S41	
<b>Mammals - Terrestrial (excl. bats)</b>												
<i>West European Hedgehog</i>	Erimaceus europaeus		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT			NERC-S41	
<i>West European Hedgehog</i>	Erimaceus europaeus	2	03/09/2007	SU379878		East Challow	field record	PTES			NERC-S41	
<i>West European Hedgehog</i>	Erimaceus europaeus		03/09/2012	SU3805088150		East Challow	field record	MS			NERC-S41	
<i>West European Hedgehog</i>	Erimaceus europaeus	1 Dead	2013	SU389889		Confidential	hibernating	PTES			NERC-S41	
<i>Eurasian Badger</i>	Meles meles	Latrines	01/05/2017	SU38108800		Park Farm, East Challow	field record	EC		Badgers-1992		
<i>Eurasian Badger</i>	Meles meles	Signs	08/01/2015	SU381909		Denchworth	Sett	EC		Badgers-1992		
<i>Eurasian Badger</i>	Meles meles	1 Individual	08/01/2015	SU381909		Denchworth, Oxon	Sett	EC		Badgers-1992		
<i>Eurasian Badger</i>	Meles meles	Latrines	05/05/2016	SU38238846			field record	LN		Badgers-1992		
<i>Eurasian Badger</i>	Meles meles	Latrines	01/05/2017	SU38298803		Park Farm, East Challow	field record	EC		Badgers-1992		
<i>Eurasian Badger</i>	Meles meles	Latrines	01/05/2017	SU38308795		Park Farm, East Challow	field record	EC		Badgers-1992		
<i>Eurasian Badger</i>	Meles meles	Signs	2006	SU38530934		Grove Airfield	Sett - outlying	EC		Badgers-1992		
<i>European Water Vole</i>	Arvicola amphibius	Signs	2010	SU368689173		Stretch CHI 176 from SU3706688925 to SU3673689359	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
<i>European Water Vole</i>	Arvicola amphibius	Signs	2010	SU368689173		Stretch CHI 176 from SU3706688925 to SU3673689359	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
<i>European Water Vole</i>	Arvicola amphibius	4 Feeding sign	13/08/2014	SU368989143		Stretch CHI 176 from SU3706688925 to SU3673689359	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
<i>European Water Vole</i>	Arvicola amphibius	4 Feeding sign	13/08/2014	SU368989143		Stretch CHI 176 from SU3706688925 to SU3673689359	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
<i>European Water Vole</i>	Arvicola amphibius	1 Dropping; 1 Feeding sign	13/08/2014	SU3691689773		Stretch CHI 174 from SU3683989662 to SU3707889918	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
<i>European Water Vole</i>	Arvicola amphibius	1 Dropping; 1 Feeding sign	13/08/2014	SU3691689773		Stretch CHI 174 from SU3683989662 to SU3707889918	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
<i>European Water Vole</i>	Arvicola amphibius	Signs	2011	SU3721390062		Stretch CHI 173 from SU3708089919 to SU3739590213	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	



Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
European Water Vole	Arvicola amphibius	Signs	2011	SU3721390062		Stretch CHI 173 from SU3708089919 to SU3739590213	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Burrow, 10 Feeding sign; 13 Latrines	15/07/2014	SU3722690067		Stretch CHI 173 from SU3708089919 to SU3739590213	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Burrow, 10 Feeding sign; 13 Latrines; 8 Droppings	15/07/2014	SU3722690067		Stretch CHI 173 from SU3708089919 to SU3739590213	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	1998	SU374884		Wills and Berks Canal	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3757590343		Stretch CHI 172 from SU3739490215 to SU3777790432	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3757590343		Stretch CHI 172 from SU3739490215 to SU3777790432	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	3 Feeding sign; 8 Latrines	15/07/2014	SU3758990354		Stretch CHI 172 from SU3739490215 to SU3777790432	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	3 Droppings; 3 Feeding sign; 8 Latrines	15/07/2014	SU3758990354		Stretch CHI 172 from SU3739490215 to SU3777790432	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3788290651		Stretch CHI 171 from SU3777590433 to SU3804790884	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3788290651		Stretch CHI 171 from SU3777590433 to SU3804790884	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3792389700		Stretch WOO 002 from SU3798889964 to SU3798889964	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3792389700		Stretch WOO 002 from SU3798889964 to SU3798889964	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2010	SU3794988937		Stretch WOO 003a from SU3786588696 to SU33812189169	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2010	SU3794988937		Stretch WOO 003a from SU3786588696 to SU33812189169	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Latrine	25/09/2014	SU3795888941		Stretch WOO 003a from SU3811989172 to SU3786788686	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Latrine	25/09/2014	SU3795888941		Stretch WOO 003a from SU3811989172 to SU3786788686	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius		Apr-99	SU379898		Woodhill Brook		BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius		01/04/1998	SU379898		Woodhill Brook		BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Latrine	02/09/2014	SU3809089247		Stretch WOO 003 from SU3823489071 to SU3798989465	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Dropping; 1 Latrine	02/09/2014	SU3809089247		Stretch WOO 003 from SU3823489071 to SU3798989465	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Feeding sign; 1 Latrine, 14 Droppings; 2 Burrows	06/05/2014	SU3844588436		Stretch WBC 003 from SU3865188547 to SU3822388362	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Feeding sign; 1 Latrine, 2 Burrows	06/05/2014	SU3844588436		Stretch WBC 003 from SU3865188547 to SU3822388362	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2010	SU3845088437		Stretch WBC 003 from SU3865188547 to SU3822388362	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3845088437		Stretch WBC 003 from SU3865188547 to SU3822388362	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2010	SU3845088437		Stretch WBC 003 from SU3865188547 to SU3822388362	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3845088437		Stretch WBC 003 from SU3865188547 to SU3822388362	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	14/02/2003	SU385884		Wiltshire/Berkshire Canal	field record	BBOWT		WACA-Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	European Directives	UK Legislation	NERC s41	Other Designations
European Water Vole	Arvicola amphibius	Signs	27/12/1998	SU385885		Wills and Berks Canal	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3873688819		Stretch WOO 005 from SU3861488808	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3873688819		Stretch WOO 005 from SU3861488808	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1	27/04/2006	SU387885		Old Wilts and Berks Canal between Wantage and Challow	field record	TVERC		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2012	SU3898867		Old Canal, Land south of Downsview Road, Wantage	field record	EC		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3898867		Old Canal, Land south of Downsview Road, Wantage	field record	EC		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Latrine; 22 Droppings; 3 Burrows	06/05/2014	SU3893388692		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	1 Latrine; 3 Burrows	06/05/2014	SU3893388692		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2009	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2008	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2010	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2011	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2008	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2010	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius	Signs	2009	SU3896688708		Stretch WBC 002 from SU3915688909 to SU3865188550	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
European Water Vole	Arvicola amphibius		1995	SU390888		Thames & Ock Catchment	field record	BBOWT		WACA Sch5-s9.4a/s9.4b/s9.4c	NERC-S41	
Brown Hare	Lepus europaeus		10/06/2015	SU3845090850		Swindon	field record	MS			NERC-S41	
<b>Reptiles</b>												
Grass Snake	Natrix natrix		08/05/1986	SU378884		Old Canal, East Challow	field record	BBOWT		WACA Sch5-s9.1k/s9.5a/s9.5b	NERC-S41	
Grass Snake	Natrix natrix	1 Adult	13/06/2012-14/06/2012	SU38108844		Off Main Street, East Challow (Naider Estate)	field record	EC		WACA Sch5-s9.1k/s9.5a/s9.5b	NERC-S41	
Grass Snake	Natrix natrix	1 Juvenile	13/06/2012-14/06/2012	SU38108844		Off Main Street, East Challow (Naider Estate)	field record	EC		WACA Sch5-s9.1k/s9.5a/s9.5b	NERC-S41	

Taxon Name	Common Name	Abundance / Sex / Stage	Date	Grid Ref.	Grid Ref. Qualifier	Location	Type of Record	Data Origin	Invasive Status
<b>Higher Plants - Flowering Plants</b>									
<i>Least Duckweed</i>	Lemna minuta	LA (DAFOR)	05/05/2017	SU38608855		Wilts and Berks Canal		OLWS	INNS-Other-2015

# Status Key. Produced January 2014 by Thames Valley Environmental Records Centre

## EUROPEAN DIRECTIVES

- BirdsDir-A1 - Species listed on Annex 1 of EC Directive 79/409/EEC on the Conservation of Wild Birds.
- HabDir-A2, HabDir-A4 & HabDir-A5 - Annex 2 and Annexes 4/5 respectively of the EC Habitats Directive. This is the Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora.

