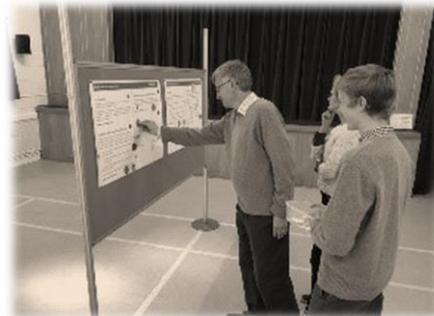




Ewelme

Neighbourhood Plan



Consultation Statement

September 2020

Published by Ewelme Parish Council for Pre-Submission Consultation under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42.

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Introduction

A Neighbourhood Plan is a community plan and must derive its objectives, actions and authority from the community. Communication, feedback and consultation have played a major part in developing our Plan.

It has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, section 15 (2).

In accordance with Part 5 of the Regulations, it sets out;

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan
- How they were consulted
- The main issues and concerns raised by the persons consulted
- How these issues and concerns have been considered, and where relevant, addressed in the proposed Neighbourhood Plan.

Getting Going with the Neighbourhood Plan

i. Initial Public Consultation

In November 2016, in response to the endemic building going on in surrounding villages, the Ewelme Parish Council organised a Village meeting to discuss the benefits of producing a Neighbourhood Plan. The meeting was advertised through the Ewelme News and village posters and facilitated by Simon Rowberry from SODC.

Over 70 people attended the meeting and registered an interest in the process. The concepts and rationale for a Neighbourhood Plan were discussed. Interested parties were asked to register.

ii. Launch of ENP: Steering Committee

An inaugural meeting was called for 6 February 2017. Those interested in developing a Neighbourhood Plan for Ewelme and the six landowners with land adjacent to the village of Ewelme were specifically invited. At the meeting it was agreed to initiate a Scoping Survey.

A Steering Committee was elected on 20 February 2017 comprising 9 members, including two Parish Councillors. Geoff Watts agreed to chair the committee. The committee agreed to meet at least once a month.

In addition to statutory consultation, it was agreed that the following stakeholders should be specifically consulted during the preparation of the plan;

- Local landowners
- Village organisations
- Community businesses (shop, pub, school, pre-school)
- Village businesses
- Church
- Residents
- Visitors to the village

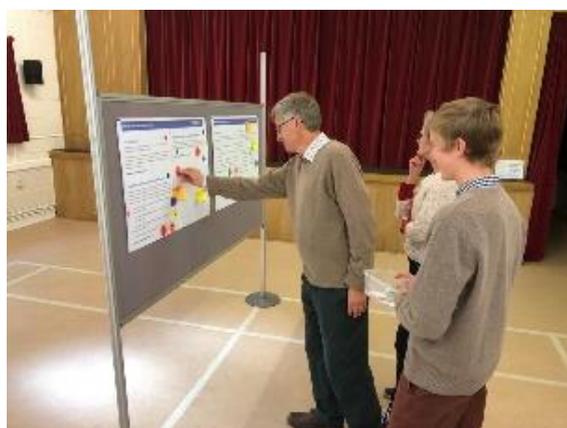
From the outset the Steering Committee was determined that the residents should be kept informed and given every opportunity to tell the Steering Committee what they wanted. Communication and consultation, in various forms, played a major role in formulating the Plan.

A communication programme was established to:

- i. promote a high degree of awareness of the project
- ii. invite residents to join the team advising the Parish Council
- iii. encourage everyone to contribute to the development of the Plan
- iv. promote consultation events
- v. provide regular updates on the status of the Plan and its development

iii. Scoping Survey

A brainstorming Questionnaire was emailed to all on the registered Interest list requesting concerns and issues for consideration on land use in Ewelme over the next 15 years. Fifty people responded to this and the results were collated on pie charts. The Vision and Objectives for our Neighbourhood Plan were derived from the results of the Scoping Survey and agreed at the fifth Steering Committee meeting (See Appendix 2 Scoping Survey).



iv. Ewelme Neighbourhood Plan website

A Ewelme Neighbourhood plan website was launched on 20 March 2017 providing all relevant information and updates on progress to date in addition to copies of minutes and other relevant documents. It also provides a vehicle for feedback. www.ewelmeneighbourhoodplan.org (www.ewelmeneighbourhoodplan.co.uk from March 2020)

v. Setting the Ewelme Neighbourhood Plan boundary

Following discussions with the Roke and Berrick Neighbourhood Plan Steering Committee, and local landowners, the Steering Committee agreed that the Neighbourhood area being defined as the whole parish of Ewelme (see Figure 1).

Ewelme Neighbourhood Area was formally designated by SODC on 15 May 2017

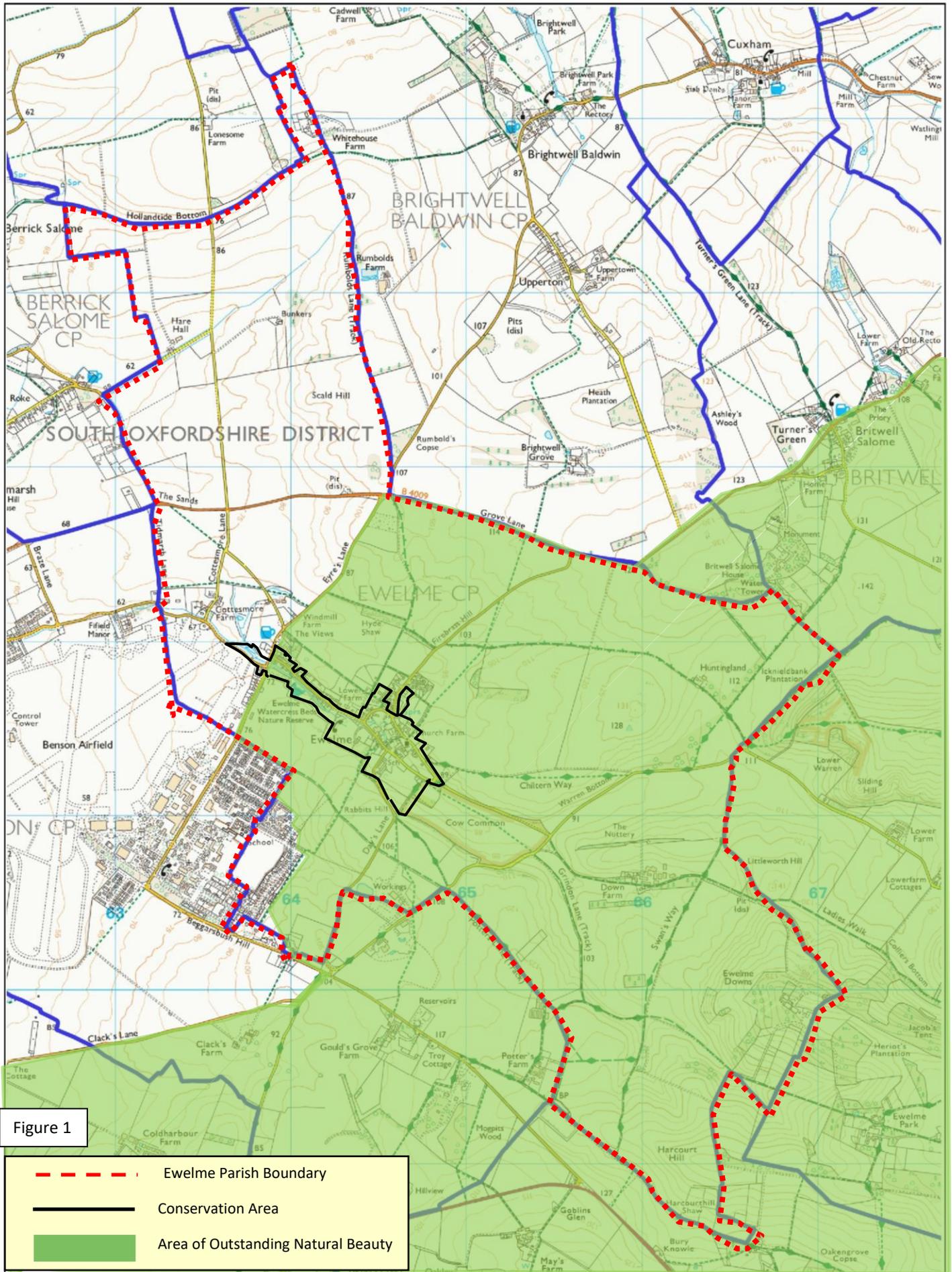


Figure 1

-  Ewelme Parish Boundary
-  Conservation Area
-  Area of Outstanding Natural Beauty

i. **Committee Meetings**

Committee meetings took place, were minuted and published on the website, at least every four weeks. Progress (or otherwise) was reported back to the Parish Council either informally through the Parish Council representatives, or formally via a monthly report.

SODC has maintained a close interest in the development of the plan providing helpful feedback at critical points in its development.

Our Chairman developed strong relationships with a number of other Chairs from Neighbourhood plans (notably Woodcote, Tetsworth and Cholsey) and their experience has informed the production of our draft plan.

ENP members have attended a number of useful courses which have advocated 'brevity, positivity, fully engaged local community, interaction with SODC and importance of networking'.

ii. **Questionnaire 15 August to 30 September 2017**

Questionnaires were delivered to all households within the Neighbourhood Plan area – giving residents the opportunity to respond by post or online using Survey Monkey. Help to complete the survey was available on four Saturdays in September in the village shop – or by arrangement.

Data from the Questionnaires was collated and analysed then communicated to the village.

iii. **Open Meetings**

Initial Parish Council meeting 10 November 2016

First Neighbourhood plan meeting 6 February 2017

Horticultural show 28 August 2017 - stall with map and Village Envelope proposals.

Village Open Day 2 September 2017 – stall outside village shop

Presentation at Annual Parish Meeting 16 May 2018

Open Meeting Presentation 20 June 2018

Horticultural Show 26 August 2018

Open Meeting 29 September 2018

Presentation to Parish Council 13 March 2019

iv. **Ewelme News**

In order to involve as many of the community as possible throughout the development of the Plan, a programme of continuous communication of progress was put in place.

The Ewelme News is a free publication produced and delivered bi-monthly to every household in the parish. and since November 2016 has carried regular updates of proposals, decisions made, and analysis of data collected.

(Appendix 1: Communications in Ewelme News)

v. **Maildrops Supported by Posters and Banner**

Village opinion has been sought by means of leaflet drops and electronic responses to obtain

- i. an initial scoping survey of the village (January 2017) what aspects of life in the village are important to residents?
- ii. acceptance of the Vision Statement (February 2017)
- iii. feedback on policies derived from village questionnaire
- iv. a monthly poster campaign in the Village Shop (July 2017) announcing developments
- v. running public consultations in August and September 2017 to solicit village views on the purpose, content and proposals in the Plan
- vi. running various villages open days.

All events were publicised by leaflet drop to every house, banners and local posters, and announcements in the Ewelme News and on the Ewelme Neighbourhood Plan website.

vi. Display in Community Village Store

- The large display board in the village store has been used to communicate key decisions and policies
- A six-week display presented the concepts and evidence leading to the proposal for a Village Envelope

vii. External Advisory Meetings

- Regular meetings with leaders from other local Neighbourhood Plans,
- Regular updates and meetings with Rachel Riach from SODC, and latterly Ricardo RRRR and Cheryl Soppet,
- One to one meetings with interested groups, and landowners who contacted the Parish Council and the Steering Committee directly or through the website

viii. Updates

Regular updates on the Plan development process, opportunities to contribute and comment, and outcomes of surveys and events were provided:

- i. in the Ewelme News
- ii. the Neighbourhood Plan website (www.neighbourhoodplan.org
www.ewelmeneighbourhoodplan.co.uk from March 2020)
- iii. updates via Ewelme Parish Council

How We Used the Consultation to Inform the Development of Policies

The dominant issues identified in the 2008 Village Action Plan were the re-instatement of the shop, the speed of through traffic, affordable housing and concern around preserving the local environment.

Some issues have been resolved e.g. the shop which re-opened in 2009; others, such as transport, fall outside the remit of an NDP, and require separate consideration by the parish council.

In order to establish the current requirements of Ewelme residents, it was agreed to conduct a village questionnaire. The results of the survey are reported in Appendix 3: Questionnaire results are further supported by feedback at Open meetings, on the website and in the formal consultation period (Appendix 5: Informal Feedback)

i. Village Character

Ewelme has an extensive history dating back to the Domesday Book; it is littered with listed buildings, surrounded by rolling countryside and set against the backdrop of the Chilterns. It has been used as location for numerous TV programmes and several films. The centre of the village is a conservation area and all of the land to the east of Green Lane/Eyres Lane lies in the Chilterns AONB. There is general agreement for the need to conserve and preserve the character of the village.

Responses to the Questionnaire indicated strong desire to protect the historic identity of the village and surrounding landscape.

Issues raised in the initial brainstorming session and qualified from the Questionnaire results were directly fed into draft policies that would not just preserve the character of the village but would also lay guidelines for future growth and change.

The ENP Committee commissioned a Village Character Assessment of the village to identify specific local buildings and vistas that needed the protection of the plan.

The resultant draft policies were tested at the public meeting on 29 September 2018 and amendments made where there was strong consensus

ii. Housing

A need for affordable housing had been identified in the Housing Needs Surveys of 2008 and 2012 but as no land had been made available, this need had remained unfulfilled. These surveys are now deemed to be out of date.

Discussion started around the definition of “affordable”. The National Planning Policy Framework definition is “Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.” However, some respondents felt that the provision of “relatively affordable” one- and two-bedroom properties on small developments would help meet village needs, so it became important to differentiate between the legal and the colloquial use of the term.

Following initial research by HELAA, SODC previously identified one Exception site in Ewelme as suitable for Affordable Housing. The village questionnaire of 2017 again identified a need for more affordable housing. In order to quantify this requirement, the Parish Council agreed that if this site becomes available, a new HNS should be conducted to establish the true understanding of the requirement.

Housing policies that supported the character of the village scored much higher. The steering committee was reminded that there was a need for three and four bed affordable properties as well as the one and two bed.

iii. Community Assets, Services and Facilities

The village questionnaire generated many comments about the Watercress beds, the community assets, green spaces and footpaths, and bridleways surrounding Ewelme. Policies were developed to reflect this and the general need to protect the Nature Reserve, surrounding agricultural land and above all our heritage. At the open meeting, these policies all scored over 90% approval.

iv. Economy and Infrastructure

Policies supporting local businesses and tourism scored very highly. While there was focus on the Community Store, pre-school, primary school and pub, residents were also keen to support local businesses and facilitate home-working.

