

**Delegated Report for Neighbourhood Plan Area Application**

**Application proposal: Chilton Neighbourhood Plan Area**

Case officer: Rachael Riach  
Consultation lead: Louise Rawlins

**Date: 1 October 2017**

<b>Qualifying body</b>	Chilton Parish Council
<b>Area application in full</b>	See Appendices 1,2 and 3.
<b>Key legislation</b>	Section 61G(1) of the Town And Country Planning Act 1990 as amended
<b>Statutory publicity period</b>	3 July 2017 to 14 August 2017 (6 weeks)
<b>Bodies consulted during publicity period</b>	Statutories, local organisations and businesses (See Appendix 4)
<b>Comments from the publicity period</b>	6 responses received (For full response - see Appendix 5)
<b>Objections to the parish council's proposed area</b>	One received – Harwell Campus Partnership (For full response - see Appendix 4)
<b>Ward member/s</b>	Councillor Reg Waite Councillor Janet Shelley
<b>Proposed NP boundary</b>	See appendix 6
<b>Comments on the final report</b>	See appendix 7 for details. Comments were received from Chilton Parish Council and Chilton neighbourhood plan steering group on the final report.

**Summary of key respondent comments:**

- **Historic England:** welcome the inclusion of the memorial garden relating to the airfield's during World War II, as well as historic RAF housing in order that these receive the planning for the conservation of any heritage interest of communal value that they possess.
- **Oxfordshire Clinical Commissioning Group:** stated that if the local GP practice is able to grow and expand to support the housing growth, the CCG would look to both the Parish Council and the Local Planning Authority to consider supporting this new population by negotiating developer contributions.
- **Harwell Campus Partnership:** stated that the plan boundary should not include all land covered by the Harwell Science and Innovation Campus allocation...the Local Plan is a higher order and up to date element of the development plan, which must by definition mean that there is little or no scope for change in policy terms through the Neighbourhood Plan process.

**Respondents with no comments:**

- Health and Safety Executive
- Highways England
- Natural England

## Summary of the designation

1. Neighbourhood planning is part of the Government's Localism agenda. Neighbourhood plans have to meet the basic conditions and this applies to their preparation, in addition to the final document. They are:
  - a. to have regard to national policy and guidance and
  - b. contribute to sustainable development and
  - c. be in general conformity with the strategic policies of the local plan;
  - d. be compatible with EU obligations - SEA, EIA, Habitats, Waste, Air, and Water Directives - and that
  - e. prescribed matters are met – Habitats, Marine and any other relevant legislation.
2. Section 61F of the Town and Country Planning Act 1990 states that once a neighbourhood area has been designated, the qualifying body is authorised to act in relation to the neighbourhood area designated. Therefore, the parish or town council become the qualifying body - the legal authority - for preparing a neighbourhood plan in that area. Chilton Parish Council will be the qualifying body and will prepare a plan covering Chilton neighbourhood area.
3. Chilton Parish Council submitted an application and a supporting statement for the designation of the neighbourhood area on 29 June 2017, in accordance with neighbourhood planning regulations (See Appendices 1-3). The supporting statement is discussed later in this report.
4. We publicised the proposed neighbourhood area application from 3 July 2017 to 5pm on 14 August 2017 in accordance with neighbourhood planning regulations. A summary of responses is presented in Appendix 5.
5. In determining the application, the district council needs to be satisfied that:
  - a. a relevant body has made the application;
  - b. in the case of a parish council, the specified area includes the whole or any part of the council; and
  - c. the specified area is appropriate.
6. Officers are satisfied on point 'a', a relevant body has made the application; Chilton Parish Council will be the qualifying body. They made the application and indicated that all local stakeholders and residents of the parish will be included in the plan process.
7. Officers are satisfied on point 'b'; the proposed area and the final designated area includes the whole or any part of the council. This is shown on the map in Appendix 2.
8. Officers are not satisfied on point 'c'; the specified area is not appropriate and we propose to exercise our power of designation to designate an amended boundary.

9. Section 61G (4) states that in determining an application for a neighbourhood plan area, regard must be had to the desirability of designating the whole of the area of the parish council as a neighbourhood plan area.
10. Section 61G (5) states that where a valid application is made, the local authority can refuse the application if it considers the specified area applied for is not an appropriate area to be designated as a neighbourhood area. The authority must exercise its power of designation to secure that some or all of the specified area is designated.
11. In summary, officers recommend the head of planning designates an **alternative neighbourhood area boundary for Chilton to the one proposed by the parish council** as shown on the map in Appendix 6 for the reasons given below, which accord with Section 61.

