

***Chilton Neighbourhood
Development Plan
2021 to 2031***



Executive Summary

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Executive Summary

Chilton is a vibrant small village lying within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and situated within the Vale of White Horse District of Oxfordshire, adjacent to the Oxfordshire border with Berkshire.

With a heritage going back to ancient times and a close affiliation to the Ridgeway National Trail and horse racing, the village is now primarily a residential setting for some 670 dwellings. The A34 trunk road divides the village with the older part of the village lying predominantly to the east of the A34 and the newer part, substantially expanded in the period 2010-2014, lying to the west of the A34.

To the north-west of the village lies the Harwell Science and Innovation Campus, a major employment centre and scientific site for Oxfordshire and the United Kingdom.

The designated area for this Neighbourhood Plan ('the Plan') largely coincides with Chilton Parish boundary but excludes that part of the parish lying within the Harwell Campus.

This Plan has been prepared in accordance with national policy guidance to supplement the Vale of White Horse District Council (VWHDC) Local Plan 2031 ('Local Plan') to represent the needs of the local community to guide further sustainable development.

Community consultation and involvement has been key to the development of the Plan. Following early public meetings, a vision statement and set of objectives for the Plan were agreed. These were used by the steering group to develop the plan including the use of a village survey open to all residents. The survey covered a wide range of subjects including housing needs, village amenities and business activities.

The content of the Plan comprises (1) a document describing the village, its heritage, attributes, amenities and opportunities for enhancement as valued by its residents, (2) a number of planning policies to be adopted by the planning authority when assessing planning development proposals and (3) a number of community issues to be pursued by the community.

The Plan vision and objectives together with their related sections within the Plan and resulting policies and community issues are summarised below:

Early consultation identified ten possible objectives for developing the Plan. Further consultation identified that the location and styles of development, community facilities, Local Green Spaces and the relationship of the village to the AONB all to be of particular interest. Attention has therefore been focussed on these objectives (1, 3, 4, 6, 7 and 9) and policies developed to reflect the community needs.

Other topics, such as access to public transport or interactions with neighbouring parishes (objectives 5, 10), although of community interest, are not within the remit permitted for policies within a Neighbourhood Plan and where appropriate these have been addressed by proposed community issues to be pursued following adoption of the Plan.

Control of the potential for flooding (Objective 2) will continue to be addressed by building regulations and planning requirements from policies within higher level documents such as the Local Plan.

Access to the AONB (Objective 8) is provided by existing rights of way which should be preserved by policies within the Local Plan without the need for additional policies in this Plan.

Vision Statement

The vision is for Chilton to be a small, primarily residential village, within the North Wessex Downs Area of Outstanding Natural Beauty safeguarding its historic downland character whilst promoting sustainable development, and improving local facilities to meet the needs of its residents throughout their lives.

Plan Objectives	Plan Sections	Policies	Community Issues
1. Consistent with the Local Plan and the character and history of Chilton, to inform the siting of any new housing, and the preferred styles and mix of residential development.	3a, 3c, 3d	P1, P2, P3	
2. To maintain and develop infrastructure, including the control and reduction of flooding from wastewater, rainwater and a high-water table.	3b		
3. To maintain, and improve, recreational facilities for children, families and young people.	6c, 6d	P8	9c
4. To encourage the development of infrastructure and activities supporting those in the community of advancing years and a range of abilities.	6c	P8	9c
5. To maintain and improve public transport links to nearby town centres.	8c, 8d		9b
6. To maintain and enhance community facilities for all ages.	6b, 6c, 6d, 6e, 6f	P8	9a, 9c
7. To protect and encourage Local Green Spaces within the Plan Area for recreational use and furthering the natural aesthetics and ecology of our environment.	5a, 5b, 5c, 5d, 7a, 7b	P5, P6, P7, P9	
8. To preserve and promote accessibility to the surrounding Area of Outstanding Natural Beauty ('AONB').	8b		9d
9. To promote sustainable enterprise consistent with the character and history of Chilton in its setting as a small primarily residential rural village.	4a, 4b, 8f	P4	
10. To be a responsible 'good neighbour' to adjacent parishes and the Harwell Campus.			

Policy Summaries

The wording for each policy is given in full below but for further information and evidence see the main Plan chapters and appendices.