## UK LEGISLATION: CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

This legislation translates the European Habitats Directive (see above) into UK law where species are listed in Schedule 2 and Schedule 4. Species are tagged as HabReg-Sch2 or HabReg-Sch4.

## UK LEGISLATION: WILDLIFE AND COUNTRYSIDE ACT 1981

### Schedule 1 Wild Birds

prohibits the intentional killing, injuring or taking of any wild bird and the taking, damaging or destroying of the nest (whilst being built or in use) or eggs. It prohibits possession of wild birds (dead or alive) or their eggs. In addition:

- WACA-Sch1(pt 1) – There are additional penalties for offences relating to birds on this schedule and it is also an offence to disturb such birds at the nest or with dependent young.
- WACA-Sch1(pt 2) – Covers the protection of birds which may be killed during the open season.

(Please note that some schedule 1 bird records will refer to species that do not breed in the county, e.g. over-wintering birds such as Redwing or Fieldfare. Although we include them in the annotated records, only they and their nests, eggs and dependent young enjoy extra protection under the W&C 1981 act. If you are in any doubt about the breeding status of a bird please contact us at TVERC)

### Schedule 5 Wild Animals

- WACA-Sch5\_sect9.1 – covers intentional killing injuring or taking (species are covered by all or some of these)
- WACA-Sch5\_sect9.2 – Covers possession or control (live or dead animal, part or derivative)
- WACA-Sch5\_sect9.4a – Covers damage to or destruction of any structure or place used by a scheduled animal for shelter or protection.
- WACA-Sch5\_sect9.4b – Covers disturbance of animal occupying such a structure or place.
- WACA-Sch5\_sect9.4c – Covers obstruction of access to any structure or place which any such animal uses for shelter or protection
- WACA-Sch5\_sect9.5a – Covers selling, offering for sale, possessing or transporting for the purpose of sale (live or dead animal, part or derivative).
- WACA-Sch5\_sect9.5b – Covers advertising for buying or selling such things.

### Schedule 8 Wild Plants

- WACA-Sch8 - Covers any picking, uprooting or destruction of plants listed on the Schedule. It also prohibits the sale, etc, or possession for the purpose of sale of any plants on the Schedule.

## PRIORITY NERC S.41 2006

Species listed in Section 41 of the Natural Environment and Rural Communities Act 2006 as a species of principle importance. These are very similar to the list of UKBAP and have superseded them. Species are tagged NERC S.41.

## OTHER DESIGNATIONS: RED LISTS

**Global Red List Species** (tagged GlobalRed) - Species listed by the International Union for Conservation of Nature (IUCN) in the IUCN Red List of Threatened Species. Species included are from post 1994 and post 2001 lists.

**GB Red List Species** (tagged GBRed) - Species included in national red lists. Species included are from pre 1994 and post 2001 lists. Please note not all taxon groups are currently covered, for example fungi.

Abbreviations:

**EX** – Extinct A taxon is Extinct when there is no reasonable doubt that the last individual has died.

**EW** – Extinct in the Wild. Species known to survive only in cultivation, in captivity or as a naturalised population(s) well outside the past range.

**CR** – Critically Endangered (CR) Species facing an extremely high risk of extinction in the wild in the immediate future.

**EN** – Endangered: Species that are not Critically Endangered but is facing a very high risk of extinction in the wild in the near future.

**VU** – Vulnerable: A species is Vulnerable when it is not Critically Endangered or Endangered but is facing a high risk of extinction in the wild in the medium-term future

**NT** – Near Threatened – A taxon considered to likely to become endangered in the near future.

**LR(cd)** – Lower risk (conservation dependent)

**DD** – Data deficient – A taxon with insufficient data to make an assessment of its risk of extinction.

**RE** – Regionally Extinct – Taxa that are considered extinct within the region but populations exist elsewhere in the world.

**Inde** – indeterminate – based on a pre 1994 category: Taxa which are known to be Endangered, Vulnerable or Rare but with insufficient data to place them in one of the categories.

**Insu** – Insufficiently known - based on a pre 1994 category which equates to data deficient.

Species included here are from information compiled by JNCC (The Joint Nature Conservation Committee).

## OTHER DESIGNATIONS: NATIONALLY NOTABLE SPECIES

This covers invertebrate species not falling within IUCN categories but never the less uncommon in Britain.

**Nationally Notable A** (Tagged Notable-A): Taxa which occur in <30 10 km (hectad) squares or for less well recorded groups within <7 vice counties.

**Nationally Notable B** (Tagged Notable-B): Taxa which don't fall within IUCN categories but are uncommon in Britain and occur in 31-100 10 km sq/ or for less or for less well recorded groups between 8 and 20 vice counties

**Notable** (Tagged Notable): Taxa known to be scarce (occurring in between 16 and 100 10km squares) but for which there is insufficient information to assign them to the above categories.

This designation comes from the National Biodiversity Network (NBN) species dictionary but is supported by JNCC.

#### OTHER DESIGNATIONS: NATIONALLY RARE OR SCARCE SPECIES

This designation covers species that are recognised to occur in only a few locations in Britain.

**Rare** (tagged as Status-NR) = occurring in 15 or fewer hectads (10 km squares) in the UK

**Scarce** (tagged as Status-NS) = occurring in 16 – 100 hectads in the UK.

#### OTHER DESIGNATIONS: BIRDS OF CONSERVATION CONCERN LISTS & RED LIST FUNGI

These lists were drawn up by leading governmental and non-governmental conservation organizations including the RSPB and British Trust for Ornithology. The most recent version was published in May 2009.

**Red List** (tagged Bird-Red) - species are those that are globally threatened, whose population or range has declined rapidly in recent years (i.e. by more than 50% in 25 years), or which have declined historically and not recovered.

**Amber List** (tagged Bird-Amber) - Amber list species are those whose population or range has declined moderately in recent years (by more than 25% but less than 50% in 25 years), those whose population has declined historically but recovered recently, rare breeders (fewer than 300 pairs), those with internationally important populations in the UK, those with localised populations, and those with an unfavourable conservation status in Europe.

**Red List Fungi** – This designation uses the Red Data List of Threatened British Fungi (preliminary assessment) by Shelley Evans (BMS Conservation Officer). Species are designated as:

**Fungi Red-CR** – Critically Endangered

**Fungi Red-EN** – Endangered

**Fungi Red-NT** – Near Threatened

**Fungi Red-VU** – Vulnerable

These follow current IUCN guidelines (2001) as closely as possible but with adaptations to take into account the fungal lifestyle and associated practicalities of fungal recording.

#### OTHER DESIGNATIONS: LOCAL BAP SPECIES

For any Local Authority that has drawn up a list of BAP species. Designations will only apply to species recorded from the Local Authority area.

Currently, only Bracknell Forest Council have such a BAP list and relevant records are tagged Bracknell LBAP.