Statutory Consultation

The Neighbourhood Plan Steering Committee finalised the draft NDP in May 2019 and the Regulation 14 Pre-Submission Consultation ran for a six-week period from 15 June – 31 July 2019.

The consultation was promoted by maildrop to every household, through the village website, notices in the Ewelme News, posters and banners around the village and through the Community Village Store and Church.

Copies of the plan were made available electronically on the village website www.ewelmeneighbourhoodplan.org or on paper through the Village Store.

Copies were emailed to the following statutory bodies.

	Statutory consultation bodies	Organisation
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Oxfordshire County Council
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Oxfordshire County Council
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	South Oxfordshire District Council Vale of White Horse District Council
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Benson Parish Council Brightwell Baldwin Parish Council Britwell Salome Parish Council Berrick Salome Parish Council Nuffield Parish Council Newington Parish Council Swyncombe Parish Council
(c)	the Coal Authority;	The Coal Authority
(d)	the Homes and Communities Agency;	Homes England
(e)	Natural England;	Natural England
(f)	the Environment Agency;	Environment Agency
(g)	the Historic Buildings and Monuments Commission for England	Historic England
(h)	Network Rail Infrastructure Limited (company number 2904587);	Network Rail
(h)	Network Rail Infrastructure Limited (company number 2904587);	Network Rail
(i)	a strategic highways company - any part of whose area is in or adjoins the neighbourhood area; (ia) where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;	Highways England
(j)	the Marine Management Organisation(6);	Marine Management Organisation
(k)	any person -	
(i)	to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and)	BT
(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	EE

(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Three
(ii)	who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	EMF Enquiries - Vodaphone & O2
(l)	where it exercises functions in any part of the neighbourhood area –	
(i)	a clinical commissioning group established under section 14D of the National Health Service Act 2006;	Oxfordshire Clinical Commissioning Group
(ia)	the National Health Service Commissioning Board;	NHS England
(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Wood Plc (on behalf of National Grid)
(ii)) (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	National
(ii)	Grid (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Cadent
(ii)	(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	Scottish and Southern Energy Power
(iii)	iii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989;	UK Power Networks
(iv)	(iv) a sewerage undertaker; and (v) a water undertaker;	Thames Water - Developer Services
(iv)	(iv) a sewerage undertaker; and (v) a water undertaker;	Thames Water – Planning Policy
(m)	voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Friends of the Watercress Beds Ewelme and Benson Cricket Club Ewelme Horticultural Show The Chiltern Society
(n)	bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	No known such group in the ENP area
(o)	bodies which represent the interests of different religious groups in the neighbourhood area;	St Mary's Church
(p)	bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Ewelme Village Store The Shepherd's Hut Grundons Hazel and Jeffries Riveria Coach Works RAF Benson Giaclear
(q)	bodies which represent the interests of disabled persons in the neighbourhood area.	No known such group in the ENP area
(r)	Land owners / Developer's Representatives	Various
(s)	Additional bodies	Ewelme School Ewelme Pre School

A full list of comments received, and action points noted can be found in Appendix 5

Presentation of Policies at Public Meeting (September 2018) to Regulation 14 Consultation

The period from the public meeting in September 2018 to the regulation 14 consultation in June 2019 was taken up in redrafting policies to reflect public comments but also in response to guidance from SODC.

Regulation 14 Pre-Submission Consultation 2019

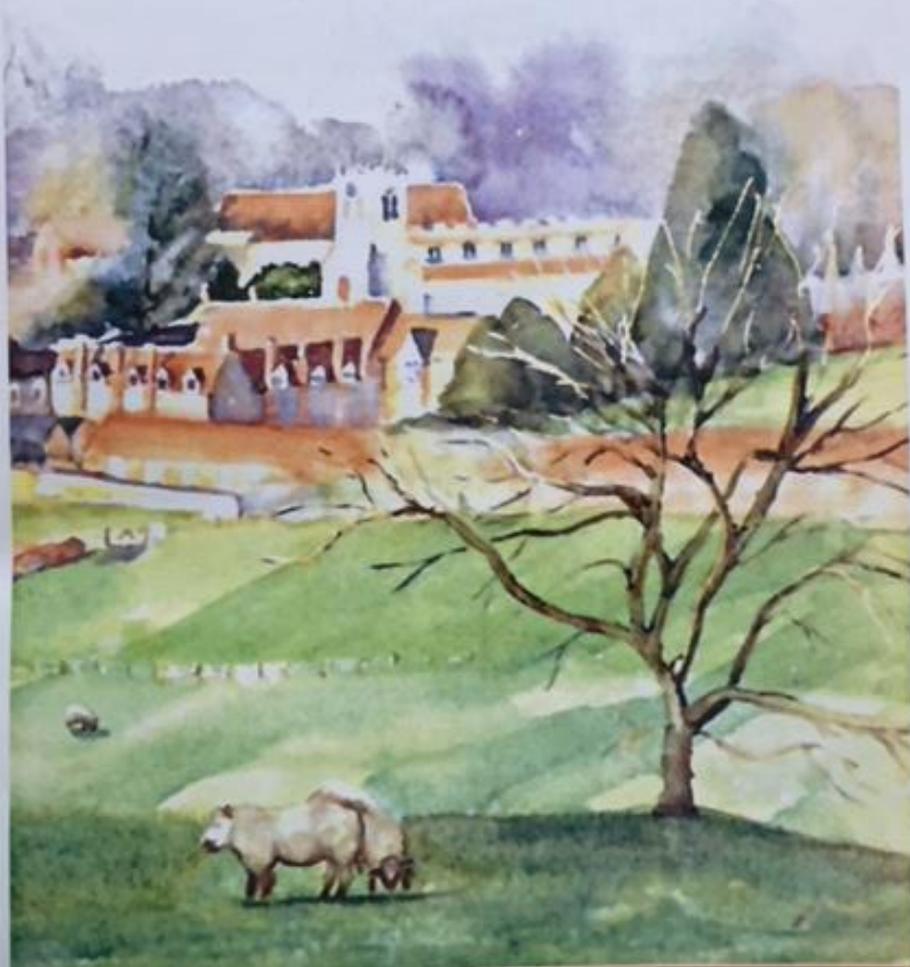
The key impact of this consultation exercise was the incorporation of more detailed suggestions from SODC.

Conclusion

This Consultation statement, together with the supporting documents in Appendices to this Statement are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 Ewelme News

Ewelme News



EWELME NEWS May 2017

Planning gone mad? Why we need a Neighbourhood Plan

Recent changes to planning laws have seen a rash of planning applications nationwide as landowners attempt to capitalise on potential development sites. There seems little doubt that we have a shortage of housing in the UK but what does this mean in Ewelme?

We have been assessed in the SODC Local Plan 2032 (currently still draft) as a 'small' village. We have been defined as 'small' based on our existing housing stock (census 2011) and local infrastructure. Smaller villages are likely to be required to grow their housing stock by 5%-10% (10-20 houses in Ewelme) between 2011 and 2032. It is envisaged that this growth will be met by small sites and may include infill and use of brown field sites. The 5-10% growth includes any planning permissions granted since 2011. The objective is to respect the Areas of Outstanding Natural Beauty, heritage, the scale of existing settlements and to ensure that new developments are sustainable in terms of build and infrastructure.

Since 1 January 2017, there have already been four 'multiple-dwelling' applications for development of sites in Ewelme: - Ewelme Down Farm (6), land behind Cat Lane Cottages (1 (last October) + 3), Eyres Close (2) and on the Benson Road at Cottesmore (4). There are at least three other such applications in the pipeline. In addition, although not in the village of Ewelme, permission has been granted for 6 houses on the site of the Old Atlanta Garage on Beggarbush Hill. You will be aware of the large-scale development going on in Benson. In fact if all the current applications are successful, we are likely to exceed our target growth in housing in Ewelme before the end of 2017, with no additional infrastructure and before the Local Plan is even adopted.

In order to have any say and influence over the development that goes on in our village, we need a Neighbourhood Plan (NP), a new element in the planning process introduced under the Localism Act, which gives local people a say in the future of where they live. The Neighbourhood Plan will formalise local policies on future development in our village and cover issues such as land use for housing, businesses, public services/facilities, and open spaces. Any future planning applications will be considered against the NP to help ensure that development meets the needs of our small, rural community as well as conforming to SODC's more strategic Local Plan.

We will be distributing a Questionnaire to every household in August/September to ask you and your family what you consider our housing and development needs to be? Please take the time to respond as your comments will provide a valuable input into the policies we need to develop and consequent development of our village.

EWELME NEWS August 2017

You should by now have received a copy of the Neighbourhood Plan Questionnaire which asks you and your family what you consider (y)our housing and development needs to be? Please take the time to respond as your comments will provide a valuable input into the policies we need to develop and consequent development of our village.

Each individual should complete a Questionnaire – either online or on paper - additional copies are available in the shop.

Why do we need a Neighbourhood Plan?

Recent changes to planning laws have seen a rash of planning applications nationwide as landowners attempt to capitalise on potential development sites. There seems little doubt that we have a shortage of housing in the UK but what does this mean in Ewelme?

We have been assessed in the SODC Local Plan 2032 (currently still draft) as a 'small' village. We have been defined as 'small' based on our existing housing stock (census 2011) and local infrastructure. Smaller villages are likely to be required to grow their housing stock by 5%-10% (10-20 houses in Ewelme) between 2011 and 2032. It is envisaged that this growth will be met by small sites and may include infill and use of brown field sites. Exceptionally, other sites can be considered. The 5-10% growth includes any planning permissions granted since 2011. The objective is to respect the Areas of Outstanding Natural Beauty, heritage, the scale of existing settlements and to ensure that new developments are sustainable in terms of build and infrastructure.

Since 1 January 2017, there have been four 'multiple-dwelling' applications for development of sites in Ewelme. If we had a Neighbourhood Plan we would be able to influence the type of development (e.g. large, small, retirement, affordable houses etc). Applications to date include Ewelme Down Farm (6), land behind Cat Lane Cottages (1 (last October) + 3), Eyres Close (2) and on the Benson Road at Cottesmore (4). There are at least three other such applications in the pipeline. In addition, although not in the village of Ewelme, permission has been granted for 6 houses on the site of the Old Atlanta Garage on Beggabush Hill. You will be aware of the large-scale development going on in Benson. In fact if all the current applications are successful, we are likely to exceed our target growth in housing in Ewelme before the end of 2017 without any regard for the type of housing needed/wanted by the village.

In order to have a say and be able to influence the type of development that goes on in our village and the infrastructure required to support it, we need to publish a Neighbourhood Plan (NP). This is a new element in the planning process introduced under the Localism Act, which gives local people a say in the future of where they live. The Neighbourhood Plan will formalise local policies on future development in the village and cover issues such as land use for housing, businesses, public services/facilities, and open spaces. Any future planning applications will be considered against the NP to help ensure that development meets the needs of our small, rural community as well as conforming to SODC's more strategic Local Plan.

EWELME NEWS: August 2017

Affordable Housing in Ewelme

One of the topics which has been exercising the Neighbourhood Plan steering group is that of affordable housing. Just to refresh your memory, a quote from the Neighbourhood Plan questionnaire:

"In order to help you complete the following questions, here are a few explanations of some of the terms:

Explanation of terms:

1 Affordable housing is defined as housing where ownership is shared with a Housing Association to make the purchase price to an individual affordable.

2 Affordable rented housing is let by Local Authorities or private registered providers of social housing to households who are eligible for social rented housing as Assessed by the Local Authority. "

When analysing the results of question 13 on what types of housing Ewelme needs, it was apparent that the majority of respondents thought that the provision of more affordable housing, of both types but particularly for shared ownership, was important or very important. In fact, apart from the numbers of people saying that more caravans or mobile homes were **not** needed, providing more affordable housing ranked higher than any other type of housing suggested.

The question then arises of where to put affordable homes. If anyone is interested in the provision of new affordable housing I would recommend reading the appropriate parts of the housing section of the South Oxfordshire District Council Local Plan.

Basically, affordable housing should be provided by developers of bigger new housing sites. 40% of sites of 6 or more new houses in Areas of Outstanding Natural Beauty (most of Ewelme is in the AONB) or sites of 11 or more new houses elsewhere should be affordable, rented or shared ownership. Ewelme is unlikely to have to accommodate large new housing developments.

However, in smaller villages with a reasonable selection of local services, there is also provision for having "exception sites". These are small sites where planning permission would not normally be granted but the landowner is willing to sell the land to a registered social housing provider (housing association) at a price well below market housing levels so that small developments of affordable housing can be built. Such housing can be kept for local needs, whether family, residence or employment. But the need for any such development has to be supported by an up to date Housing Needs Survey. Ewelme carried out Housing Needs Surveys in 2005 and 2012, both of which illustrated need but these will be deemed out of date now as they are more than 3 years old. It is not really worth doing another such survey until a site is made available which is supported by the Parish Council.

There are a few existing affordable houses in the village, albeit not often available. And it is possible to have "do it yourself shared ownership". This means that providing you can afford your share of the combined rent and mortgage and have a contribution to a deposit, you can find a house on the market which you think will suit you and then persuade a housing association to buy it with you.

It is most important that for anyone wanting any type of affordable housing, they must be on the housing register. South Oxfordshire District Council maintains the register and can explain how it works and help you to get registered. Good Luck!

EWELME NEWS October 2017

Thank you to everyone who recently completed a questionnaire as part of the Neighbourhood plan exercise. We have now collated all the data and started to analyse the results.

The next stage will be to draft policies for the plan which support our agreed vision, comply with national and local planning law and take account of the views of villagers as expressed in the survey.

We thought you might be interested in a summary of some data taken from the issues identified from the questionnaires

- * we received 278 responses, from 265 dwellings. With an estimated population of 505 eligible voters, this represents a turnout of 55% - SODC suggest a figure of 45% is good so a big thanks to everyone for taking part.
- * 96% of respondents were residents, 68% have lived here for 10+ years.
- * of any new builds, the overall preference is for smaller housing with 2/3 bedrooms
- * any new build should have minimal impact on countryside and architectural heritage of the village
- * new development would be preferred on brownfield sites
- * there is negligible support for developments of 10+ houses in single location despite this being criteria under which affordable houses can be built
- * there is support for 'affordable', shared ownership/ rental housing

Whilst controlling traffic and congestion is not within the remit of the Neighbourhood plan, traffic flow and increase in commercial traffic is obviously of concern to villagers. Where possible, our policies will aim to maintain traffic flow and support 'greener' means of transport such as cycling.