Policy P1 – Location of Development

Development proposals within the existing three settlement areas, as defined in Figure 3.7, will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/or provide local employment, services and facilities

Policy P2 – Design Styles for Developments

1. New development or alterations to existing buildings within the existing Chilton settlement areas should be in keeping with the existing design style of buildings in those areas. Appendix 1 provides guidance on specific architectural styles characteristic of different areas within the village.
2. Development, or other land use proposals, in open countryside locations outside of the Chilton settlement areas should have regard to the downland character of the North Wessex Downs AONB. The North Wessex Downs Management Plan Chapter 2 gives details of the downland Character of the landscape.

Policy P3 – The Historic Environment

The Parish's designated historic heritage assets and their settings within the Plan Area, both above and below ground including archaeological sites, listed buildings and scheduled monuments will be conserved, and where possible enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the asset in question as set out in the National Planning Policy Framework (NPPF 2019).

Policy P4 – Sustainable Business Development

Development proposals which would generate new or enhanced employment opportunities will be supported, where they would not result in an unacceptable impact on nearby residential properties in terms of noise, odour or increased traffic. Such proposals may relate to but not necessarily be limited to the following:

1. Small-scale businesses run from home;
2. Small-scale development and diversification of agricultural, horticultural, equine and other rural land-based businesses in the Plan Area;
3. Introduction of new small retail units within the Garden Centre site to serve local domestic needs.

Policy P5 – Natural Environment – Flora and Fauna

1. Where practicable, development proposals should preserve hedgerows and verges as “wildlife corridors”.
2. Development proposals should avoid areas identified as rich in flora and fauna. Where practicable, development proposals should incorporate hedges to provide linkages to established wildlife areas.

Policy P6 – Mitigation of Traffic Noise

1. Areas of existing screening should not be redeveloped without alternative procedures in place.
2. As appropriate to their scale and nature, development proposals in areas of high noise disturbance as identified in Fig.5.1 should incorporate noise-related mitigation, including where appropriate screening and planting.

Policy P7 – Avoidance of unnecessary light pollution

1. Development proposals should be designed without external lighting wherever practicable, and especially on the S, SW and W sides of Chilton, which are closer to the Ridgeway Path (AONB) and are especially vulnerable to the effects of light pollution.
2. Where lighting is necessary, it should incorporate measures to minimise light pollution i.e. be downward pointing LED type, and preferably dimmable and yellow screened.

Policy P8 – Community Infrastructure

Proposals which assist with the delivery of new or enhanced facilities to the benefit of the community will be supported. Development proposals which would further enhance the village hall and community room facilities for the use of groups with varying ages and abilities, and further play facilities for children and young people will be particularly supported.

Policy P9 – Local Green Spaces

The areas designated as Local Green Spaces are:

1. Hill Piece Green;
2. Crafts End Green;
3. Historic Village Green;
4. Open Space opposite Chilton Primary School.

Development proposals within the designated local green spaces will only be supported in very special circumstances.

Figure 7.1 shows the location of designated Local Green Spaces

Community Issues

The following Community Issues do not constitute formal policies of the Plan but are included here as potential future projects to be managed by the Parish Council.

All Saints' church churchyard

It is recommended that the Parish Council work with the Church authorities as a community project to meet the future need of land allocation for burial space within the village

Public Transport

It is recommended that the Parish Council continue to pursue the reinstatement of the X32 bus service to provide direct links between Chilton and Oxford and Wantage and to investigate opportunities for improved public transport links to the village and for the reinstatement of a bus service between Chilton and Newbury.

Recreation Facilities

It is recommended that suggestions for enhancement of recreation facilities received during the consultation be provided to the Parish Council for consideration in any future recreation facility projects to be managed by the Parish Council.

Footpaths and Access to A34 Service Station

It is recommended that the Parish Council ensure existing access to the surrounding areas and undertake a feasibility study to establish the extent of the need and feasibility for providing improved pedestrian access to the A34 service station.