## INVASIVE NON-NATIVE SPECIES

Species appearing on the Environment Agency list of non-native invasive species 2014. Species may have the following designations:

**Priority Species:** Species affecting EA interests the most

**Rapid Response Species:** Very invasive species that are not yet established

## DATA ORIGIN KEY (NOVEMBER 2017)

Data Origin Abbreviation	Origin Details
ABFG	Association of British Fungus Groups
AC	Academic Researcher
AN	Abingdon Natural History Society
ARC	Amphibian & Reptile Conservation
ANHSO	Ashmolean Natural History Society (& Rare Plant Group)
BAT	Bat Licence Returns (from licenced Bat Recorders)
BBG	Binfield Badger Group
BBOWT	Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust
BC	Butterfly Conservation (includes Upper Thames and National Data)
BDS	British Dragonfly Society
BENHS	British Entomological Natural History Society
BFC	Bracknell Forest Council
BFVT	Bracknell Forest Veteran Tree Survey
BGG	Bicester Green Gym
BIG	Berkshire Invertebrate Group
BLS	British Lichen Society
BLWS	Berkshire Local Wildlife Sites Project
BMG	Berkshire Mammal Group
BOC	Berkshire Bird Clubs
BOS	Banbury Ornithological Society
BRAG	Berkshire Reptile & Amphibian Group
BRC	Biological Record Centre (Monk's Wood)
BSBBG	Berks & South Berks Bat Group
BSBI	Botanical Society of the British Isles
BTC	Banbury Town Council
BTO	British Trust for Ornithology
BUWG	Bracknell Urban Wildlife Group
BWARS	Bees Wasps & Ants Recording Society
CaIRS	National Calliphoridae Recording Scheme
CBT	Childe Beale Trust
CDC	Cherwell District Council
COS	County Ornithological Services (also known as BCS)
CRPG	Cotswold Rare Plant Group
CSP	Cherwell Swift Project
EA	Environment Agency (formally the National Rivers Authority)
EC	Professional Ecological Consultant
ESB	Earthworm Society of Great Britain
ET	The Earth Trust (formally the Northmoor Trust)
FFF	Friends of Faringdon Folly
FHT	Freshwater Habitat Trust
FLC	Friends of Longcot Churchyard
FROG	Froglife
FSO	Fungus Survey of Oxfordshire
FWAG	Farmland Wildlife Advisory Group
GCN	GCN Licence Return Records
HA	Highways Agency
HWMT	Hurst Water Meadows Trust
IOSF	International Otter Survival Fund



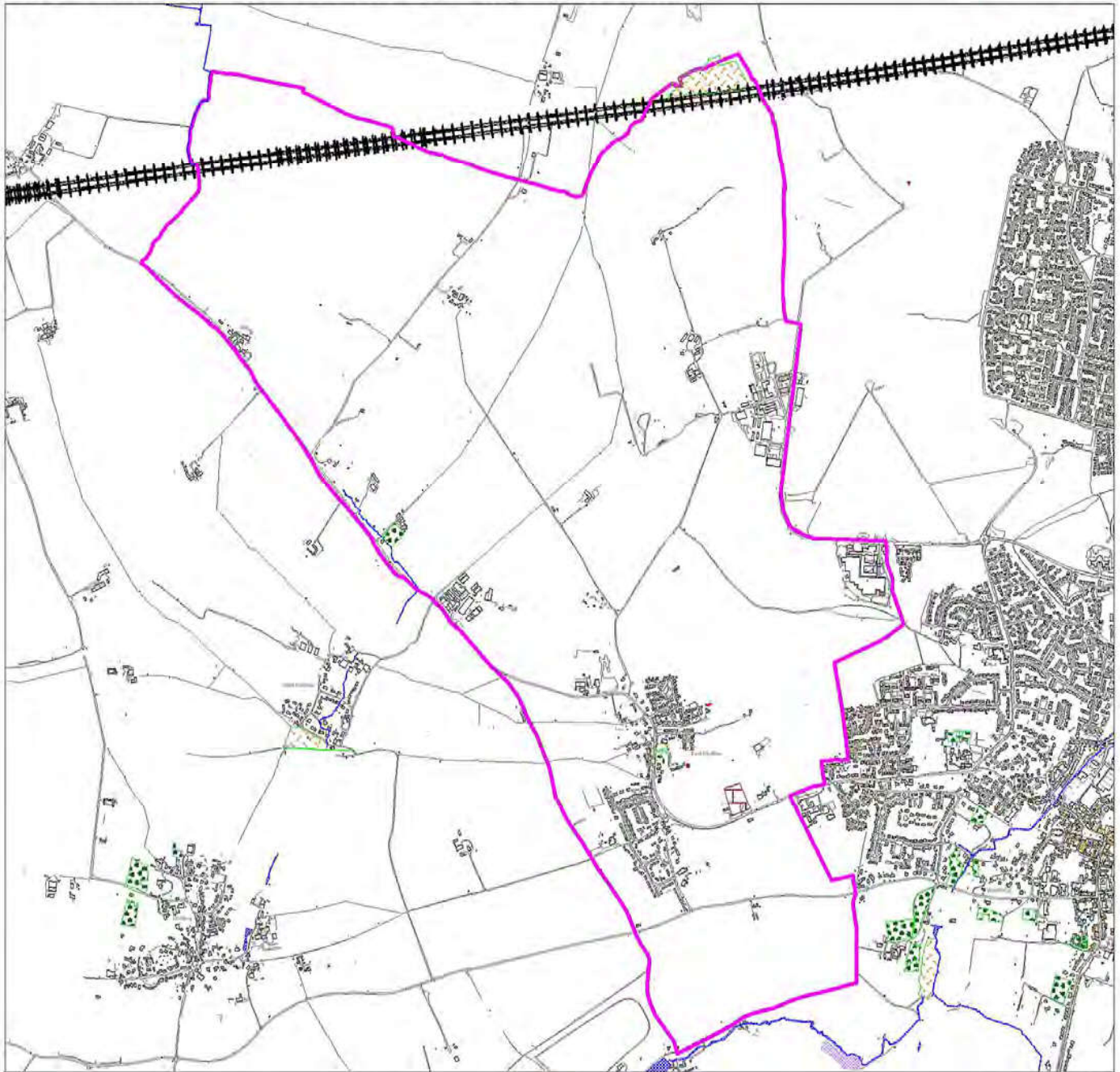
## DATA ORIGIN KEY (NOVEMBER 2017)







Data Origin Abbreviation	Origin Details
IREC	IRECORD Website
LBRS	Longhorn Beetle Recording Scheme
LN	Local/National Expert (known to TVERC)
LWVP	Lower Windrush Valley Project
MGLG	Moor Green Lakes Group
MOD	Ministry of Defence
MOP	Member of the Public
MS	Mammal Society
NCRS	National (Trichoptera) Caddisfly Recording Scheme
NDD	National Dormouse Database
NE	Natural England/EN/NCC
NFC	Newbury Field Club
NHM	Natural History Museum
NNSS	Non-native Species Secretariat
NPD	National Ponds Database
NRG	Newbury Ringing Group
NT	National Trust
OBG	Oxfordshire Bat Group
OBRC	Oxfordshire Biological Record Centre
OBU	Oxford Brookes University
OCC	Oxfordshire County Council
OFG	Oxfordshire Flora Group
OLWS	Oxfordshire Local Wildlife Sites Project
OMG	Oxfordshire Mossing Group
OOS	Oxfordshire Ornithological Society
ORAG	Oxfordshire Reptile & Amphibian Group
OS	Otter Spotter Project
OUNHM	Oxford University Natural History Museum
OUWG	Oxford Urban Wildlife Group
OX	Oxford City Council
OxMG	Oxford Mammal Group
PC	Pond Conservation
PL	Plantlife
PT	Plant Tracker (non-native plant tracking app.)
PTES	People's Trust for Endangered Species
RBC	Reading Borough Council
RBWM	Royal Borough of Windsor & Maidenhead
RDNHS	Reading and District natural History Society
RM	Reading Museum
RRS	Riverfly Recording Scheme
RSPB	Royal Society for the Protection of Birds
RUWG	Reading Urban Wildlife Group
RWP	Reading Woodlands Plan
SARS	Soldierflies and Allies Recording Scheme
ScRS	Scarabaeoidea Recording Scheme
SepRS	Sepsidae Recording Scheme
SO	Science Oxford
SODC	South Oxfordshire District Council

## DATA ORIGIN KEY (NOVEMBER 2017)

Data Origin Abbreviation	Origin Details
SW	Shotover Wildlife
TVERC	Thames Valley Environmental Record Centre
TVFG	Thames valley Fungus Group
TW	Thames Water
U	Unknown
UKWOT	UK Wild Otter Trust
VCH	Victoria County History (historical records)
VWH	Vale of White Horse District Council
VWT	Vincent Wildlife Trust
WB	West Berkshire District Council
WBBRS	Weevil & Bark beetle Recording Scheme
WBC	Wokingham Borough Council
WFG	Wychwood Flora Group
WIA	Wildlife in Ascot Group
WILDCRU	Wildlife Conservation Research Unit
WMUWG	Windsor & Maidenhead Urban Wildlife Group
WODC	West Oxfordshire District Council
WS	Wytham Survey
WT	Woodland Trust
WWT	Wildfowl & Wetlands Trust
YE	Dick Greenaway, concerning land owned by Yattendon Estate

# East Challow Parish Section 41 Habitats of Principal Importance Map



-  Open Mosaic Habitats on Previously Developed Land
-  Ponds
-  Possible priority grassland habitat
-  East Challow Parish
-  Rivers
-  Traditional orchards

Scale: 1:30000

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**List of Habitats**

Habitat	Total Area (Ha)
Open mosaic habitats on previously developed land	0.87
Ponds	0.04
Possible priority grassland habitat	3.00
Rivers	N/A
Traditional orchards	0.44

## DATA OVERVIEW

The habitat data provided is extracted from the latest GIS layers of habitats produced by Thames Valley Environmental Records Centre. These datasets are named: Berkshire Habitat and Land Use, Oxfordshire Habitat and Land Use.