### **Additional details of the decision**

12. The neighbourhood area proposed by the parish council includes two areas of land within the Harwell Campus strategic employment site. These areas of land are a World War II memorial garden and a residential road containing historic RAF housing known as Severn road. The proposed Chilton Neighbourhood Area does not include any of the Enterprise zone.
13. Harwell Campus is nationally and internationally important and is therefore a key pillar of economic growth. Strategic sites are essential for delivering the wider planning strategy for the district. Local Plan 2031: Part 1 designates the strategic employment site and the emerging Local Plan 2031: Part 2 proposes a strategic housing site be designated at the northern part of the site. Neighbourhood plans must be in general conformity with strategic policies in the local plan.
14. The strategic employment site is of high importance to the county and nationally since it will deliver jobs and economic growth. As such, there are larger than local impacts to planning policy within this area and it has a degree of community interest that goes beyond its relationship to Chilton Village and the immediate local area.
15. Officers have referred to the required legislation, national policy and guidance when deciding if the proposed neighbourhood area is appropriate. Paragraphs 16 and 17 of the NPPF contain information relevant to deciding the boundaries of a neighbourhood area. Paragraph 33 of the NPPG outlines what could be considerations when deciding the boundaries of a neighbourhood area.
16. The strategic employment designation in the Part 1 plan replaces the previous Local Plan 2011 employment designation. Parts of Harwell Campus are also designated as an Enterprise zone. Together, these areas form an important strategic boundary that relates to employment development.
17. The development that is planned for Harwell Campus was informed by detailed evidence base work for Local Plan Part 1, which was found to be

sound and adopted by the Council in December 2016. Employment development at the site will be masterplanned through an SPD, prepared in accordance with the development plan for the district and this will include further local infrastructure and local services.

18. In determining the neighbourhood area, Section 61G (2) states that the local planning authority should take into account the relevant body's statement explaining why the area applied for is appropriate.
19. Regarding Severn road, the Chilton Parish Council's statement says that it is an integral part of Chilton Village and it is felt that its residents should be included in the plan and have opportunity to participate in the referendum.
20. Officers agree that the inclusion of the residents of Severn road in the neighbourhood plan is important. Taking Severn road out of the neighbourhood area would not preclude the opportunity for its residents to be involved in the neighbourhood plan process. Furthermore, whilst it is ultimately at the discretion of the independent examiner, residents of Severn Road could be included in a referendum vote on the plan.
21. Regarding the WWII memorial garden, the supporting statement explains that it is considered an important space for reflection and of historic relevance, having high community value. The WWII memorial gardens importance to Chilton Village has been considered. There may be opportunities for local residents and businesses to be involved in the preparation of the Harwell Campus SPD and this would be the most effective mechanism to be involved in for forward planning for the area.
22. As such, removing Severn Road and the WWII memorial garden from the neighbourhood area would not preclude the opportunity for the neighbourhood planning group, parish council and residents to be involved in the planning of these areas.
23. It is considered by officers that the scope of the Local Plan and forthcoming SPD processes are the most appropriate way to plan for the strategic employment site, taking into account both wider and local interest. Both processes will provide opportunities for residents of Chilton to provide input as well as those effected more widely at the local level. The comments on this report from both district councillors have been carefully considered and will be fed in to the preparation of the SPD, which is forthcoming. Specifically, the importance of the war memorial and historic runway have been further reflected upon in reaching the decision set out in this report.
24. Finally, it is accepted that a physical boundary is helpful in determining neighbourhood area boundaries where they do not match a parish boundary and that the proposed area application does this by following the line of 'Perimeter road'. Whilst the revised neighbourhood area will not follow a physical boundary such as a road it will follow the boundary of the strategic employment site contained within LPP1 which is a highly significant boundary. Along with the reasons stated above, this boundary is more important to follow and is considered more appropriate by officers.

25. Paragraph 17 of the NPPF is also relevant to this case and states that; *'[Plans] should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency'*. An overlap between the two different types of designation – one a strategic employment site and the other a neighbourhood area – could cause unnecessary complexity leading to uncertainty in decision making, without planning related benefit.
26. Therefore, if Severn road and the WWII memorial garden were to be kept in the neighbourhood area these would eventually be subject to four separate planning documents and relate, in policy terms, to two different designations. This risks an incoherent policy framework for decision makers and could impact on the predictability and efficiency of decision making, which would go against the principles outlined in para. 17 of the NPPF. The inclusion of Severn road and the WWII Memorial garden in the neighbourhood area is therefore not, in planning terms, considered appropriate for these reasons.
27. The neighbourhood area proposed by the parish council is shown on the map accompanying the area application in Appendix 3.
28. The revised neighbourhood area is designated in accordance with Section 61G (1) of the Town and County Planning Act 1990 as amended, and is shown in **Appendix 6**. The revised neighbourhood area includes part of Chilton Parish but does not include the part of Harwell Campus strategic employment site (including Enterprise Zone) that is in the parish.
29. The parish council, steering group and the local ward councillors were consulted on the officer's draft report and recommendation. Their response comments are set out at Appendix 7. In general, they have reservations but accept the proposed revised area designation.