This is just a small selection of data taken from the results of the questionnaire. Full details are available on our web site www.ewelmeneighbourhoodplan.org.

Draft policies will be made available for general comment in the New Year.

EWELME NEWS Jan 2018

The Neighbourhood Plan Committee has spent the last six weeks collating and analysing the data from the village Questionnaires. The challenge is to devise policies which reflect the overall views of the village whilst making provision for additional housing as required by the Local Plan.

A large majority of residents do not wish to see any major new developments (sites of ten houses or more – village questionnaire 2017) in Ewelme which would inevitably lead to a significant change in the character of the village. Most accept that some development is needed.

The South Oxfordshire Local Plan (2011-2032 Oct 2017) advises that;

‘A minimum of 500 new homes will be delivered in the smaller villages’.

This will be achieved through Neighbourhood Development Plans which allocate sites for at least a 5% increase in dwelling numbers above those recorded in the 2011 census.’

Accordingly, Ewelme is planning to contribute a minimum of 5% extra to the available housing stock in the village as defined by the Census of 2011.

At our last meeting in December, there was general agreement that the Committee should propose a village envelope as part of the pre-submission plan, outside of which development would only be permitted under exceptional circumstances. Various options were considered as to how to define the envelope. The Chilterns AONB and designated Conservation Area were both discounted in favour of the Ordinance Survey 1:25,000 which delineates between houses/gardens and agricultural land surrounding Ewelme. It was felt that sufficient development could be permitted within the envelope to enable Ewelme to meet the additional housing needs specified in the Local Plan.

The pre-submission plan, which includes land use policies and the proposal of a village envelope, is now being drafted by various committee members and will be edited by Geoff Watts. It will be made available for consultation and public comments in the early spring.

EWELME NEWS March 2018

The Neighbourhood Plan Steering Committee is drafting an early version of the Neighbourhood Plan which, once approved by the Parish Council, will be made available to the village for general comment and will be subject to approval by a referendum.

The purpose of the Plan is to show how we make provision for a limited amount of new housing and to enable the residents of Ewelme to have a say in how such development should take place. We are currently using the information provided by you in your responses to Questionnaire distributed last August/September to produce these policies.

An overview of the Plan will be presented at the Annual Parish Meeting in May, hosted by the Parish Council, and there will be opportunity to answer your questions.

The Plan has been divided into two parts - the main body is relatively short and succinct and outlines the headline policies. It is supported by a comprehensive set of appendices which provide evidence and information supporting the policies. The Plan will be used by the Parish Council to help them make planning decisions in the future.

The plan proposes a Village Envelope (a defined built up area of the village) outside of which development will only be allowed in exceptional circumstances. Small scale development will be permitted on infill and brownfield sites within the Village Envelope, providing it meets national design criteria and those specifically laid out in our plan.

Various options were debated as to how to define the 'Village Envelope'. The Chilterns AONB and Conservation areas were considered and discounted in favour of the Ordnance Survey Open Greenspace dataset for Ewelme which defines the built-up area of Ewelme as the delineation between houses/gardens and surrounding agricultural land. It was felt that using the Ordnance survey map provided an objective assessment of what should constitute the Village Envelope.

We hope to see you at the annual Parish Meeting in May.

EWELME NEWS May 2018

At the time of writing, the first draft of our Neighbourhood Plan (known as Pre-submission plan) is being submitted to our contact at SODC for informal consultation prior to submission to the Parish Council. Once approved by the Parish Council, the plan will be made available for consultation within the village and will ultimately be the subject of a Referendum to enable formal adoption.

Our thanks go to the Committee, but mainly to Geoff Watts for producing such a professional and comprehensive document. Our draft neighbourhood plan, which deals with land use policies, proposes the adoption of a village envelope within which small developments will be permitted to enable Ewelme to meet the additional housing needs identified in our survey and specified in the Local Plan.

EWELME NEWS July 2018

The Neighbourhood Plan Steering Committee hosted a well attended Open Evening on 20 June.

Geoff Watts explained that a draft of the plan had been submitted to SODC for comment and that these comments are now being considered and addressed, with the help of external professionals. It is not anticipated that the plan will be available for formal consultation for another 3-4 months but a draft is available for anyone who is interested on the website - www.ewelmeneighbourhoodplan.org.

It might be useful to answer some frequently asked questions about the draft plan;

- why have you chosen a village envelope?

The village envelope has been defined using an Ordnance Survey map to provide an objective assessment of the built up area in Ewelme today. It is intended to provide a line

outside of which development is not desirable and therefore protects both the village and the farm land surrounding Ewelme.

- Do we need any more housing?

The official requirement is for at least a 5% increase in dwelling numbers since the 2011 census. In fact, Ewelme has almost achieved this increase but our survey indicated that there is still a requirement for smaller and more affordable houses in the village. Our Neighbourhood Plan makes provision for limited additional housing.

- what about Affordable Housing?

There is no requirement for large scale development in Ewelme which would be the normal route for securing a % to be built as Affordable Houses. However, we are pursuing the possible use of an Exception Site for this purpose which would require a landowner willing to sell land at below market rate, a Housing Needs survey identifying a number of people meeting the requirement for affordable homes and an amenable Housing Association. By definition an Exception Site does not necessarily comply with all the usual planning rules and is limited to a very small number of Affordable Houses.

- will the Neighbourhood Plan really make any difference?

In the absence of an adopted/agreed plan, Ewelme is vulnerable to development over which we have no control. The Parish Council and SODC will use the Neighbourhood Plan to inform their decisions on planning applications

EWELME NEWS Sept 2018

The Neighbourhood plan display at the Horticultural Show presented our draft policies for consideration by the public. A full copy of the draft plan is available for your consideration on the Neighbourhood plan website www.ewelmeneighbourhoodplan.org.

Policies on village character, housing, the proposed village envelope and the environment were available for comment.

The stall was well attended. Visitors were encouraged to give feedback on the draft policies either in conversation or by placing 'smiley' or 'sad' faces on the relevant policies.

There was a lot of support for our objectives and the idea of limiting development within a village envelope. There were inevitably questions about where the actual boundary should lie. These will be considered carefully by the Committee over the next few weeks.

Our next event is a Village Open Day scheduled for 29 September. You are welcome to drop in, look at the policies and proposed village envelope map and let us know what your thoughts are. We look forward to seeing you there.

EWELME NEWS November 2019

Spring Referendum for the Ewelme Neighbourhood Plan

The Ewelme Neighbourhood Plan has taken a lot of time to produce and we really hope that the end is now in sight!

Following submission to SODC and all statutory and required parties, we have incorporated the comments received in our Neighbourhood Plan. The updated documentation is available on our web site: <http://ewelmenighbourhoodplan.org>.

These combined documents will form our Neighbourhood Plan which is now subject to assessment by an independent assessor. It is anticipated that a Referendum on the Plan will be held in the village in the spring.

The emerging SODC Local Plan 2034 does not seek any target for extra housing in smaller villages beyond windfall and infill development to meet the overall housing requirements of South Oxfordshire. As Ewelme is classified as a smaller village, our Neighbourhood Plan does not select sites for development but sets out policies against which proposals for new development, alterations and extensions can be assessed in future.

It is anticipated that infill, development of brownfield sites and sympathetic conversion will provide any additional housing. Recognising that some respondents to the survey expressed an interest in Affordable Housing, and if a suitable, sustainable site is identified, the Parish Council will conduct a Housing Needs survey in order to move it forward.

Thank you for your continued support.

Appendix 2 Community Scoping Survey February 2017

A scoping survey was held to better understand the views and concerns of the residents of Ewelme. From these results, the Steering Committee focused on subcommittee work teams to research the topics and start work on preparing the Village Questionnaire.

Pie charts have been assembled from an online brainstorming session covering all aspects of concern. There were approximately 50 responses to the survey.

3.1 Summary of Sheets

The importance of perceived issues can be seen in the Ewelme NP Overview (*Figure 2*): there were five main areas of concern. Some of the areas overlap and are covered on more than one chart; transport and traffic are of highest concern.

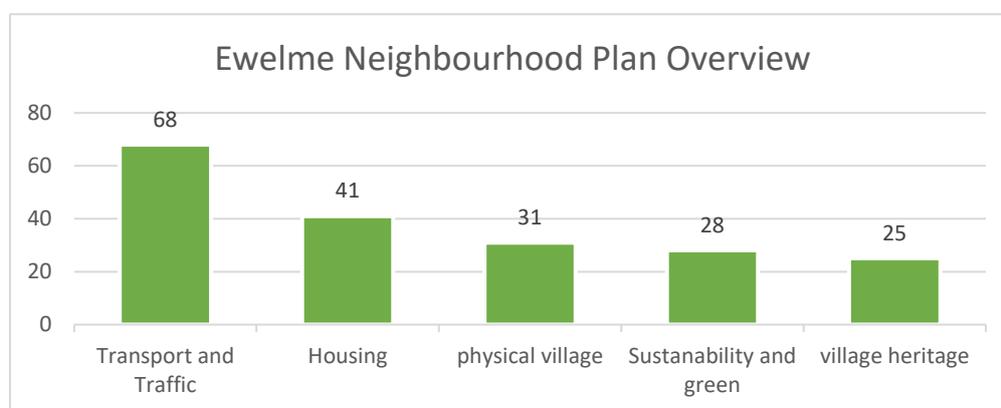


Figure 2 Ewelme Neighbourhood Plan overview

3.2 Transport and traffic

There was much interest around this topic with parking being of the highest concern, especially around the school and pre-school. There was perceived to be a lack of space to walk freely and safely with young children

and speeding was considered an important issue here too. Indeed, this is an issue that appears to come up again and again, as is the need for an additional car park. See Figure 3:

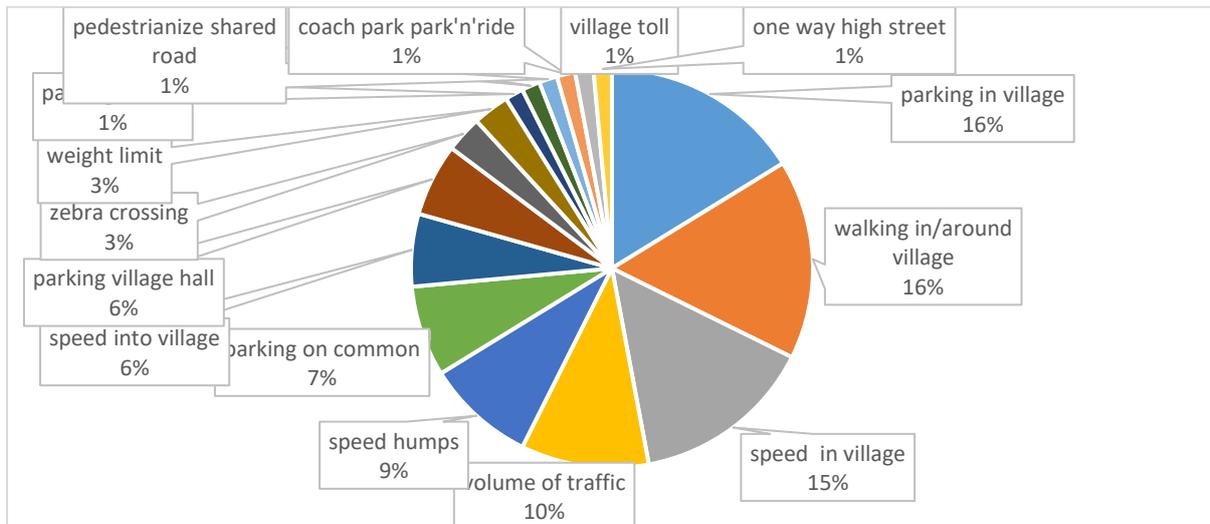


Figure 3 Transport and Traffic

3.3 Housing

There was much discussion here centring on where housing development could take place and it appeared that defining land use areas within the village would be difficult. The issue of green field versus brown field sites came up. The possible style and nature of buildings was discussed and agreed to be important. There was concern over the possible size and especially affordability of smaller houses. See Figure 4

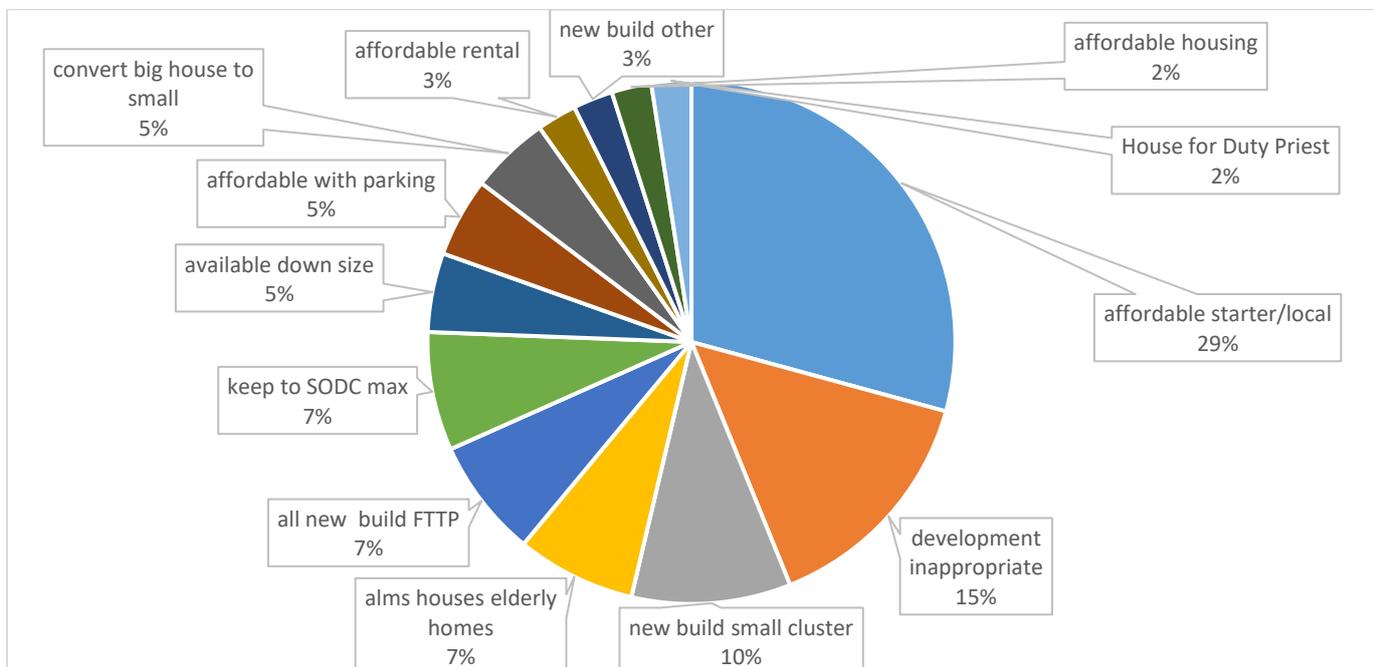


Figure 4 Housing

3.4 Physical Village

The main concern was that people wish Ewelve to remain without street lighting. There appears to be a large degree of frustration and apathy, particularly around the sports pavilion - as this has been an ongoing project/

issue for many, many years and has still not reached resolution. Other indications on this sheet overlap with the previous two. *See Figure 5*