## DATASET DESCRIPTION

The data maps NERC Act Section 41 habitats of principal importance (previously UKBAP priority habitats) and Phase 1 habitat classification habitats. Data provided will map either just habitats of principal importance or both depending on the request.

## DATA ORIGIN

Data has been mapped using a combination of survey data, when available, and aerial photograph interpretation.

## DATA COVERAGE

- Berkshire: nearly the whole County has been mapped besides a few gaps. Most of the mapping took place between 2004-2006. Some updates have taken place especially to map habitats of principal importance and Local Wildlife Sites as well as a complete update to Bracknell Forest in 2010.
- Oxfordshire: most of the county has been mapped. Before 2016 there were major gaps although Cherwell District, designated sites, Conservation target Areas, traditional orchards and coastal and floodplain grazing marsh had been largely mapped. In 2016-2017 mapping of the remaining areas has been undertaken. By early 2017 the gaps had been significantly reduced. The main habitats of principal importance that are missing are the woodland habitats. Mapping is currently proceeding to complete as much of this mapping as possible.

Some recent survey data may not have been incorporated.

## DATA ACCURACY

Habitat mapping started by using Ordnance Survey landline digital data to map boundaries along with aerial photographs. Since 2006 data is mapped to Ordnance Survey Mastermap polygon boundaries where applicable. This data will be more accurate although may not absolutely precisely reflect the latest version of Mastermap as it is not possible to remap all data to that version.

Depending on the data available and its age habitat polygons are mapped with the following interpretation quality:

- Definitely is this habitat
- Habitat is in polygon, but not accurately mappable
- Habitat probably in polygon, but not accurately mappable
- Not present but close to definition (this is rarely used)
- Probably is, but some uncertainty

While it is not possible to distinguish these on the maps, if further clarification of any particular polygon is required please contact TVERC.

## Appendix 11. Non-designated heritage assets

### 1. Wooden barn at Woodhill Farm

*Feature description with location.* Unused old wooden barn. Wooden construction on brick base with roof covered in corrugated iron. Situated at Woodhill Farm. Age unknown. Possibly 19<sup>th</sup> century. Grid position 382899. (images of outside and inside of building below)



*Basis for consideration.* One of two old 19<sup>th</sup> century wooden barns remaining in the village. Unused but of social and agricultural historical significance.

### 2. Unused Grove Airfield buildings.

*Feature with location.* Last remaining buildings from Grove airfield situated near Woodhill Farm. Single storey brick buildings with metal frame windows and corrugated panel roof. Built early 1940s. Grid positions 383896 and 382897. (image below. Left panel, position of buildings [arrowed]. Lower panel, outer and inner images.) Reasonably good condition, sound and relatively water-tight.

*Basis for consideration.* Grove airfield significant during the war and D-day and these are the last buildings, typical of the military style, remaining of the airfield which is being fully developed as a housing estate.



### 3. The Old Goodlake Arms, Main Street.

*Feature description and location.* This is a nineteenth century building which was a public house until 2018. It occupies an important and imposing position in the village for all passing through on the A417.



*Basis for consideration.* Imposing and very visual 19<sup>th</sup> century private dwelling which was a public house until 2018. The Morlands Logo sign remains on the front wall.

### 4. Nineteenth century terrace of houses, Main Street.

*Feature description and location.* A row of 4 terraced red brick houses, Main Street.



*Basis for consideration.* Architectural interesting row of 3 houses, 2 of which retain their original wooden front door.

**5. Row of mixed nineteenth century housing, Main Street.**

*Feature description and location.* A row of mixed style nineteenth century housing opposite the village green, with two nineteenth century semi-detached houses immediately behind, a group of houses which is important visually for the core of the village.



*Basis for consideration.* Architectural interest, a group of housing in the very core of the village built at different times during the nineteenth century.

**6. Semi-detached workers cottages, Letcombe Hill.**

*Feature description and location.* Small, semi-detached 19<sup>th</sup> century cottages situated at the north end of Letcombe Hill (Townsend) with the junction with Childrey Way.





*Basis for consideration.* Historic interest. Townsend also contains some buildings of interest including the Old Goodlake Arms.

#### 7. **The Mission.**

*Feature description and location.* East Challow Mission, a non-denominational place of worship. Wooden building built in 1904 as part of a private donation of land and was used for religious services and meetings until at least 2015 (image below).



*Basis for consideration.* Throughout its use the building has been used for religious purposes and has been an important part of village religious activity. It is a highly noticeable building for anyone passing through the village on the A417. It is the subject of an application for heritage status with Historic England.

#### 8. **Ridge and furrow field systems.**

*Feature with location.* Ridge and furrow fields immediately north of the Wilts and Berks canal. Position shown in image (red arrow) together with additional field in West Challow (yellow arrow). Grid location 379884

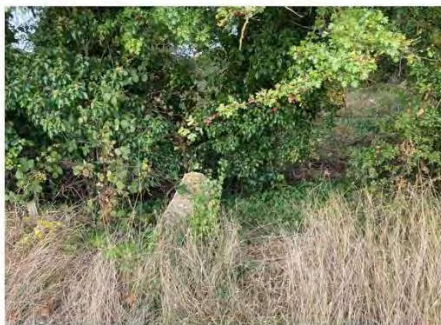
*Basis for consideration.* Ridge and furrow fields are the remnants of medieval field systems and are of great historical significance. Panel (a) below indicates how prevalent these were in this area at least until the 1940s. After the war the push for agricultural self-sufficiency to avoid any future potential blockades resulted in most being ploughed up and destroyed (panel

b, below). The two remaining plots are rough pasture and relatively unused. They remain locally important landscape features.



#### 9. Stone canal marker.

*Feature description and location.* Stone canal marker immediately south of the Wilts and Berks canal west of Cornhill Lane (in West Challow parish). Grid position 375884. Solid stone set in soil, no text or other marking.



*Basis for consideration.* The Wilts and Berks Canal is of great historical significance dating back to the 19<sup>th</sup> century and having ceased major activity in 1914. There is support at District Level for the aspiration to reopen the canal as a navigable waterway. It is a relatively unknown but important landscape feature.

#### 10. Roll back metal seat.

*Feature description and location.* Roll back metal seat at the side of the A417, Main Street (below). Grid position 380883. It is identical to a seat in West Challow provided by the

parishioners to commemorate the coronation of King George VI 1937. The East Challow seat was restored for the Diamond Jubilee 2015.



*Basis for consideration.* Commemorating an event of historical significance also linking East with West Challow.

# Thames Valley

Environmental Records Centre



*Sharing environmental information in Berkshire and Oxfordshire*

01865 815 451

[tverc@oxfordshire.gov.uk](mailto:tverc@oxfordshire.gov.uk)

[www.tverc.org](http://www.tverc.org)

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# GREEN CORRIDORS IN EAST CHALLOW

MARCH 2018

## GREEN CORRIDORS IN EAST CHALLOW

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### SUMMARY

Thames Valley Environmental Records Centre (TVERC) has identified a network of green corridors in East Challow to support preparation of a Neighbourhood Plan. These corridors are based on modelled habitat networks and Public Rights of Way and facilitate the movement of wildlife and people through the landscape. There are a number of existing corridors principally running East-West through the parish. Proposed corridors have been identified that link existing corridors along rights of way. The identification of these green corridors accords with NPPF paragraph 117 in identifying and mapping ecological networks and wildlife corridors.