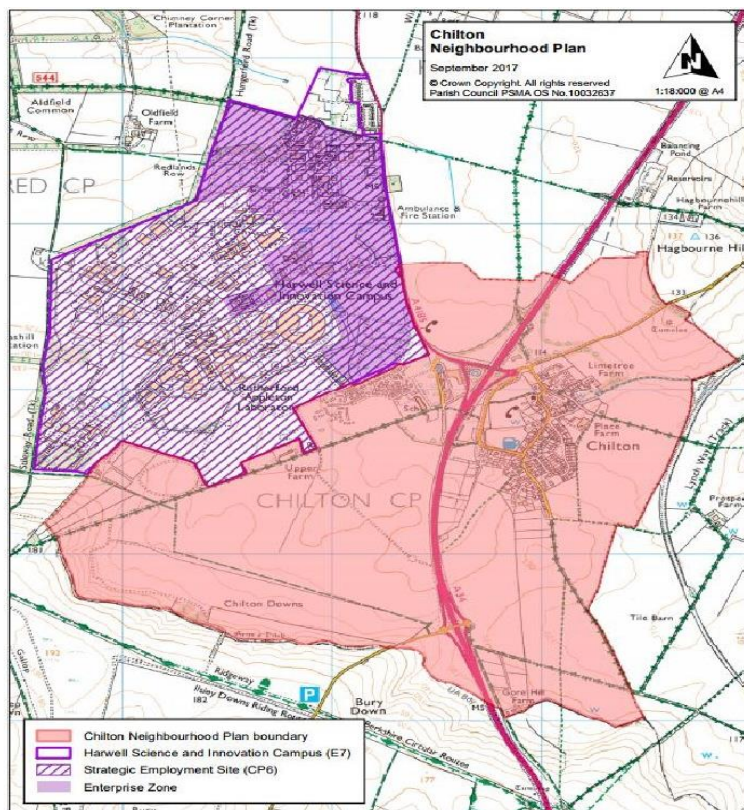
Credits and Acknowledgements

The Cilton Neighbourhood Plan Steering Group would like to thank everyone who has been involved in helping to develop our Neighbourhood Plan. We are grateful for every contribution to the development of the Plan, including from the following:

1. All Cilton residents who responded to the village survey and who attended public Plan-related events.
2. All businesses and organisations that provided consultation feedback.
3. Parish Councillors who have provided advice and guidance as required.
4. The Vale of White Horse District Council, who have supported the development of the Plan.