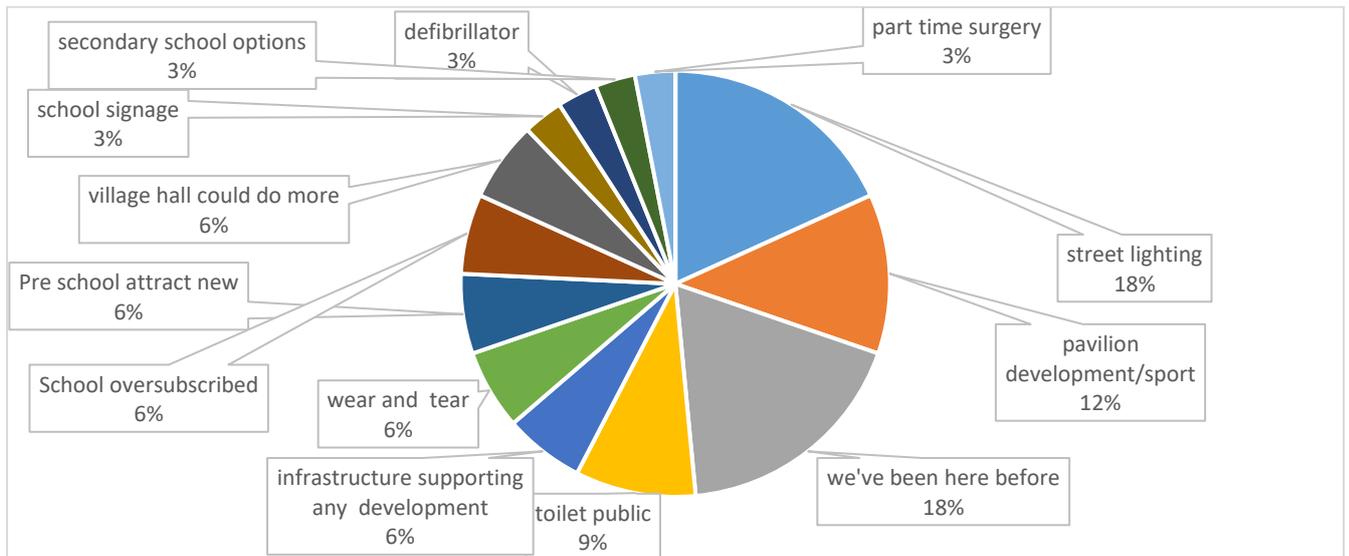


Figure 5 Physical Village

3.5 Sustainability and Green

People were particularly concerned with sustaining and supporting the distinct nature of this village e.g. the church and school, the shop and pub, the watercress beds. Open spaces, including farmland, need to be protected and appreciated - many are concerned how the knock-on effect when the new houses are built in Benson and Chalgrove will impact on Ewelme. *See Figure 6*

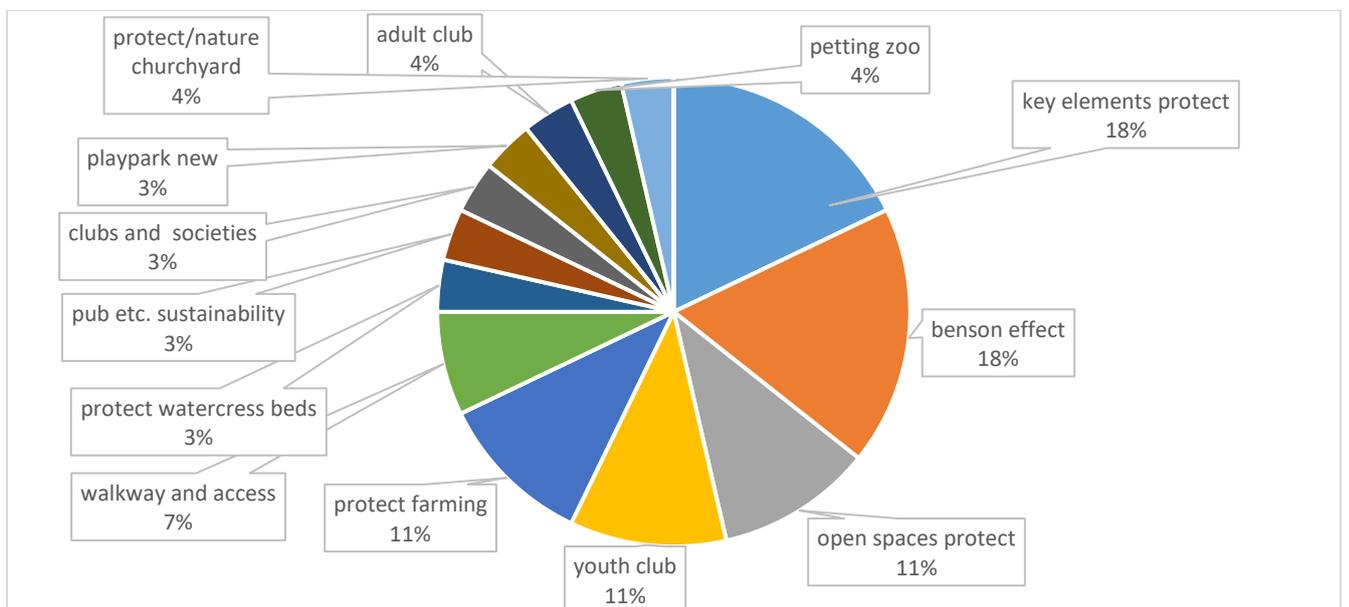


Figure 6 Sustainability and Green

3.6 Village Heritage

There is great concern about the aging demographic and the vibrancy of the village going forward. See Figure 7

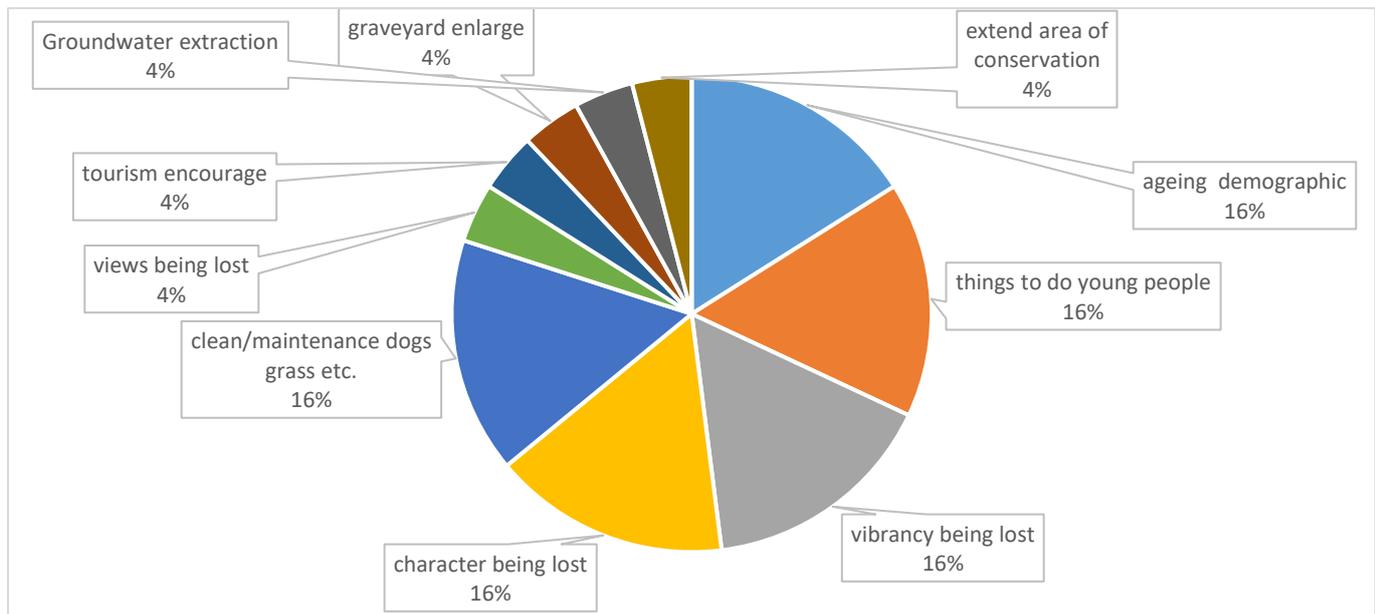


Figure 7 Village Heritage

3.7 Summary

It was agreed that the Steering Committee should form sub committees to focus on the above key topic areas:

- Spatial Plan for the Parish
- Design of housing (SM and AG)
- Community facilities e.g. school/ pub/ halls (SC and DC)
- Local green spaces (AE and MTL)
- Non-land issues e.g. Transport (EC)

It was agreed that people within these groups should put together a set of relevant questions which could then be collated to form the Ewelme Neighbourhood Plan questionnaire:

Appendix 3 Village Questionnaire August-September 2017

Results from Ewelme NPC Survey on Perceptions of Housing Need and Preferences for Development

The Ewelme NPC conducted a questionnaire of members of the parish over a six-week period during the months of August and September 2017. One of the main purposes of the survey was to elicit the views of Parish residents on housing needs in the Parish. Also, to get their preferences regarding any housing development needed to meet those needs and to fulfil the quota for new housing for small villages required by the Oxfordshire Local Plan.

The survey was widely publicised and available for completion either on-line, using the Survey Monkey instrument, or by completing a paper questionnaire.

There were 278 responses to the survey, of which 244 were complete. 52% of the responses were returned on-line and 48% in the paper format.

Ewelme has 265 dwellings and an estimated population aged 16 or over of 505 people. The survey therefore achieved a respectable response rate of 55%. It seems likely, however, that some households only provided one response per family, whereas the objective had been to elicit the views of all residents aged 16 and over. The survey targeted all adult residents (16 and over) of the Parish, including those in MOD accommodation at RAF Benson, but only one response came from the latter. It is therefore fair to assume that the views expressed in the survey responses represent those of adult Parish residents, excluding those at the RAF base.

Demographics of respondents

55% of the respondents were female and 45% male.

Elderly demographic

Of those responding to the relevant question (Question 1) 40.6% were aged 65 or over and 78.3% aged 45 or over. Only 31 respondents were aged 16 to 34 (11.2%) and only 14 gave their ages as 16-24 (5.4%). The proportion of respondents aged 65 or over was almost double that for UK population generally (ONS 2014 figures), although this proportion maybe be somewhat inflated if those responding were disproportionately older members of households.

Almost all the respondents (260 out of 271 answering Question 3) were 'residents' of the village, although some listed their connection to the village alternatively as 'Work' (16); 'Business' (10) or 'Landowners' (18). A further 36 respondents gave their connection to the village as 'family', as opposed to 'residents', and these may be assumed to include other family members temporarily living in the village with their families.

Employment status

Amongst those responding to Question 6 on employment status, 39.3% answered 'retired'; 37.7% 'in paid employment'; 14.3% 'running a business; and 4.5% 'in education.' Only one responded as 'seeking work'.

Village of owner occupiers

Almost 90% of respondents said their home was 'owner occupied' or that they were children and relatives of owners' occupiers. Only 11 respondents (out of 275) indicated that they were renting privately and only five renting from housing associations. Five of those renting privately indicated they were in Alms-Houses or homes rented from Ewelme Trust. None of the respondents identified their home as in 'shared ownership.' The rate of owner occupation is well above the national average which currently stands at about 63% in the UK.

Ewelme has a relatively static residential population

More than 68% of those responding to the relevant question (Question 5) had lived in Ewelme for 11 years or longer and 22.4% for 31 or more years. Only 20% had lived in Ewelme for five years or fewer. Seventeen

responded that they had lived in the village for less than a year. Nationally, the median stay in a dwelling for owner-occupiers is 7.1 years and that for social renters 7.8 years (Green, 2017, p. 69). On this basis one would expect around 30 of the 227 owner occupiers or housing association tenants responding to the survey to move each year, and around 150 to move over five years. Assuming that most movers would have to leave the village due to lack of available properties, one might expect that there would be some 25 new households moving into their vacated properties each year and 125 over five years. In fact, only 17 respondents had been in the village for less than a year and 38 for five years or fewer.

Perceptions of housing needs

Majority satisfied with current housing

A large majority of respondents (84.6%) indicated that their home currently met their needs (Q8). Forty-two respondents (15.4% said their homes did not meet their needs, but 59% of these believed their needs could be met by altering or extending their current homes. Fifteen respondents wanted another property in Ewelme and 19 another property outside Ewelme (Question 9).

Looking to the future, Question 14 asked respondents whether they thought they would need a 'new' or 'another' home in Ewelme within the next ten years? Twenty-seven respondents said they would need a new home for their whole household and nine respondents that a member of their household would need a new home. The 66 respondents saying they needed a new home in Ewelme gave different reasons for needing to move (Question 11). Seventeen wanted to downsize, 16 wanted a bigger home, and 12 wanted to start a new home. Nine were unable to afford their current rent or mortgage and three reported special needs (e.g. for mobility or sheltered housing).

Implications for demand for new homes

A significant number of respondents (66) reported needing new homes in Ewelme, with roughly equal numbers wanting to downsize as to find a larger home. It seems likely that the needs of the latter will be met over time from changes in ownership of the existing housing stock. There is some evidence, however, that there may be unmet housing need amongst the 17 respondents who want to start a new home or to rent less expensively. The main reason given for unmet need was lack of housing at the right price (Question 12). Twenty-one respondents said they could not afford a new home (47% of those with unmet housing needs). Four respondents said there was a lack of affordable private rented housing and three that there was a lack of social or shared ownership housing.