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	Map 2	Woodland and grassland habitat networks in East Challow	no. 10
	Map 3	Final green corridors in East Challow	no. 12

# 1. INTRODUCTION

## 1.1 GREEN CORRIDORS

Green corridors are corridors that allow people and wildlife to move through the landscape. They are important both in connecting patches of habitat to allow wildlife to find food, homes and mates, but also in helping people to access the countryside and to experience wildlife first hand.

## 1.2 GREEN CORRIDORS IN NEIGHBOURHOOD PLANS

Many Neighbourhood Plans are identifying green corridors and including policies which specifically address the protection, creation and enhancement of new and existing green corridors.

Paragraph 117 of the National Planning Policy Framework (NPPF)<sup>1</sup> states: ‘To minimise impacts on biodiversity and geodiversity, planning policies should:... identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;...’.

The identification and mapping of green corridors is therefore in accordance with the NPPF.

## 1.3 GREEN CORRIDORS IN EAST CHALLOW

East Challow Neighbourhood Plan group asked Thames Valley Environmental Records Centre (TVERC) to identify and map green corridors in their Neighbourhood Plan area. This report describes the methods that TVERC used to identify green corridors in the parish of East Challow and presents a map of the final green corridors that resulted from this process. A map of the green corridors can be found in Section 4.

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



## 2. METHOD

Green corridors are defined in this report as areas where connected habitat networks for wildlife and Public Rights of Way coincide. As such they are corridors for the movement of both wildlife and people through the countryside, which in turn provide opportunities for the appreciation of nature by the users of the countryside.

TVERC has detailed mapping of habitats and land use for the whole of Oxfordshire, information on the location and value of Local Wildlife Sites and access to data for the Public Rights of Way network via Oxfordshire County Council. We used these data to propose green corridors in East Challow.

We identified priority habitats<sup>2</sup> in East Challow (Map 1). There are some areas of Lowland Deciduous Mixed Woodland in the parish. There are also some areas of grassland that have value for nature conservation either in the parish or on the borders. These are the most important habitats within East Challow and provide the focus for the green corridors.

Having identified priority habitats in the parish, TVERC then modelled connectivity between these patches of habitat. Habitats are well connected where the landscape is permeable to species and they are able to move easily between core habitat patches via corridors and stepping stones. Habitats are poorly connected when the landscape is not permeable and core habitat patches are isolated from each other due to barriers to movement e.g. roads, railways and built development.

TVERC modelled habitat connectivity for woodland and grassland habitats in East Challow. We used a Cost-Distance<sup>3</sup> method which identifies the ecological energetic cost to species moving across the landscape between habitat patches (see Appendix 1 for technical details). The output of the model shows the connected habitat network for each of these habitats in East Challow (woodlands and grasslands) (Map 2).

TVERC identified green corridors where the habitat and Public Rights of Way networks coincided. This map was used as the basis for a discussion with members of the East Challow Neighbourhood Plan group to gather local information on the parish, the proposed green corridors and to identify any additional or aspirational green corridors for the parish.

<sup>2</sup> Section 41 habitats of principle importance for nature conservation, NERC 2006 Act.

<sup>3</sup> CATCHPOLE, R.D.J. 2006. Planning for Biodiversity – opportunity mapping and habitat networks in practice: a technical guide. English Nature Research Reports, No 687

Using the output of the workshop discussion TVERC then mapped all of the existing and proposed green corridors in East Challow (Map 3).

## 3. RESULTS

### 3.1 IDENTIFIED GREEN CORRIDORS

TVERC has identified a network of green corridors in East Challow (Map 3). One corridor runs along the canal through East Challow, while a second links up footpaths and habitat in the centre of the village. There is a corridor along the parish boundary that coincides with the Byway here, while additional corridors run north from the centre of the village out into farmland.

Two proposed green corridors have been identified. The first runs East-West through the north of the parish and links the existing corridors running up to meet it. The second is a small corridor that links existing rights of way into the middle of the village. In order for these to function as green corridors there would need to be public access along them, as well as creation, restoration or enhancement to semi-natural habitats in the landscape to provide landscape permeability for wildlife.

### 3.2 LIMITATIONS

TVERC has identified the following limitations to this study:

- Hedgerows are not well mapped in Oxfordshire and these can provide significant connecting habitat, particularly for woodland habitats. Therefore woodland connectivity may be significantly better than the modelled habitat networks indicate. East Challow does have a significant hedgerow resource, so the survey and mapping of hedgerows would undoubtedly improve the connectivity modelling.
- The habitat data on which the models are based are a snapshot in time. While the data are updated where possible using survey data, there may have been changes in the habitat or land use in East Challow that have not been captured in TVERC's habitat mapping. As such there could be differences in the permeability scores applied to the landscape and as a result the connectivity models may be different where these changes to be included. However, there are unlikely to be large differences in habitats and land use in the area and small differences would not significantly affect the output of the modelling.

## 4. MAPS.

Map 1. Priority habitats and Local Wildlife Sites in East Challow

Map 2. Woodland and grassland habitat networks in East Challow

Map 3. Final green corridors in East Challow.

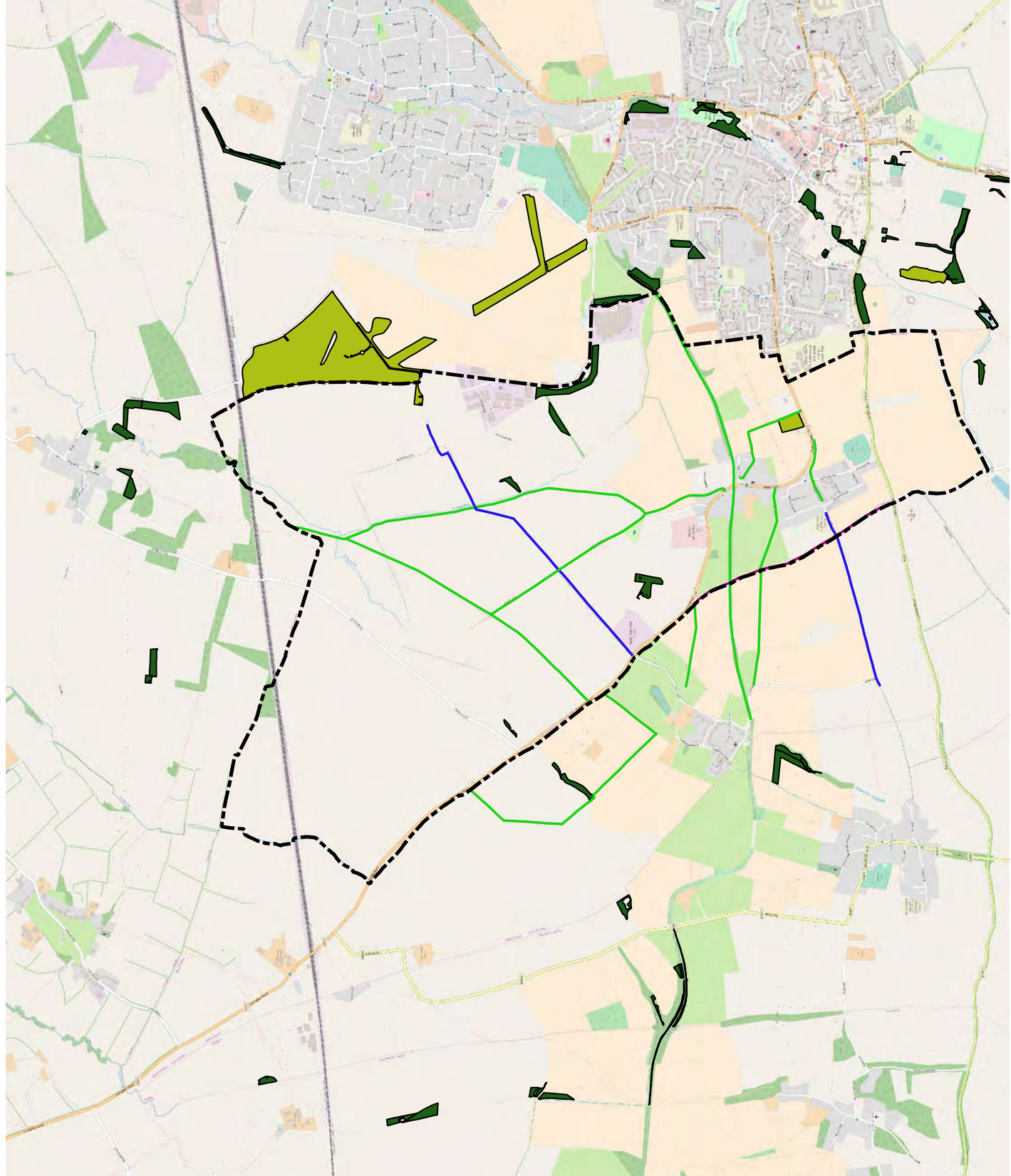


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## East Challow: existing habitats