### Officer's Recommendation

30. Officers recommend that the Head of Planning designates a **modified neighbourhood area (appendix 6)** as opposed to the one proposed by the parish council (appendix 3) to make the area designation appropriate and for the reasons outlined above.

### Decision by Head of Planning

Agree
Signature 
Date 1 October 2017

Appendices;

Appendix 1 **Neighbourhood area designation application**

Appendix 2 **Neighbourhood area designation supporting statement**

Appendix 3 **Map of the parish council's proposed neighbourhood area**

Appendix 4 **Bodies consulted and distribution points**

Appendix 5 **Summary of responses to publicity period**

Appendix 6 **Recommended Modified Neighbourhood Area for designation**

Appendix 7 **Responses to draft delegated report and modified area for designation**

## Appendix One: Neighbourhood area designation application and supporting statement

### Neighbourhood Planning Area Designation Application Form



Application to designate a Neighbourhood Area  
Town and Country Planning Act 1990  
Neighbourhood Planning (General) Regulations 2012



#### 1. Single point of contact regarding the Neighbourhood Plan

Title:  First Name:  Surname:   
 Address:   
 Postcode:  Telephone:   
 Email:

#### 2. Parish clerk details (if different from those above)

Title:  First Name:  Surname:   
 Address:   
 Email:

#### 3. Relevant Body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes  No

Name of Relevant Body:

Note: in areas covered by a town or parish council, the town or parish council is the relevant body. For applications covering more than one parish area, please nominate a lead parish to act as the Relevant Body. If your area is not covered by a parish council (only a parish meeting), please contact the Planning Policy Team before making your application.

#### 4. Extent of area

Please attach an OS plan showing the extent of the proposed Neighbourhood Area and indicate below the relationship of the proposed area to parish boundaries. For further information about obtaining OS maps please see note 1.

Proposed area covers the whole of a single parish boundary area:   
 Proposed area covers part of a single parish boundary area:   
 Proposed area covers multiple parish boundary areas:

#### 5. Applications covering more than one parish area:

If your application area covers more than one parish area, please list the parishes covered by the area application, the extent of the parish included and obtain consent from the parish by getting them to sign below:

Name Town/Parish Council	Extent of parish included in Neighbourhood Area	Name and Position	Authorising Signature
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

By signing this form your Parish Council is agreeing to the inclusion of part or the whole of your parish into the Neighbourhood Area named below and shown on the attached OS map.

**6. Name of Neighbourhood Area**

Please give the name by which your Neighbourhood Area will be formally known

CHINTON VILLAGE NEIGHBOURHOODS DEVELOPMENT PLAN

**7. Intention of neighbourhood area:**

Please indicate which of the following you intend to undertake within your neighbourhood area:

- Neighbourhood Development Plan:
- Neighbourhood Development Order:
- Community Right to Build Order:

**8. Reasons for considering the area appropriate**

Please briefly describe below why you consider this area is appropriate to be designated as a Neighbourhood Area:

THE PROPOSED PLAN AREA ENCOMPASSES THE PARISH OF CHINTON EXCLUDING THE HARWELL CAMPUS ENTERPRISE ZONE

**9. Previous applications**

Has this relevant body previously submitted an application to designate a neighbourhood area, which has not yet been determined?

- Yes
- No

**10. Withdrawal of previous application**

If you answered 'yes' to question 9 above, please sign below to withdraw your previous application

I/we hereby wish to withdraw any previous application/s to designate a neighbourhood area made by this relevant body

Name:  Date:   
Signature:

**11. Declaration**

I/we hereby apply to designate a Neighbourhood Area as described on this form and the accompanying plan.

Name:  Date: 27/6/17  
Signature:

Please return the form to:

Vale of White Horse District Council or South Oxfordshire District Council  
135 Eastern Avenue 135 Eastern Avenue  
Milton, Milton Park, OX144SB Milton, Milton Park, OX144SB  
planning.policy@whitehorsedc.gov.uk or planning.policy@southoxon.gov.uk

Publications of applications to the Council's website.  
Please note, as required under the Neighbourhood Planning (General) Regulations 2012, a copy of this form and accompanying information will be published on the Council's website. However, all personal information, with the exception of the name and address of the main contacts, will be redacted from the website. The complete form will be available to view in the council offices. If you require any further clarification, please contact the Planning Policy Team.