Preferences for new development

Preferences on volume of new homes

Question 13 asked respondents how many new houses (in addition to the 10-20 in the quota for Ewelme) they would like to see built. Half of those responding wanted no additional houses (134 out of 266). The majority of those wanting more than the quota (33.8%), only wanted between 1 and 10 additional houses. Care needs to be taken in interpreting these responses, since it is not clear whether those responding understood that the quota for new homes has been largely fulfilled already.

Preferences on types of new housing

Question 14 asked respondents what types of new housing they think Ewelme needs most. The priority for the most respondents was for 'affordable homes' and 'smaller homes'. 146 respondents (out of 266) thought it was 'important or very important' to build affordable homes (with 86 thinking it was important or very important to build 'affordable rented homes'). 128 respondents thought it was important or very important to have smaller homes (with two bedrooms or fewer). Larger homes were considered slightly less of a priority (with 106 respondents thinking building 3-4-bedroom homes important or very important). However, in response to Question 15, 110 respondents thought new homes should have three or more bedrooms against 70 who thought they have one or two bedrooms. Only two respondents thought building homes with 5 or more bedrooms was

important or very important. In answer to Question 16, 27 respondents said that the type of new home they needed in Ewelme was affected by their 'limited mobility' or 'need for support'.

Preferences on sites for additional housing.

Priority for brownfield sites within existing built-up area of village.

Respondents were most likely to support new developments on 'brownfield sites' within the existing built-up area of the village (most preferred by 141), which protected green spaces (most preferred by 182), had no impact on the community and historical assets of the village (most preferred by 175) and where development would not lead to 'coalescence' between villages (most preferred by 145). The characteristics of sites which were most likely to be 'least preferred' were large developments (10-20 houses) (least preferred by 128) and backfill garden development (least preferred by 74).

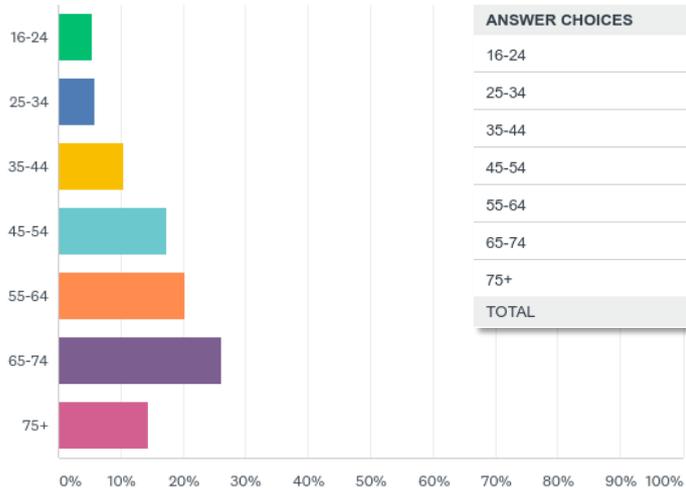
Maintaining Traffic flow and having good pedestrian and cycle access.

Other factors considered important in the choice of sites for development included ensuring that traffic flow would be maintained (important or very important to 209 respondents), having good pedestrian and cycle access (important or very important to 197 respondents) and being within walking distance of centre of village (important or very important to 160). In answer to Question 31, 219 responded that the speed of traffic into the village was a significant or very significant problem and 163 that the volume of traffic was a significant or very significant issue.

Summary and responses to Questions

Q1: Which age group do you belong to?

Answered: 276 Skipped: 2

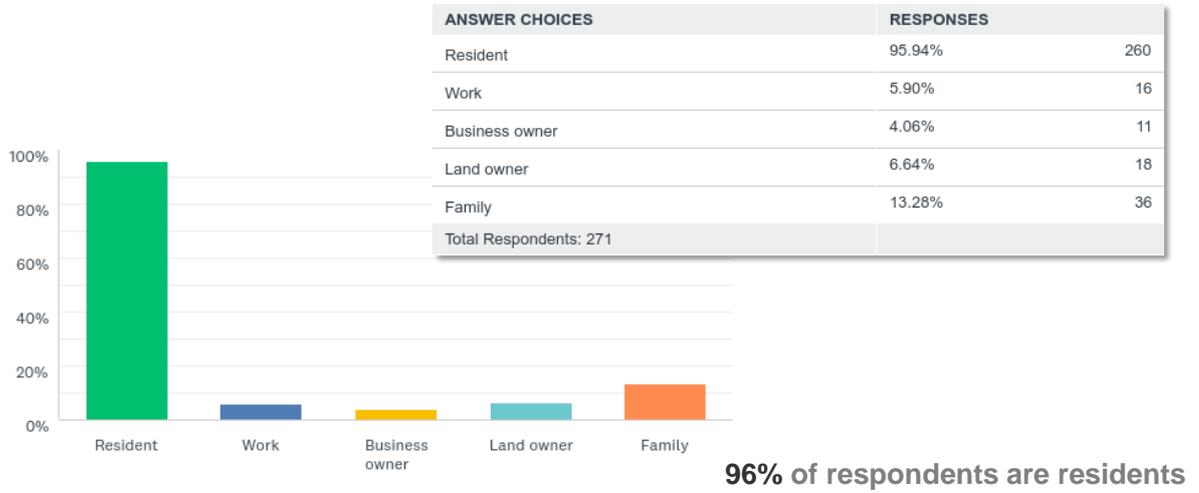


ANSWER CHOICES	RESPONSES	
16-24	5.43%	15
25-34	5.80%	16
35-44	10.51%	29
45-54	17.39%	48
55-64	20.29%	56
65-74	26.09%	72
75+	14.49%	40
TOTAL		276

146 Female, 119 Male
55% Female, 45% Male

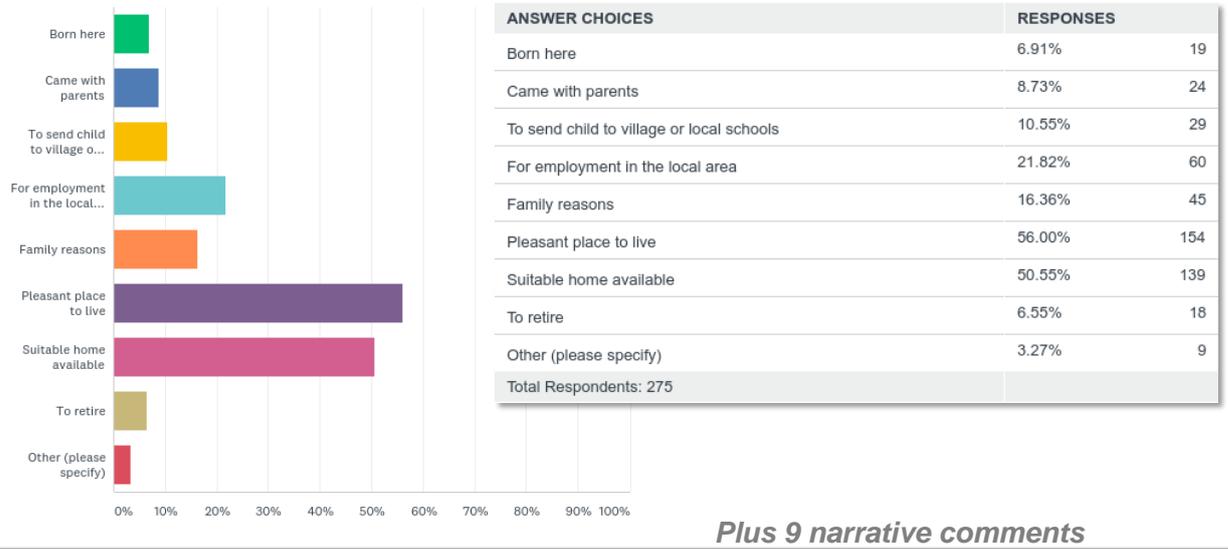
Q3: What is your connection with the Ewelme area?

Answered: 271 Skipped: 7



Q4: Why did you come to live in Ewelme?

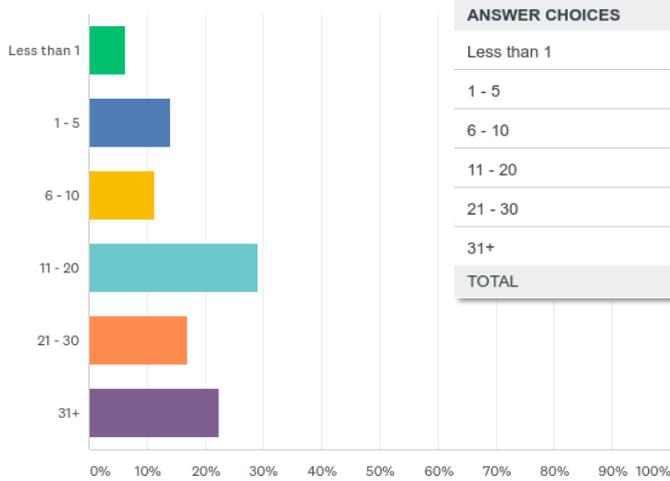
Answered: 275 Skipped: 3



Q4		Other	
		9 comments * 7 choices	
Regular visitor	1	When I married	1
Benson too flat	2	Bought stables nearby	1
To live as Parish Priest	1	Downsizing	1
Suitable to commute to London	1		

Q5: How many years have you lived in Ewelme?

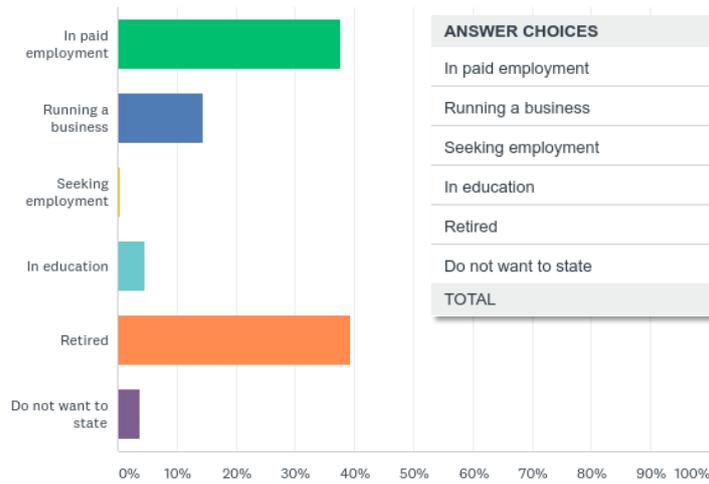
Answered: 272 Skipped: 6



68% more than 10 years

Q6: What is your employment status?

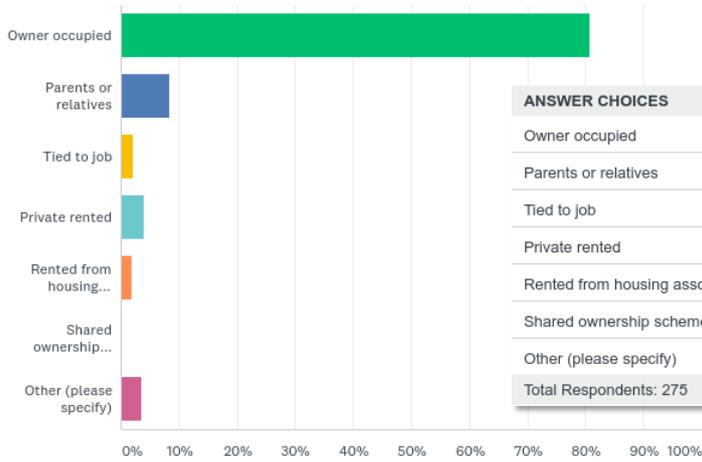
Answered: 265 Skipped: 13



Approx 52% working, 39% retired

Q7: Who owns the home you live in now?

Answered: 275 Skipped: 3



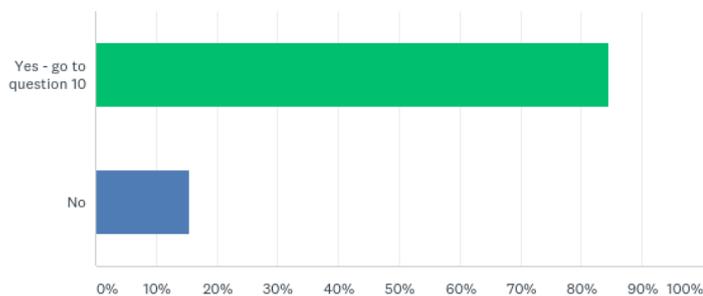
81% home owners

Plus 10 narrative comments

Q7		Other * 10 comments * 5 choices	
Rented from college	1	Alms-house	3
Ewelme Trust	2	Trust (children)	3
Military Base Housing	1		

Q8: Does your current home meet your needs?

Answered: 273 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes - go to question 10	84.62% 231
No	15.38% 42
TOTAL	273

Q9: If you answered 'no' above, what would best meet your housing needs?

Answered: 42 Skipped: 236

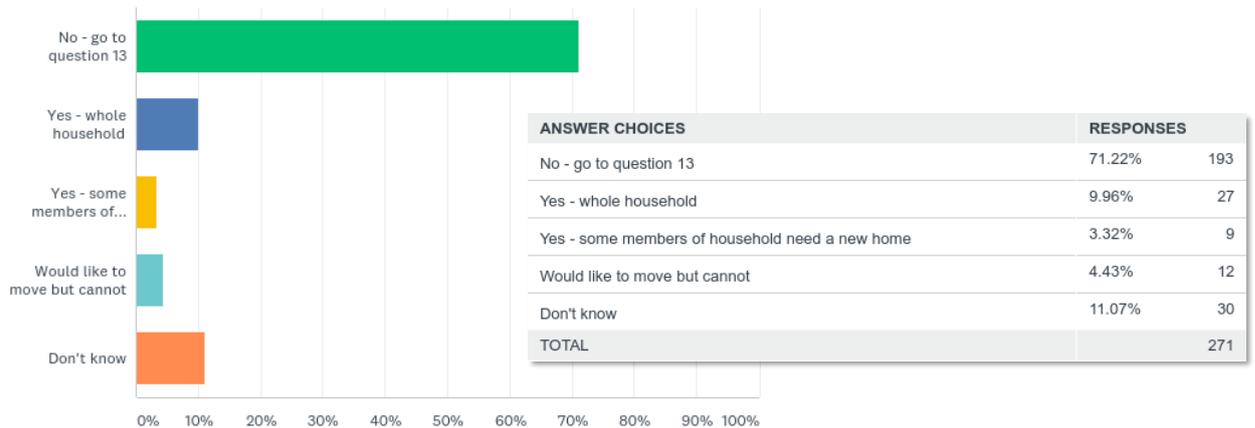


Plus 4 narrative comments

Q9		Other 4 comments * 4 choices	
Period property	1	Downsize	1
Driveway/garden	1	Not sure	1

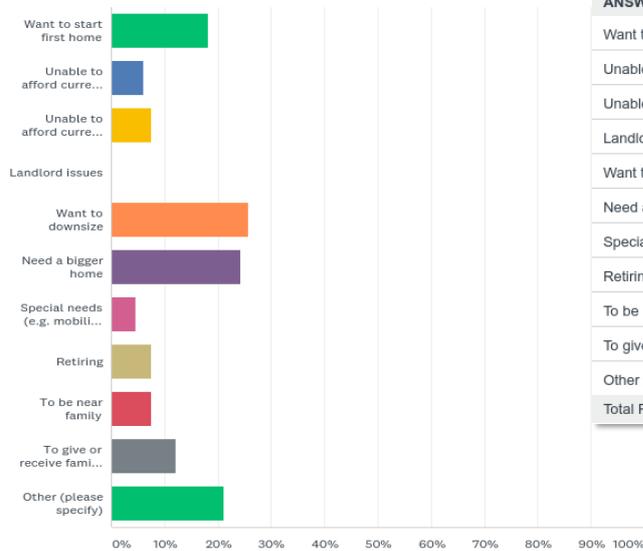
Q10: Do you need a new or another home in Ewelme in the next 10 years?