**Legend**

- East Challow parish
- Public Rights of Way
- Byway Open to all Traffic
- Public Bridleway
- Public Footpath
- Restricted Byway
- Woodland habitats
- Grassland habitats
- OpenStreetMap
















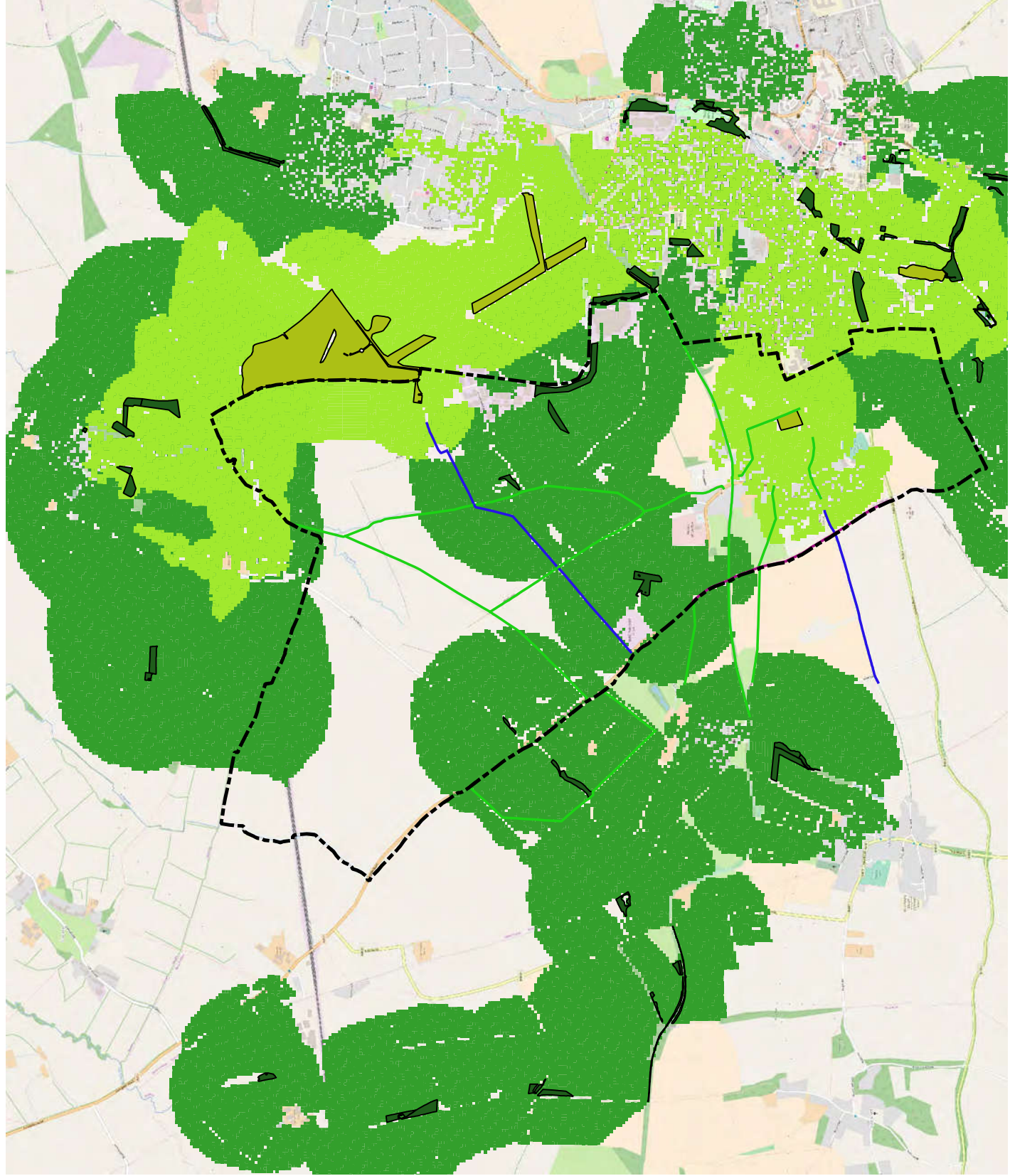
Map produced by Thames Valley Environmental Records Centre 2018 (C)  
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## East Challow: habitat networks

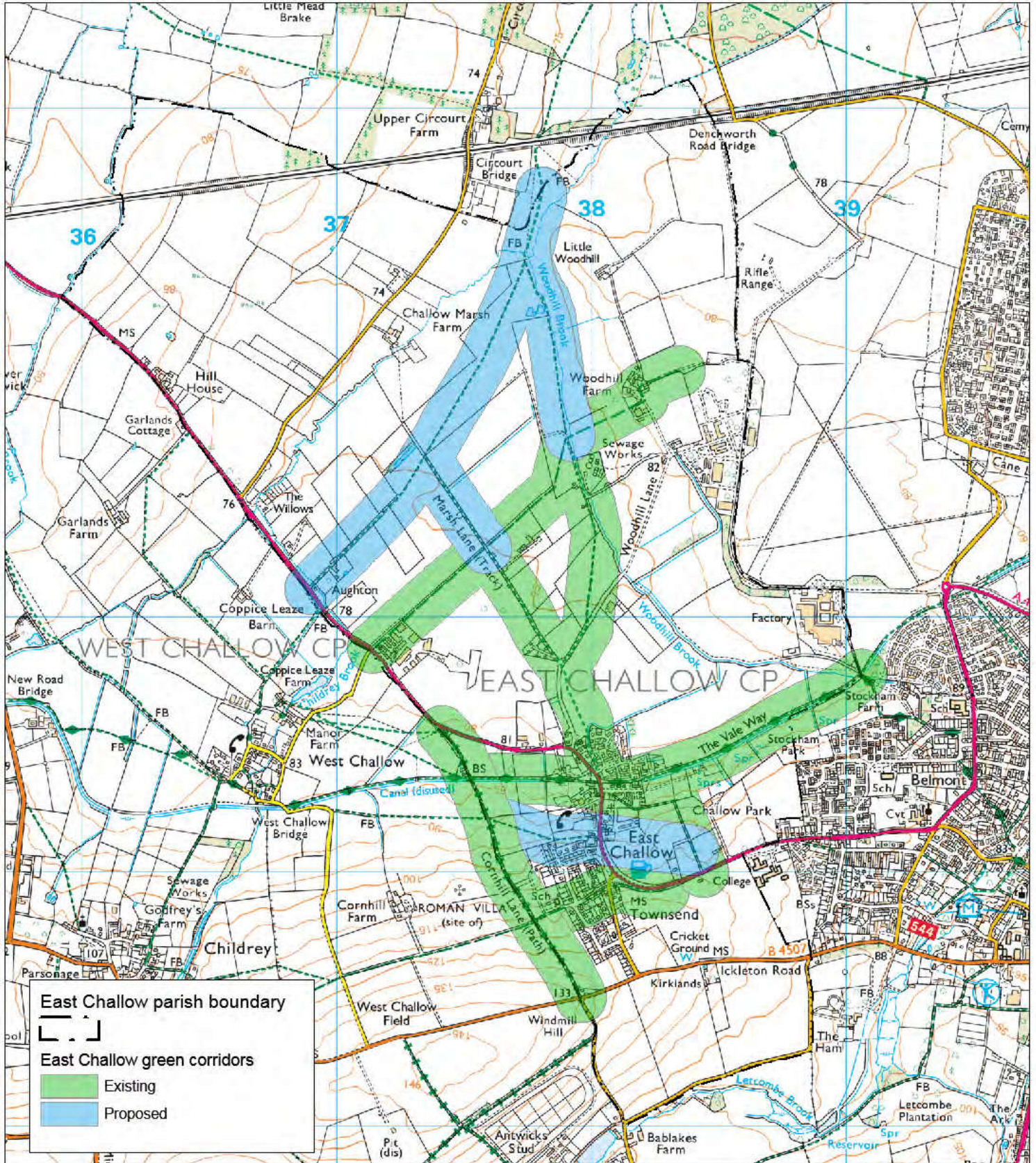
Legend	
	East Challow parish
	Public Rights of Way
	Byway Open to all Traffic
	Public Bridleway
	Public Footpath
	Restricted Byway
	Woodland habitats
	Grassland habitats
	Grassland habitat network
	grassland habitat network
	Woodland habitat network
	woodland habitat network
	OpenStreetMap