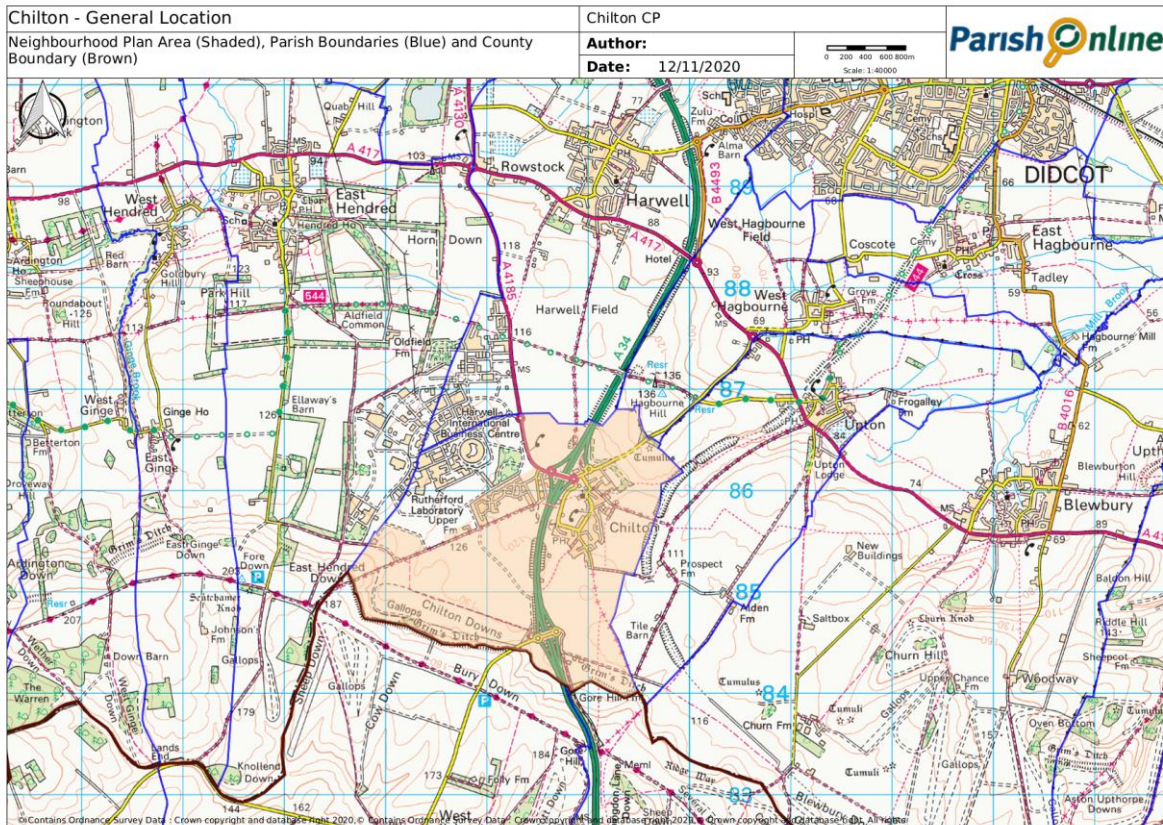
Steering Group Members

Stephen Druce (Coordinator)	Bob Girling	Kevin Williams
Chris Broad (Chairman)	Steve Hughes	Jane Woods
Hazel Benton	Chris Pickford	Keith Woods
Richard Benton	Pam Rolls	Ros Page (Secretary)
Janet Cockburn	Janet Williams	