Answered: 271 Skipped: 7



Q11: Why do you need a new or another home in Ewelme?

Answered: 66 Skipped: 212



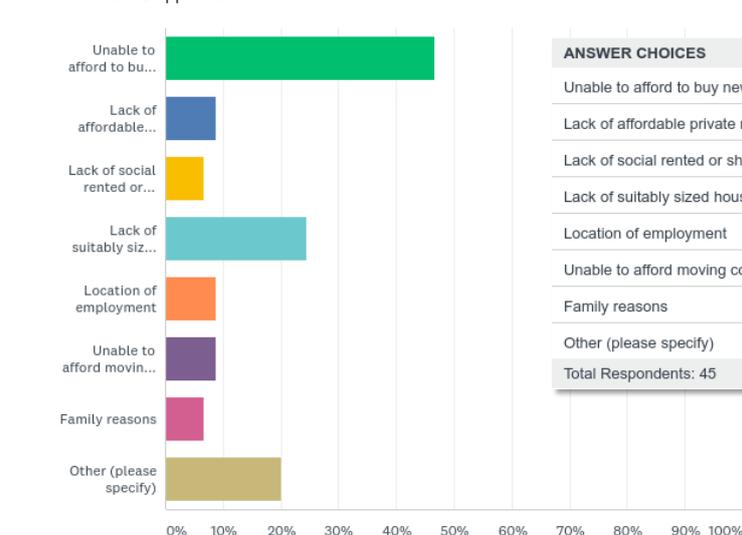
ANSWER CHOICES	RESPONSES
Want to start first home	18.18% 12
Unable to afford current mortgage	6.06% 4
Unable to afford current rent	7.58% 5
Landlord issues	0.00% 0
Want to downsize	25.76% 17
Need a bigger home	24.24% 16
Special needs (e.g. mobility, sheltered etc.)	4.55% 3
Retiring	7.58% 5
To be near family	7.58% 5
To give or receive family support	12.12% 8
Other (please specify)	21.21% 14
Total Respondents: 66	

Plus 14 narrative comments

Q11		Other * 14 comments * 9 choices	
Accessibility/health	2	University	1
Larger garden	2	Currently renting	1
Family situation	4	Not sure	1
Off road parking	1	Downsize	1
Better bus service	1		

Q12: If you wish to move but cannot, what are the reasons preventing you? (Please tick all that apply)

Answered: 45 Skipped: 233



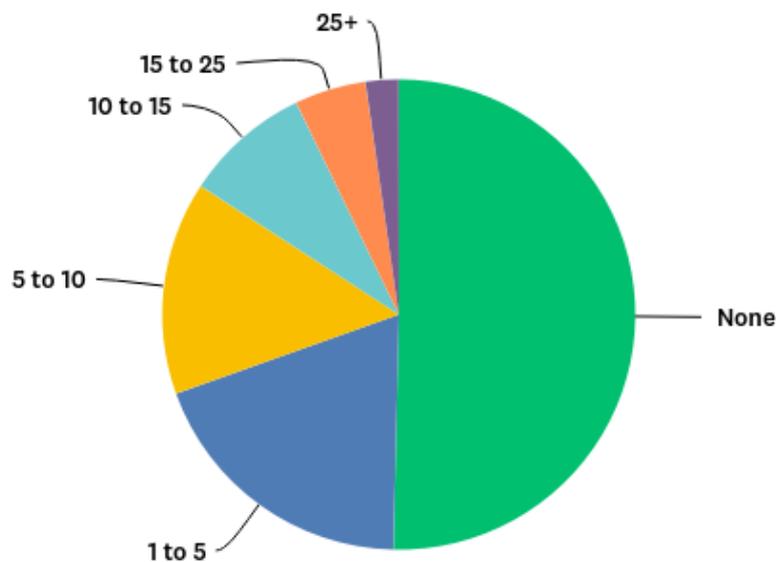
ANSWER CHOICES	RESPONSES
Unable to afford to buy new home	46.67% 21
Lack of affordable private rented properties	8.89% 4
Lack of social rented or shared ownership properties	6.67% 3
Lack of suitably sized housing to meet my needs	24.44% 11
Location of employment	8.89% 4
Unable to afford moving costs	8.89% 4
Family reasons	6.67% 3
Other (please specify)	20.00% 9
Total Respondents: 45	

Plus 9 narrative comments

Q12		Other 9 comments * 4 choices	
Lack of 2/3 bedroom properties	1	Lack of interest in house	4
Not sure	3	Limited availability per budget	1

Q13: In addition to these 10-20 houses, how many additional planned houses would you support?

Answered: 266 Skipped: 12



Q14: What type of new housing do you think Ewelme needs most? Choose as many options as you want from the list below and rate how important it is that Ewelme has:

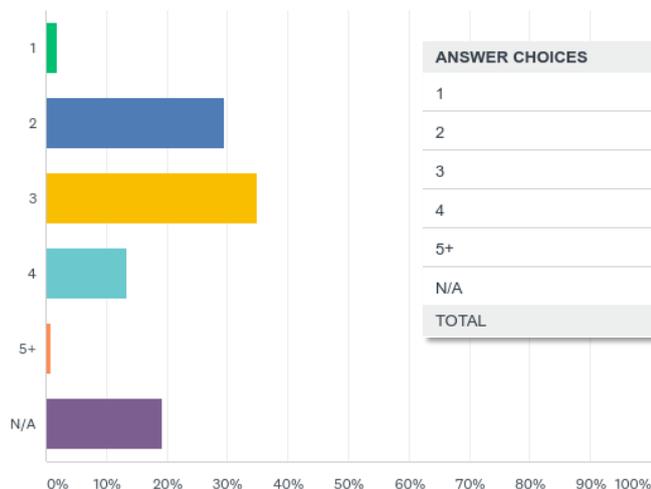
Answered: 257 Skipped: 21

Options allowed	Very important	Important	Indifferent	Quite important	Not important
Smaller homes including flats (1-2 bedrooms)	63	65	44	18	23
Family homes (3-4 bedrooms)	54	62	44	20	28
Larger family homes (5+ bedrooms)	12	13	34	21	93
Homes suitable for the elderly	41	62	49	26	26
Affordable housing ¹	93	53	42	12	24
Affordable rented housing ²	52	34	58	16	35
Supported housing ³	32	45	51	20	28
Bungalow	9	29	66	21	51
Flat/maisonette/bedsit	3	19	39	20	77
Caravan/mobile home	4	1	11	0	137
Anything I can afford	23	18	35	5	34
Other (please specify)					

Q14		Other * 6 comments * 5 choices	
No caravans	1	Houses based on needs	1
n/a	2	Lifetime homes at realistic prices	1
Provision for young people	1		

Q15: How many bedrooms would these new homes need?

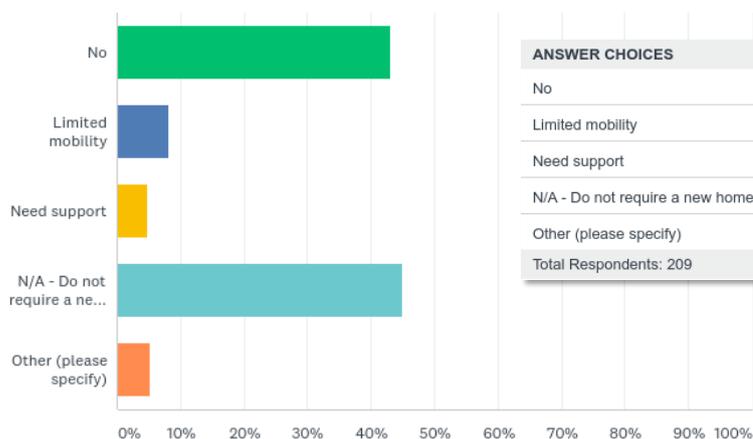
Answered: 223 Skipped: 55



ANSWER CHOICES	RESPONSES
1	1.79% 4
2	29.60% 66
3	34.98% 78
4	13.45% 30
5+	0.90% 2
N/A	19.28% 43
TOTAL	223

Q16: Does anything affect the type of new home you need?

Answered: 209 Skipped: 69



ANSWER CHOICES	RESPONSES
No	43.06% 90
Limited mobility	8.13% 17
Need support	4.78% 10
N/A - Do not require a new home	44.98% 94
Other (please specify)	5.26% 11
Total Respondents: 209	

Plus 11 narrative comments

• Q16		Other 11 comments * 6 choices	
Social Care	5	Parking/size	2
Garden	1	Not sure	1
The cost!	1	Homeworking	1

Q17 If you have answered 'need support' above, what kind of support? (E.g. nursing care, sheltered, social care etc.)

Answered: 5 Skipped: 273

• Q17		Other 5 comments * 1 choices	
Sheltered	5		

Q18: If you know of anyone wishing to move to Ewelme, what type of home(s) would they require?

Answered: 150 Skipped: 128

Options allowed	Very important	Important	Indifferent	Quite important	Not important
Smaller homes including flats (1-2 bedrooms)	21	24	9	4	10
Family homes (3-4 bedrooms)	24	24	7	8	4
Larger family homes (5+ bedrooms)	8	13	8	3	21
Homes suitable for the elderly	5	16	13	8	11
Affordable housing1	20	14	13	4	9
Affordable rented housing2	12	8	13	6	13
Supported housing3	2	11	15	7	10
Bungalow	1	5	18	6	17
Flat/maisonette/bedsit	4	5	10	5	20
Caravan/mobile home	0	0	7	1	37
Anything I can afford	13	8	9	3	9
Does not apply	24	0	44	0	7
Other (please specify)					

Q19: Ewelme needs to identify sites for additional housing. Would you prefer to:

Answered: 266 Skipped: 12

Options allowed	Most preferred	Preferred	Indifferent	No objection to	Least preferred
Allow development of brownfield sites (previously built on) within the existing built-up area of the village	141	60	24	15	10
Have no impact on community and historical assets	175	47	15	4	7
Protect green spaces and agricultural land within the existing built-up area of the village	182	37	19	7	4
Prevent coalescence of Ewelme and Benson	145	48	29	16	9
Allow infill within the existing built-up area of the village	60	69	47	23	34
Allow backfill (garden) development within the existing built-up area of the village	28	49	55	34	74
Have no development outside of the existing built-up area of the village	82	34	55	30	30
Have a single site development of 10-20 houses	18	26	46	25	128

Q20: What considerations are important for new builds in Ewelme?

Answered: 262 Skipped: 16

Options allowed	Very important	Important	Indifferent	Quite important	Not important
Good pedestrian and cycle access	126	71	23	14	7
Proximity to bus routes	67	61	63	20	22
Walking distance to pub, shop, school	85	75	54	15	13
Traffic flow maintained	144	65	26	6	8
Other (please specify)					

Q20		Other * 33 comments * 15 choices	
No increase in traffic	8	Safe vehicular access	1
Off road/adequate parking	5	Respect neighbours' interests	1
Encourage excellent in design and layout	1	Bus routes	3
Area to put waste bins	1	Pedestrian safety	2
Small number planned will have no impact	1	Impact of build on surrounding area	3
Traditional materials in keeping with character	5	Location to remainder of village amenities	3
Don't overload local services/infrastructure	4	Good pedestrian/cycle routes	1
Neighbouring village developments	1		

Q21: What are the most important things to consider about design and layout for new housing?

Answered: 262 Skipped: 16

Options allowed	Very important	Important	Indifferent	Quite important	Not important
Sufficient parking	174	58	15	5	4
Quality of design and materials	145	74	15	7	1
Local design and materials	97	65	55	16	6
Encouraging modern design	14	24	79	37	79
Retain traditional character in keeping with neighbouring properties	124	75	33	15	5
Minimise impact on open views	160	60	20	6	4
Minimise environmental impact	172	54	17	5	2
Minimise impact on traffic flow	158	58	24	6	3
Outdoor spaces	88	85	48	12	4
Sustainable building methods	87	86	39	14	11
Energy efficient design	112	83	34	7	7
Space for home working	50	58	81	30	17
Limit number of dwellings per development	127	63	31	12	11
Lifetime homes4	36	36	89	25	19
Pavement access	63	62	64	24	17

Q21: Can you identify any other green spaces that we might have missed?

Q21		Other * 63 comments * 28 choices	
Chiltern Walks	1	Woodland	1
View from church across village	1	Farmland next to school playing field	5
Church Yard/Graveyard	3	All farmland	1
Paddock south of Spring View House to Shillay House	1	Eyres Close	10
FB field directly west of his house	1	Cow common	3
Field above cemetery	3	Footpaths	14
Iconic view from Rabbits Hill	1	Nature reserve	1
Bridleways and footpaths	3	School lawn	4
Field behind houses	1	Cricket pitch	1
Footpaths, fields etc top Rabbits Hill	2	Copse at back of Hampden Way	2
No	1	Land opposite Old Rectory	2
The Triangle	3	Watercress nature reserve	1
Springs and ponds	2	Area on The Street where there is no pavement	1
Airfield	1	The Common	1

Q22: Can you identify any other significant buildings that we might have missed?