**Thames Valley**  
Environmental Records Centre

# Green Corridors in East Challow



Map produced by Thames Valley Environmental Records Centre in 2018 ©  
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## 5. SUMMARY AND RECOMMENDATIONS

Thames Valley Environmental Records Centre (TVERC) has identified a network of green corridors in East Challow to support preparation of a Neighbourhood Plan. These corridors are based on modelled habitat networks and Public Rights of Way and facilitate the movement of wildlife and people through the landscape. There are a number of existing corridors principally running East-West through the parish, with some connectivity North-South. Two proposed corridors have been identified that run East-West. The identification of these green corridors accords with NPPF paragraph 117 in identifying and mapping ecological networks and wildlife corridors.

East Challow Neighbourhood Plan will be examined by a Planning Inspector prior to adoption. TVERC recommends that an appropriate policy is included to support the protection and enhancement of existing green corridors, and the creation of proposed green corridors. Should the inclusion of these green corridors be upheld by the Planning Inspector, it would be helpful if a copy of the agreed final neighbourhood plan is provided to TVERC so that the location of the green corridors can be shared with potential developers and the local planning authority. This will ensure everyone has the knowledge they need to make responsible decisions concerning our environment.

### RECOMMENDATIONS FOR FURTHER WORK

TVERC recommend the following work to support green corridors and ecological networks in East Challow:

- Survey and map hedgerows in East Challow. Hedgerows provide important connective habitats for many species, in particular woodland species. Currently hedgerows are not well mapped in Oxfordshire and knowledge of hedgerow distribution and diversity would greatly improve the understanding of habitat connectivity across the parish. It would also be possible (with landowner permission) to identify important hedgerows under the Hedgerow Regulations 1997<sup>4</sup>.

Prepare a biodiversity action plan for East Challow. This would highlight the key habitats and other features of importance in the parish and set out steps for protecting and enhancing those assets. This would also serve as a focus for community action, such as practical conservation work or biological recording in the community. Other organisations in addition to TVERC could also provide assistance with this aspiration.

<sup>4</sup> <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>



## 6. ABOUT TVERC

Thames Valley Environmental Records Centre (TVERC) is a 'not for profit' organisation covering Berkshire and Oxfordshire. We are run by a partnership and are one of a national network of local records centres. We are a member of the Association of Local Records Centres (ALERC) and the National Biodiversity Network (NBN). Our funding partners include all the local authorities in Oxfordshire & Berkshire plus the Environment Agency. We also work closely with the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust.

### WHAT WE DO

We provide our funding partners with annually updated species and sites information as GIS tables, and undertake surveys of local wildlife sites. We also carry out data analysis for the monitoring of local authority Local Plans. We provide information to parish councils, local people, conservation bodies, land-owners, students and commercial organisations such as ecological consultants and utilities companies via data searches, data licensing and data exchanges. We provide other services such as ecological surveys, data analysis & presentation and training.

### OUR RECORDS

We hold over 2 million records of flora and fauna in Berkshire and Oxfordshire plus information about Local Wildlife and Geological Sites, NERC Act S41 Habitats of Principal Importance (previously called UK Biodiversity Action Plan (BAP) habitats) and Ecological Networks (Conservation Target Areas and Biodiversity Opportunity Areas). We collect this data from the general public, skilled volunteer /amateur recorders, professionals working for wildlife charities (BBOWT and RSPB), professionals working for government agencies (the Environment Agency & local authorities) and ecological consultants. This information is used:

- by planning authorities and developers to make informed decisions on the design and location of sustainable development
- to help farmers, land-owners and conservation organisations manage land in the best way to enhance biodiversity
- by nature partnerships to direct wildlife conservation work
- by teachers, students and scientists for education and scientific research.

For more information please visit our website: [www.tverc.org](http://www.tverc.org)

## 7. APPENDICES

### APPENDIX 1: TECHNICAL NOTES ON CONNECTIVITY MODELLING

Habitat connectivity describes the degree to which different patches of the same habitat are connected to each other, either physically or functionally. Maintaining and improving connectivity is one of the key principles identified by the Lawton Review<sup>5</sup> that protected sites should be ‘more joined up’.

Development can have both positive and negative impacts on habitat connectivity. Connectivity can be severed by unsympathetic development due to the fragmentation and isolation of habitat patches or by introducing new barriers to the movement of species through the landscape. However, development can have a positive impact on habitat connectivity by creating corridors or stepping stones to better link existing habitat patches and improve the permeability of the landscape.

In order to plan strategically and maximise the benefits from development it is necessary to understand where there are existing habitat networks. There are a number of different approaches to mapping and modelling habitat networks which can be broadly split into structure-based approaches and species-based approaches<sup>6</sup>. Structure-based approaches investigate the physical connections between habitat patches, whereas species-based approaches investigate the functional connections between habitat patches based on the abilities of species to move between them.

For this study TVERC have taken a species based approach to habitat connectivity. Habitats are well connected where the landscape is permeable to species and they are able to move easily between core habitat patches via corridors and stepping stones. Habitats are poorly connected when the landscape is not permeable and core habitat patches are isolated from each other due to barriers to movement. TVERC have used a cost-distance (or least-cost) approach to modelling habitat connectivity, based on the habitat requirements and dispersal abilities of General Focal Species. General Focal Species (GFS) are model species that are representative of a range of species found in a particular habitat. Three GFS were used in this project: a woodland GFS; a grassland GFS; and a heathland/acid grassland GFS.

The Cost-Distance approach works by assigning a cost (financial, temporal, energetic etc...) to a surface (e.g. landscape) and calculating the cumulative cost of moving across that surface. For habitat connectivity

5

<http://webarchive.nationalarchives.gov.uk/20130402151656/http://archive.defra.gov.uk/environment/biodiversity/documents/201009space-for-nature.pdf>

<sup>6</sup> <http://www.snh.gov.uk/docs/B831805.pdf>

modelling, the ecological energy cost to a GFS of moving through different habitat types is assigned to a landscape. Table 3 shows how costs are related to habitat suitability. The cost surface can be thought of as the permeability of the landscape to the GFS. For example roads have a high energetic cost and can represent barriers to many species, whereas woodlands for example have a low energetic cost to woodland GFS.