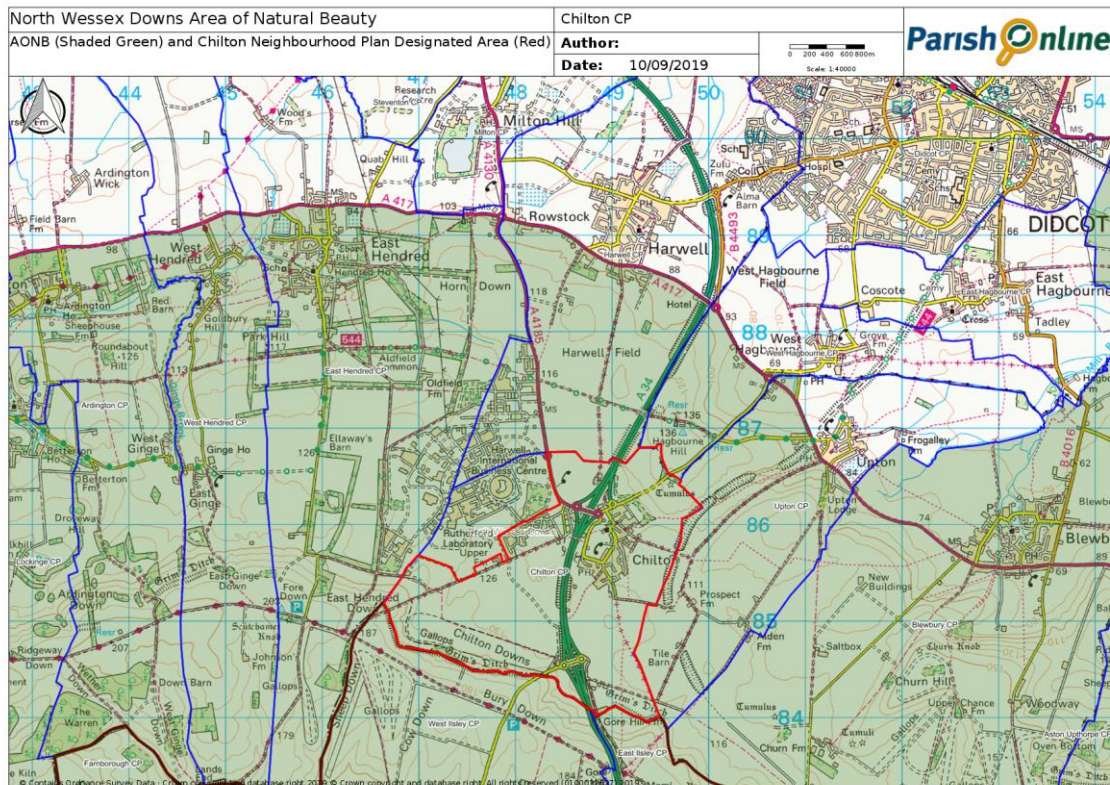


Plan Figure 1.1. Chilton Neighbourhood Plan Area

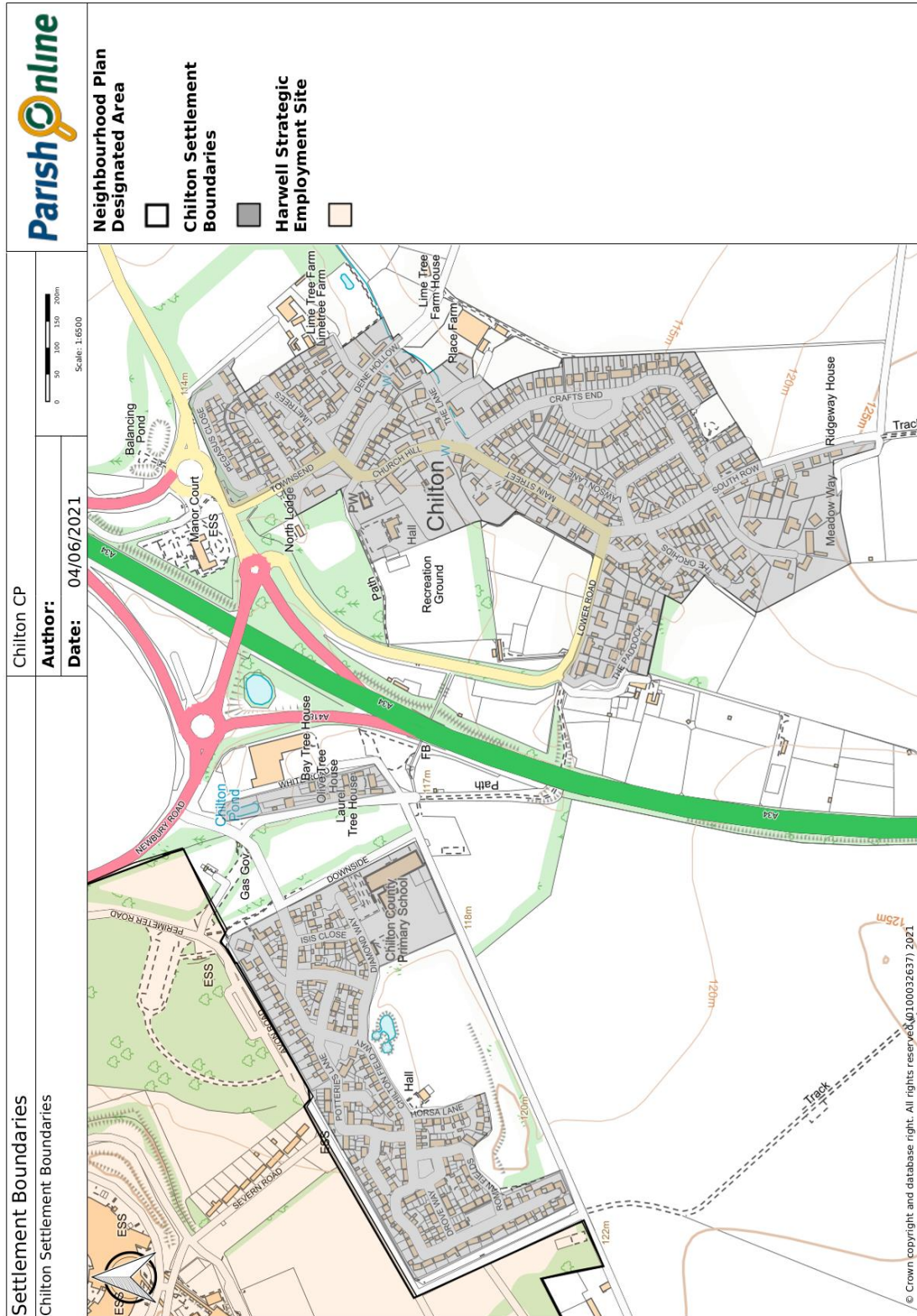
The Plan Area has been defined to achieve the objectives of the Plan. It includes Chilton residents within the Plan Area but excludes those residents in the adjacent Enterprise Zone and Strategic Employment Zone. The Enterprise Zone and Employment Zone within the Harwell Science and Innovation Campus will have their own development plans and policies which are outside the remit of the Plan.



Plan Figure 2.1 Chilton in relation to nearby settlements and administrative boundaries



Plan Figure 2.2 The Plan Area located within the North Wessex Downs AONB



Plan Figure 3.7 Settlement boundaries

List of Plan Appendices

Available Separately

- Appendix 1: Village Character Assessment and Design Styles
- Appendix 2: Village Survey and Results
- Appendix 3: Local Green Spaces Infrastructure Audit data
- Appendix 4: Traffic Noise Levels in Chilton