Q22		Other * 27 comments * 32 choices	
The Smithy	4	Clusters of farm building	2
Church	6	Original Rectory	2
Alms-houses	6	Brownings	1
The Manor	6	Houses on Parsons Lane	1
Fords Farm	2	Houses up Burrows Hill	1
Future Youth Club	1	No 1 The Common	1
Village Hall	4	The Views	1
The School	5	Relationship with RAF	1
Watercress Buildings	1	Buildings in Cottesmore Lane/Farm Barns	1
The Monument	1	No	1
No	1	Land opposite Old Rectory	2
Former garage	1	Lawelme Cottage	1
Watercress Cottages	1	Mill House	1
The Terrace	1	Manor Cottage	1
The Little House	1	London Road Cottages	1
Saffron House	1	Old Pottery	1

Q22: Can you identify any other community businesses that we might have missed?

Q23		Other 16 comments * 22 choices	
The Motor Car Restoration business	1	Village Show	1
Post Office	2	Village Hall	2
Workshop Spaces	1	Bus and Taxi	1
Village Store	4	Pavilion	1
Shepherd's Hut	4	Grundons	1
The School	1	RAF Benson	2
No	1	H&G	1
Chiltern Chase	1	Ewelme Pottery	1
Old Gym	1	Watercress nature reserve	1
Springs and ponds	2	Area on The Street where there is no pavement	1
Airfield	1	The Common	1

Q23: What do you like about living in Ewelme?

Answered: 262 Skipped: 16

Options allowed	Strongly agree	Agree	Indifferent	Disagree	Strongly disagree
A pleasant place to live	223	31	7	0	1
A rural location/lifestyle	199	46	8	1	1
Easy access to the countryside	215	32	8	0	1
Strong sense of/feeling part of the community	127	66	46	8	6
Good education provision	79	79	56	6	10
Close to work	36	44	71	28	24
Within the designated boundary of the Chilterns Area of Outstanding	119	75	38	8	3
Access to major transport routes	60	92	50	23	14
Proximity to Oxford/Reading/Wallingford	93	102	45	3	3
High quality, unusual and historically significant buildings	116	82	23	3	2
The mix of buildings of different ages	94	79	35	4	0
Ecological habitats	58	82	74	17	10
Working farms	88	92	44	9	4
No street lights	84	90	44	13	6
Other (please specify)	108	52	44	22	15

Q23		Other 13 comments * 11 choices	
Excellent local shop	4	Playground	1
Safety	1	Nature Reserve	1
Residents who are respectful of others	1	Footpaths and walks	1
Shepherd's Hut	12	Lack of public transport is an issue	1
The community	2	Absence of roadside paths is an issue	5
Proximity to Didcot/Milton Park/Oxford etc	2	The Common	1
No Pavements	1		

Q24: What are the drawbacks of living in Ewelme?

Answered: 255 Skipped: 23

Options allowed	Strongly Agree	Agree	Indifferent	Disagree	Strongly Disagree
Aircraft noise	42	46	90	31	27
Limited range of local services	27	53	87	48	14
Poor availability of public transport	68	72	73	18	9
Inadequate general/visitor parking	51	52	81	45	13
Commercial traffic	66	59	65	36	10
Other (please specify)					

Q24: What are the drawbacks of living in Ewelme?

Q24		Other 31 comments * 15 choices	
Traffic rat run	5	Poor internet	2
Parking on pavements	1	Poor phone signal	1
Poor bus service	1	Speeding traffic	6
Lack of pavement	6	Public parking	1
No street lights	1	RAF	1
Heavy lorry traffic	3	Weight limit for traffic	1
Not much to do	1	Hard to break into the community	1
Not many places to go	1		

Q25: Rate the importance of the following facilities for residents and visitors:

Answered: 260 Skipped: 18

Options allowed	Very important	Important	Indifferent	Quite important	Not important
Car parking	98	89	38	18	10
Extended car parking on the common	43	68	73	22	38
Public toilets	45	72	71	33	30
New pavilion	47	61	60	38	41
Maps/signage for walks	37	79	67	41	19
More seating/benches	28	63	85	45	27
Footpaths	105	81	35	18	9
Other (please specify)					

Q25		Other * 25 comments * 20 choices	
Low traffic speed	2	Public toilets	3
Off road parking	1	Car Parking	1
Rat run traffic	1	Public seating	2
Too many buildings of varied styles	1	Village store acting as a café	1
Chiltern Society/OCC signpost on foot and bridal paths	3	Village hall	1
New village hall with adequate parking	1	Pavements	5
Bridleways	1	Church parking	1
Shop/cafe	4	Common car park extension	1
Dr Surgery	1	Shop open Sunday afternoon	1
Encourage cycling	1	More information available about history of Ewelme	1

Q26: Are the any other services you would like to have in Ewelme?

Answered: 72 Skipped: 206

Q26		* 36 comments * 27 choices	
Post office facilities	6	Re open The Greyhound	2
Pop up surgery	28	New landlord at The Shepherd's Hut	1
Larger shop/café/longer hours	6	Mobile banking/ATM	2
Community transport	1	Larger primary school	3
Street cleaning	1	Youth club	5
Streel lighting	1	Better infrastructure inc. electric cars	3
Parking enforcements	1	Move post box to Hampenden Way area	1
Bus service	7	Visiting library	4
Better play area/children's facilities	8	Lunch club for elderly	1
Public toilet	2	Football team	1
Car share	2	New pavilion/include bar	3
Gas supply	1	Small Italian restaurant	1
Affordable hire of village hall	1	Multi usage status on The Street	1
Better phone signal/broadband	2		

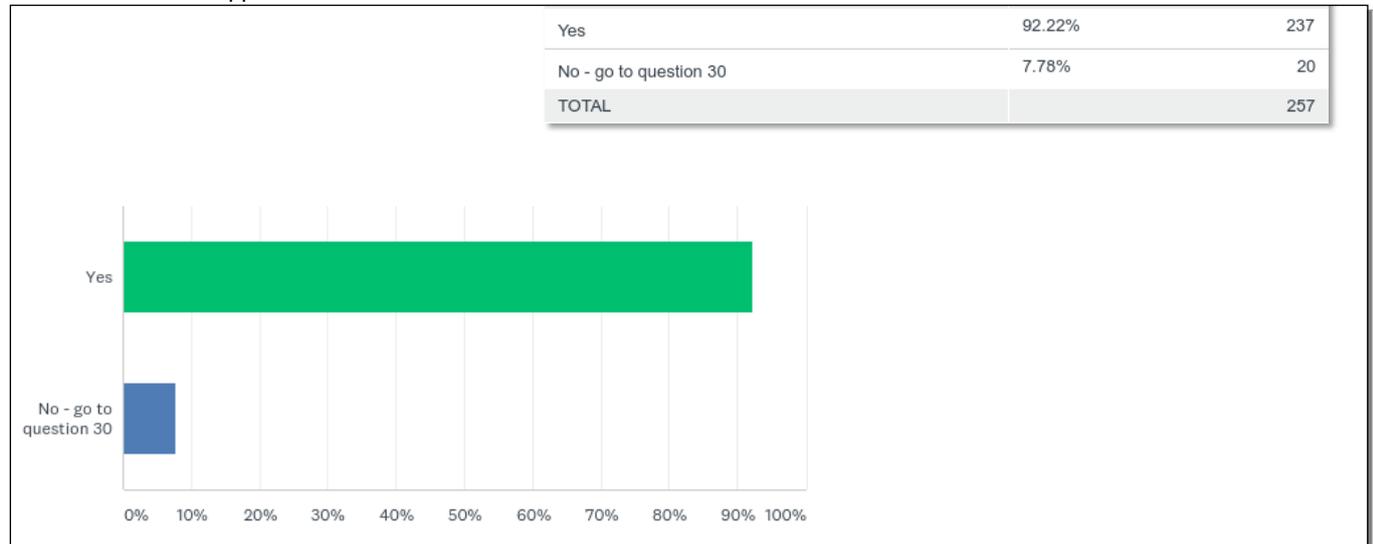
Q27: How frequently do you travel using the following modes of transport?

Answered: 257 Skipped: 21

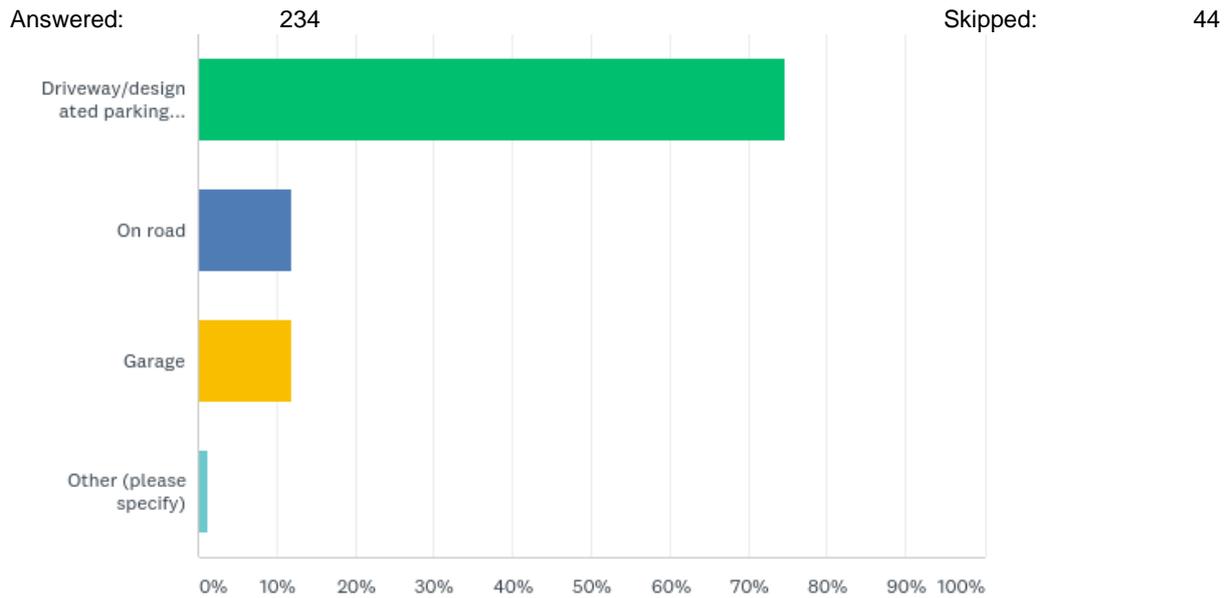
Options allowed	Every day	4 or more times a	3 times a week	1 - 2 times a week	Less than once a week	Never
Car - driver	142	68	15	9	5	8
Car - passenger	6	32	31	42	69	19
Bus	3	4	7	12	72	100
Cycle	8	15	12	28	60	69
Walk (+5 mins)	96	49	42	20	20	12

Q28: Do you own a vehicle?

Answered: 257 Skipped: 21



Q29: If yes, where do you park at home?



Q29		Other * 3 comments * 3 choices	
Garage and driveway	1	Own a separate piece of land	1
Space for one car but we have two	1		

Q30: Please respond to the following statements:

Answered: 257 Skipped: 21

Options allowed	Strongly agree	Agree	Indifferent	Disagree	Strongly disagree
The roads are adequate for traffic volumes	44	83	40	52	35
The pavement network is sufficient and safe	18	35	42	72	85
Public transport services are adequate	9	22	55	73	92
Travel by private car is the dominant local transport mode	173	46	5	4	4
Parking in Ewelme is a problem	94	20	38	8	4
	56	71	73	36	16

Q31: Please rate the following issue in order of importance to you:

Answered: 257 Skipped: 21

Options allowed	Very significant	Significant issue	Indifferent	Insignificant issue	Very insignificant
Speed of vehicles into the village	139	80	22	9	5
Volume of traffic through the village	87	72	57	25	11
Number of large vehicles	94	69	50	25	13
Congestion as a result of on-street parking	79	64	59	33	17
Other (please specify)					

Q31		Other 26 comments * 10 choices	
Traffic around Rabbit Hall, The Street, Village Shop, School	3	Speed of traffic into village	2
Inconsiderate parking	8	Lack of footpaths	1
20mph speed limit	3	On road parking reduces traffic speed	4
Rat run	3	Vans breaking down road edges	2
Paths not necessary	1	Maintenance of footpaths	2

Q32: Please rate the following possible limiting measurements for speed:

Answered: 253 Skipped: 25

Options allowed	Most preferred	Preferred	Indifferent	Not preferred	Least preferred
Speed bumps	28	22	23	37	122
Reduced speed limit	125	53	27	11	22
Chicane	40	34	42	40	68
Vehicle activated signs	77	62	37	28	30
N/A	3	1	13	2	3
Other (please specify)					

Q32		* 25 comments * 21 choices	
Speed cameras	2	SLOW on road (no signs)	3
Road width restrictions	1	NO speed bumps	2
NO speed cameras	1	The Street One Way	2
Enforce 35T, remove 'Except for Access'	1	Chicane at entrance to village	2
Create an alternative route – avoid Rat Run	1	Enforce law breaking (speed etc)	1
Park cars on alternative opposite sides	1	Reduce speed to 20mph	2
Local Access only signs	1	Police cameras/vans	2
Sharks teeth on road	1	Not sure	1
Ban heavy vehicles	1	On street parking reduced speed	2
Speed bumps	1	Police presence	1
Quiet Lane development	2		

Q33: What do you think the biggest parking issues are in Ewelme?