**TABLE 1: HABITAT COST SCORES AND HABITAT SUITABILITY<sup>7</sup>**

Cost Score	Habitat suitability	Habitat suitability	Likelihood	Description
<b>1</b>	Optimal	Core habitat	Core habitat	Excellent food, shelter, breeding opportunities
<b>2</b>	Near Optimal	Core habitat	Core habitat	Good food, shelter, breeding opportunities
<b>5</b>	Good	Core habitat	Core habitat	Good food, shelter, breeding opportunities
<b>10</b>	Reasonable	Potential habitat	Occasionally	Reasonable food, shelter, breeding opportunities; may be missing one or more
<b>20</b>	Fairly Poor	Poor habitat	Rarely	Lacking either food, shelter or breeding opportunities
<b>25</b>	Poor	Poor habitat	Rarely	Lacking either food, shelter or breeding opportunities
<b>30</b>	Very Poor	Poor habitat	Rarely	Lacking either food, shelter or breeding opportunities
<b>35</b>	Extremely Poor	Poor habitat	Rarely	Lacking either food, shelter or breeding opportunities
<b>40</b>	Unsuitable	Unsuitable habitat	Very Unlikely	Few food, shelter or breeding opportunities
<b>50</b>	Very Unsuitable	Unsuitable habitat	Very Unlikely	No or little food, shelter or breeding opportunities
<b>150</b>	Partial	Partial	Almost	No or little food, shelter or breeding

<sup>7</sup> [http://jncc.defra.gov.uk/pdf/BRAG\\_HabMan\\_EnglishNatureResearchReport687-Planningforbiodiversity-opportunitymapping&habitatnetworks.pdf](http://jncc.defra.gov.uk/pdf/BRAG_HabMan_EnglishNatureResearchReport687-Planningforbiodiversity-opportunitymapping&habitatnetworks.pdf)

	Barrier	Barrier	never	opportunities with additional hazards or some physical exclusion
<b>9999</b>	Total Barrier	Total Barrier	Never	Total physical exclusion

To model a functionally connected habitat network a maximum cumulative cost, based on a maximum dispersal distance of the GFS, is used to show habitat patches that are functionally connected in the landscape. Maximum dispersal distances and maximum costs for each GFS are shown in Table 4.

**TABLE 2: MAXIMUM COST AND DISPERSAL DISTANCES FOR EACH GENERAL FOCAL SPECIES<sup>8</sup>**

General Focal Species	Maximum cost	Dispersal distance
<b>Woodland</b>	1,500	3 km
<b>Grassland</b>	1,000	2 km
<b>Heathland</b>	600	1.2 km

Costs were assigned to different habitats for each of the General Focal Species based on the work of Roger Catchpole for Natural England<sup>9</sup> and adapted in Berkshire by the Berkshire Local Nature Partnership and the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (see Table 5). TVERC adapted them slightly for the data used in this project and the habitat types TVERC has mapped in Bracknell Forest. The main differences to the previous studies were using 9999 for impermeable surfaces (e.g. buildings and hardstanding) and using a standard value for roads and railways. We used 9999 for impermeable surfaces as the r.cost model (see paragraph xx below for explanation of r.cost model) treats zeros as no cost rather than no data. In order to ensure that impermeable surfaces were treated as such in the r.cost model, we assigned them a score of 9999 to indicate this impermeability. We used the same score (150) for all roads, rather than assigning different scores to different categories of roads (A roads, B roads). This is because we did not have polygon data for different road types.

<sup>8</sup> [http://jncc.defra.gov.uk/pdf/BRAG\\_HabMan\\_EnglishNatureResearchReport687-Planningforbiodiversity-opportunitymapping&habitatnetworks.pdf](http://jncc.defra.gov.uk/pdf/BRAG_HabMan_EnglishNatureResearchReport687-Planningforbiodiversity-opportunitymapping&habitatnetworks.pdf)

<sup>9</sup> [http://jncc.defra.gov.uk/pdf/BRAG\\_HabMan\\_EnglishNatureResearchReport687-Planningforbiodiversity-opportunitymapping&habitatnetworks.pdf](http://jncc.defra.gov.uk/pdf/BRAG_HabMan_EnglishNatureResearchReport687-Planningforbiodiversity-opportunitymapping&habitatnetworks.pdf)

TABLE 3: COSTS FOR PHASE 1 HABITAT TYPES FOR EACH GENERAL FOCAL SPECIES

Phase 1 Habitat type	Scores as 'cost' per metre		
	Woodland GFS	Grassland GFS	Heathland / acid grassland GFS
Acid grassland - semi-improved	30	2	1
Acid grassland - unimproved	30	2	1
Bare ground	40	20	30
Bracken - continuous	20	10	20
Broadleaved woodland	1	20	35
Broadleaved woodland - plantation	1	20	35
Broadleaved woodland - semi-natural	1	20	35
Buildings	9999	9999	9999
Built-up areas and gardens	25	10	50
Cemetery	25	10	50
Coniferous woodland - plantation	20	20	20
Coniferous woodland - semi-natural	20	20	20
Cultivated/disturbed land	50	50	50
Cultivated/disturbed land - amenity grassland	50	50	50
Cultivated/disturbed land - arable	50	50	50
Cultivated/disturbed land - ephemeral/short perennial	40	5	50
Cultivated/disturbed land: introduced shrub	20	30	50
Dry dwarf shrub heath	25	10	1
Dry heath/acid grassland mosaic	25	2	1
Eutrophic standing waters	50	50	50
Fen	20	5	30
Fen - valley mire	20	5	30
Hardstanding	9999	9999	9999

Improved grassland	50	50	50
Marginal/inundation - marginal	20	20	40
Marsh/marshy grassland	20	5	30
Mixed woodland - plantation	1	20	35
Mixed woodland - semi-natural	1	20	35
Neutral grassland	30	1	30
Neutral grassland - semi-improved	30	1	30
Neutral grassland - unimproved	30	1	30
Not applicable	9999	9999	9999
Parkland and scattered trees	5	1	30
Parkland and scattered trees - broadleaved	5	1	30
Poor semi-improved	30	2	30
Quarry	50	50	50
Railway	150	150	150
Recently felled woodland - broadleaved	5	20	10
Recently felled woodland - coniferous	5	20	10
Recently felled woodland - mixed	5	20	10
Recently planted woodland	5	20	10
Road	150	150	150
Running water	50	50	50
Running water - eutrophic	50	50	50
Scrub - dense/continuous	1	20	10
Scrub - scattered	1	20	10
Scrub - scattered- dry dwarf shrub heath	25	10	1
Standing Water	50	50	50
Standing water - eutrophic	50	50	50
Standing water - mesotrophic	50	50	50
Standing water - oligotrophic	50	50	50
Swamp	20	20	40

Tall ruderal	20	10	20
Track	40	20	30
Unidentified	50	50	50
Unidentified plus scattered scrub	50	50	50
Wet dwarf shrub heath	25	10	1

The costs were assigned to habitats mapped by TVERC in the Berkshire Habitat and Land Use layer. These data do not include linear habitats as these have not been comprehensively mapped in Bracknell Forest. Linear habitats (e.g. hedgerows) provide significant connecting habitat, particularly for woodland species. In addition, urban land use types (e.g. buildings, gardens etc.) were incorporated from OS Mastermap layers, as well as data from the Bracknell Forest Landscape Inventory layer. Habitat costs are based on the current distribution of mapped habitats; habitat permeability could change due to changes in habitat distributions or in the case of urban features mitigation or enhancement (e.g. provision of green roofs, green walls etc...). Raster layers were created from this combined Habitats and Land Use layer, one for each GFS. No data areas (i.e. those outside the study area) were scored 9999 and the raster cell values were multiplied by the cell size (10 metres) to give the cell value as the cost per metre to each GFS.

The Cost-Distance analysis was carried out using the r.cost tool<sup>10</sup> in the GRASS (v7.0.6)<sup>11</sup> plugin in QGIS (v2.16)<sup>12</sup>. The GRASS r.cost tool uses starting points (or polygons) to calculate the cumulative cost across the whole cost surface. To create these starting points TVERC selected priority habitat polygons from the Habitats and Land Use layer (lowland deciduous woodland, lowland meadows, lowland heathland and lowland dry acid grassland) and created 10 random points per polygon. These were then used as the start points for the cost distance tool.

The r.cost tool produces a cumulative cost raster. This raster was converted into a vector format (shapefile) and cells that had cumulative costs that were greater than the max cost for each GFS were removed. These cells were then combined into a single polygon to create **a layer that shows the functionally connected habitat network for each habitat type**. The output raster contains the cumulative cost for each cell and can be rendered to show different max costs.

<sup>10</sup> <https://grass.osgeo.org/grass70/manuals/r.cost.html>

<sup>11</sup> <https://grass.osgeo.org/grass70/manuals/index.html>

<sup>12</sup> <http://www.qgis.org/en/site/>