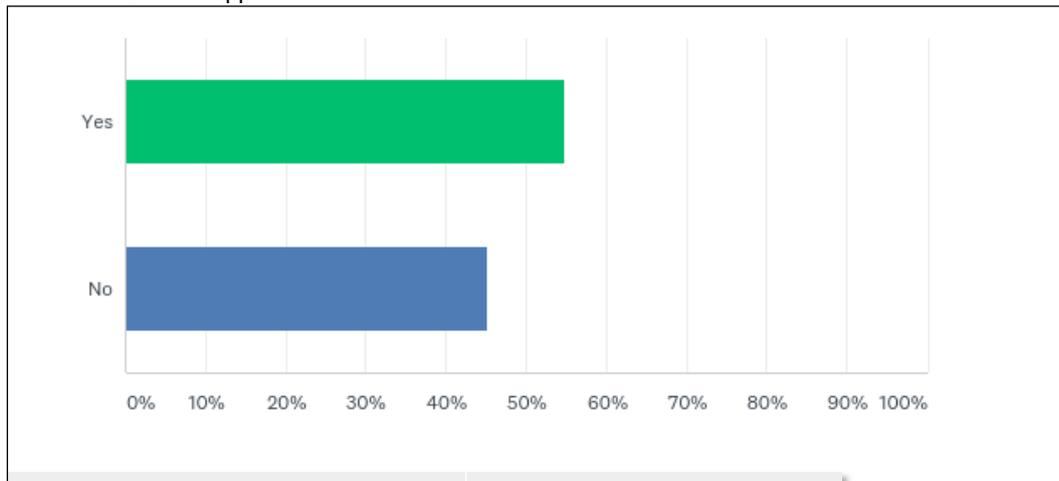
Answered: 253 Skipped: 26

Options allowed	Very significant	Significant	Indifferent	Insignificant	Very insignificant
Not enough general/visitor parking	60	72	68	16	20
Cars parking on pavements	72	51	68	18	20
Not enough parking for residents	52	57	69	30	22
Cars parking around the Shepherd's Hut	69	47	65	35	16
Cars parking around the school	93	65	48	21	12
Cars parking around the Village store	57	47	82	35	14
Cars parking around the Watercress Beds centre	45	50	83	38	19
Cars parking around the Village hall	49	48	82	39	18

Q33		Other * 25 comments * 14 choices	
Chaucer Court parking is inadequate	1	Parked cars help reduce speed	4
Around shop /watercress beds/school	1	All are time specific – there is no problem	2
Around pub	4	Houses having too many cars	1
Around school	7	Around church	1
Just accept it	2	Provide a large public parking area	1
Pave some of the manor to make parking	1	The Street when people don't use driveways	1
Make The Street one side parking only	1	Don't park on pavements	1

Q34: Do you have regular service vehicles visit your home? e.g. gardener, cleaner, care, supermarket deliveries, courier deliveries.

Answered: 248 Skipped: 30



• Q34		Other 135 comments * 10 choices	
1	42	7	2
2	40	8	2
3	20	9	0
4	10	10	1
5	14	20	1
6	1		

Q36: If you have any other comments or queries, please feel free to write them here:

Answered: 79 Skipped: 199

Provide visitor parking	1	Alter road priority at pub	1
Street One way	1	Better/additional signage	3
Better pavements	11	Car parking at the pub needs improving	1
Less helicopter noise/flying	3	Stop Ewelme becoming a Rat Run	2
Slow down signs but no speed bumps	2	20mph in village	3
Create more village businesses esp. watercress based	1	Oppose planning at Eyres Close	4
Slow development down	6	Protect farm lands from development	1
Increase parking at Common for new pavilion	1	Build 10 houses on fringe of village and leave centre alone	1

No additional parking zones	1	Speed bumps or cameras	1
Need affordable housing	7		
Faster broadband	1	Do not approve of in-fill development	1
Flats to be no more than 2 stories high	1	Cars need to park on their own drives, no the pavement	1
Width of The Street has narrowed due to encroaching bank	1	Parking around Village Hall is terrible, gullies not cleaned	1
Improve infrastructure	1	Need smaller houses for those downsizing	1
Any new development must be handled with care	4	Protect village heritage/green spaces	11
Bring Red Phone box back as defibrillator	2	It's a lovely place to live, upsides outweigh the downsides	1
Regular residents' meetings	1	Village needs better upkeep	2
Any affordable houses must have adequate parking	2	Building should be on brownfield sites	2
New houses should not be able to extend	1	New developments need parking related to bedrooms	1
Improve local footpaths	2	Playground needs updating	1
Better relations with RAF/use of facilities	1		
Need to understand other local development and the effects it has on us	3	Maintain no street lights	1
Knock down village hall, relocate to new pavilion	1	Need better cycle routes	2
Be positive in planning the 10-20 new houses	1	Any developments need to be environmentally friendly	1
Reduced speed into village	4	Heavy goods vehicles are causing extreme damage	4
Houses that the young can afford	2	Improve PC apathy	1
Better broadband	2	Encourage parking on roads	1
Council tax is extortionate	1	Extend conservation area	1
Affordable housing is catered for in other villages	1	Car share for important services outside of village/elderly	2

Appendix 4 Informal Feedback

Subject	Source	Comment	Action
VILLAGE CHARACTER			
Designated Area	Telephone call Feb 2017	NP designated area should include all farmland in the Parish of Ewelme	Discussion at inaugural meeting. All local landowners invited. Liaised with Roke and Berrick NP committee and RAF representatives. Agreed to include all Parish in designated area.
	Horticultural show Aug 2018	Essence of Ewelme as 'historic village' is essential to retain	
Land Availability	One to one meeting with Chairman May 2017	Landowner offering to work with NP Committee to build new housing	Noted and requested further detailed information
	Email Jun 2018 from Agent on behalf of landowner	Offer to build a play area behind High Street in return for 8 new dwellings	Responded asking for more details. No response
	Representation	Oppose planning at Eyres Close	
Protection of Open spaces	Questionnaire 2017 August 2017	Protect village spaces/heritage Protect green spaces, agricultural land Have no impact on community or historical assets Have no development outside built up area of the village	
Rat Run Traffic	Horticultural Show Aug 2018	Concern about sat navs directing traffic down Firebrass Hill, Cat Lane, Days lane including speed on corner of Cat Lane	Reported to Parish Council
Quiet lane	6 week consultation Nov 2018	Question whether High Street could be a shared use 20mph Quiet Lane	Reported to Parish Council
HOUSING			

Sites and type of development	Questionnaire 2017	Building should be on brownfield sites Don't overload existing infrastructure New houses shouldn't be allowed to extend Proximity to local amenities Building should be in keeping with surrounding properties and not offend neighbours. Infrastructure for electric cars Need 21 st century broadband/ phone signal	
Increase traffic	Village Shop Drop in Sept 2017	Concern that any new development would increase traffic on already overloaded village roads	
Parking	Village Shop Drop-in Oct 2017	Concern about parking outside school – reduced/impossible traffic flow	School have contacted local police for advice
Affordable Housing	Questionnaire 2017	Need affordable housing Houses that the young can afford Adequate parking Lifetime houses at realistic prices Smaller houses for downsizing	Contacted SODC and asked for numbers of people wanting affordable housing in Ewelme. Spoke to the development manager at SOHA about the possibility of revitalising the Hampden Way application. He doesn't know the site or its history but will look into it. But he did point out that it would take as much time and effort (& hence cost) on their part to get 3 or 4 houses here as to get, say, 20 houses on a new large development which has to provide affordable homes SODC Local Plan on affordable housing on exception sites makes clear that it should be a partnership between the parish and the housing association and

			landowners to provide affordable housing.
	Horticultural Show Aug 18	Extending existing houses reduces affordable housing stock	
	Horticultural Show Aug 18	Smaller houses definitely – most new builds are large and expensive	
	Horticultural Show Aug 18	New houses should be 2-3 bedroom or make them more affordable, especially for younger people, to keep the village vibrant	
	Open Day:29 Sept 2018	Smaller houses definitely – most new builds have been large and expensive	
	Open Day :29 Sept 2018	Extending existing houses reduces affordability of housing stock	
	Open Day :29 Sept 2018	Reduce Buy to Let	
	Open Day :29 Sept 2018	Ban second homes	
Village Envelope	Email Jul 2018	<p>My opinion is that the Ordnance Survey (OS) Village Envelope (VE) envelope is flawed, badly, and will need exceptions to be made. How will the Landscape assessment prevent building in spaces the VE has declared as OK (and clearly discriminatory) Further, the OS VE has not been assessed for realistic spaces on which building might take place were the landowner so disposed.</p> <p>Yes, the Conservation Area (CA) is a constraint, but the VE is almost entirely made up of CA space except in the notable areas of cherished views where the VE permits building. That's unacceptable. The Landscape</p>	<p>Conservation Areas are very well protected by the SODC Local Plan. ENP has to comply with this. It's not a question of one criterion overriding another. For an application to be acceptable, it would have to be in the VE AND be compliant with the CA AND not spoil cherished views, etc Hence there is no point in using the CA as an envelope.</p> <p>2 committee members walked the boundary of the VE and overlaid CA</p>

		<p>Assessment overrides the VE? That's a really complicated approach.</p> <p>So what takes precedence? VE, CA, Landscape Assessment or a mishmash of instructions to extend the VE?</p> <p>Surely we would be better to adopt the CA as the VE and add exceptions to the CA? That way we are not inventing a new model and trying to force it through, patches and all, but using the existing statutory instrument, the CA, with clear update recommendations.</p> <p>If our OS-based VE had been markedly bigger than the CA it might have been the better model, but it's pretty much the CA size with some contentious variations. So let's use the CA , not the OS.</p> <p>The benefit of doing that is that we will not have to justify a new statutory model, and we will save consultancy costs, delays and actually a fair number of arbitrary exceptions like Huntinglands, Windmill Farm, the Old Rectory lands, the Copper House lands, etc.</p> <p>We declare our VE policy to be the CA with a few housing opportunity extensions. Easy, uncontentious, and a big simplification of the upcoming task.</p>	<p>onto plan to identify potential conflicts</p> <p>There are a lot of potential development sites: the Rectory, the Old Rectory, the Old Garage, units on Green Lane, Down Farm, and a number of large gardens.</p> <p>Agreed to reconsider whether isolated dwellings should be included in VE.</p>
	<p>Steering Committee meeting 24 Sept 2018</p>	<p>A presentation was made to the Committee on the reasons why the Conservation Area (CA) provided a better boundary for village development than the proposed Village Envelope</p>	<p>After much discussion, it was agreed to;</p> <p>(i) proceed with the Village Envelope, rather than the CA, as it eases understanding and</p>

			<p>planning decisions. It will include all gardens</p> <p>(ii) use the VE because it is a more appropriate boundary than the CA – representing the existing settlement area of the village whereas the CA only includes the historic buildings in the village</p> <p>(iii) reduce the VE by excluding all outlying single houses/ farm settlements (Winmill Farm, White House Farm, Parsons Piece, Hare Hall, Huntinglands)</p> <p>(iv) ask the village at the Open Day about including Cottesmore and Ewelme Down Farm. It was agreed that these two outlying areas should be treated in the same way whether in or out of the envelope.</p> <p>(v) cover Cherished Views in the Landscape Assessment</p> <p>(vi) retain the term Village Envelope</p>
	<p>Cheryl Soppet, SODC 29 January 2019</p>	<p>As discussed in our meeting a couple of weeks ago, the settlement boundary is very generous. The boundary as it stands is likely to set a precedent for development where you would normally not see development. As the boundary is very generous around the built form it may mean that you have included areas which would normally be classed as open countryside.</p> <p>This therefore means that an SEA is likely to be</p>	<p>Chairman emailed Steering Committee with informal advice from SODC that proposing a Neighbourhood Plan with a Village Envelope will trigger a requirement to produce a Strategic Environmental Assessment (SEA) - another substantial piece of work.</p>

	30 January 2019	<p>required. Alternatively if you were to just refer to the built-up area instead of drawing a physical boundary, this may mean that an SEA would not be required following a screening opinion.</p> <p>If you wish to have a drawn settlement boundary we would need a better understanding of the methodology used to draw the current boundary. What is it following? Is it following any physical features?</p> <p>Chairman asked Steering Committee to vote on changing Village Envelope to Built up area</p>	<p>He proposed that the Village Envelope be renamed 'Built-up area' and VE policy be replaced with a Spatial plan policy referenced against the Built-up area of Ewelme. In reality, to a small village in the Conservation Area and AONB, this makes little difference and in practice means we don't need to produce an SEA.</p> <p>Carried unanimously. Agreed to rework Character Assessment to incorporate this change</p>
	5 February 2019	A question was raised as to whether all parts of village were covered by use of 'Built-up area' with Spatial policy	Houses in the village was reviewed against the revised policy for Built Up area and was agreed
COMMUNITY ASSETS, SERVICES FACILITIES	Horticultural show Aug 2018	Please provide a pavement along Parsons Lane and Cat Lane – along LHS going uphill	
ECONOMY/ INFRASTRUCTURE	Questionnaire 2017	<p>Better pavements</p> <p>Pedestrian safety – reduce speed through village – Eyres Lane</p> <p>Better cycle routes</p> <p>Access to bus routes</p> <p>Too many HGV</p>	
	Horticultural show Aug 2018	EP5 – 10metres away – covered by restrictions from EA Planning permissions for development by a brook/river	
	Open Day: 29 Sept 2018	Because of speed of traffic from B4009 into village a pavement at least on the side of Cat Lane would be appreciated. In addition some form of traffic calming	Referred to Parish Council
	Open Day: 29 Sept 2018	Please consider a pavement along Parsons Lane and around and along Cat Lane – on LHS going uphill	

Appendix 5 Feedback on Regulation 14 Statutory Consultation

All the comments received following Regulation 14 Statutory Consultation were considered and discussed by the Steering Committee. Once agreement secured on how to proceed, tasks were allocated to the Steering Committee members to pursue as appropriate.

STATUTORY CONSULTEE/ref	Comment	Action by Steering Group agreed at meeting on 30 July 2019
SODC 23, 25,27,28,30	Use of terminology/correction	Agreed to accept all recommendation
SODC 6, 7, 10, 18.19, 20, 21, 22, 29, 31	Recommendations for improvement of policy wording	Agreed to adopt all policy wording recommendations where the sense is not altered
Conservation Officer 5,	Further work on Open Spaces	Include map identifying Open Spaces
Ecologist Officer 7	Clarification of development within 10m of brook	
Ecologist Officer 8, 9	Protection of Views – what is specifically important	Agreed to expand reasons for choice of views
Historic England	Suggested Character Statement would form good basis for Conservation area appraisal	Consulted Ewelme Parish Council and agreed that they would pursue this as necessary
SODC, 12	Inclusion of Cottesmore in Built-up area	Committee accepted that the settlement at Cottesmore didn't fall within the definition of Built-up area. Agreed to remove Cottesmore from Built-up area
SODC 13	Inconsistency in use of Built-up area cf with Adopted Core Strategy South Oxon	Remedy discrepancy
SODC 14	Replace Coalescence policy with local gap policy	Agreed if it protects integrity of adjacent settlements
SODC 16	Basic Conditions statement	Reflect these issues in brief to Locality
SODC 17, 32	Protecting our Heritage or Protecting Green/Open spaces	Agreed to review definitions of Green spaces/Open spaces and Local Green spaces and increase their prominence in Character Assessment and PSP. Agreed to review importance given to exceptional buildings within Character Assessment and the impact of Open Spaces on the Landscape Setting
SODC 24, 26, 32	Question mark over designated and non-designated 9Heritage assets	It was agreed that both heritage and non-heritage assets should be protected

		both above and below ground. Suggested that an Action Point should be raised stating that while listed assets are recorded, unlisted ones will be identified and formally recorded.
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