**APPENDIX two to Neighbourhood Planning Area Designation for Chilton**

## **Chilton Village Neighbourhood Development Plan Plan Area: Supporting Statement**

Chilton village is a vibrant, highly functioning community with its origins steeped in history that now provides largely residential amenities within a rural small village setting in the North Wessex Downs Area of Outstanding Natural Beauty.

The village lies between the historic Ridgeway National Trail on the Berkshire Downs and the Harwell Campus Enterprise Zone founded on the old RAF Harwell airfield, and is bisected by the A34 trunk road. The village comprises two major residential zones with the traditional, older part, of the village to the east of the A34 and the newer Chilton Field development to the west of the A34.

The parish of Chilton includes both these residential zones, considerable agricultural land and green spaces and parts of the Harwell Campus Enterprise Zone and the Harwell Campus Employment zones as defined in the Vale of White Horse Local Plan 2031 Part 1.

### **Size and Population**

The Parish consists of 645 houses approximately equally distributed either side of the A34. The most recent census in 2011 lists the population as 894 but this does not fully embrace the recently arrived residents in Chilton Field. A more recent estimate places the current population to be about 1400.

### **Footpaths**

The Parish is surrounded and/or crossed by a number of footpaths and rights of way, many of historic interest, providing valued access to the surrounding AONB.

### **Historical Context.**

Chilton is of venerable origin, there being a prehistoric settlement on the Downs. The name itself derives from the Saxon name of "Cildatum". The Domesday Book of 1086 lists the parish. In 1644, the village was almost the site of confrontation following the second battle of Newbury in the English civil war. For centuries the village had significance as a centre of respite for drovers of farm animals along adjoining ancient tracks to market. The village has strong historic links with surrounding equestrian centres, itself once housing three racehorse stables. The village parish church dates from the 12<sup>th</sup> century.

The construction in 1937 of RAF Harwell saw major changes within the parish. During the Second World War the airfield played a key part in the D-day liberation of Europe on the evening of 5th June 1944, with the embarkation of aircraft from No. 38 Group with troops from the 6th Airborne Division being the first British soldiers to land in Normandy. There is a memorial at the end of the original runway, within the parish, and a service held there every year commemorates this historic event.

After World War II, the airfield became the research centre for the United Kingdom Atomic Energy Authority, bringing with it supporting residential housing of 100 prefabricated houses on the Chilton site and 12 houses on Severn Road, both within the parish boundary. Scientific research has continued to this day to be a major theme on the adjacent Harwell Campus.

### **Community Assets and Facilities**

Chilton Parish houses a number of buildings and amenities to serve the community. All Saints' Church provides a commanding visual asset in the traditional part of Chilton Village as well as being a centre of spiritual wellbeing. Chilton County Primary School, situated adjacent to the Chilton Field development, has a long standing reputation for excellence, and in 2017 increased its entry to 45 pupils per year. The school also accommodates a vibrant pre-school nursery class. The parish includes a recently extended village hall in the traditional part of the village and a community room on the Chilton Field development. Recreational facilities for younger children are provided in both parts of the village. More adventurous

facilities for older children are available on the recreation field within the traditional part of village, and are in progress of construction at Chilton Field. Green spaces are interspersed within the housing. Allotment plots are provided east of the A34 and a new area for allotments is being prepared west of the A34.

The village has one public house, the Rose and Crown, a traditional building situated at a commanding location on Main Street.

These buildings and amenities host a wide range of organisations and activities that underpin the vibrant village community of Chilton and include: Beavers, Cubs and Scouts; toddler Groups; badminton; yoga; Pilates; Women's Institute; Wives' Group; football; choir; bowls, Caledonian dancing, fitness class, radio controlled modelling.

## Housing

The residential zone to the east of the A34 includes a number of traditional style properties, including several that are Grade II listed, together with some more recent developments. Eight developments, with a total of 185 houses (i.e. an average of 23 per development) were constructed over a 30 year period from 1961 to 1991.

The residential zone to the west of the A34 comprises a farmhouse, 12 houses in Severn Road constructed in 1952, together with 275 houses on the Chilton Field development constructed in 2011/2012 following the removal of the 100 prefabricated houses and reclamation of the adjacent ex-RAF and UKAEA brown field land.

## Employment and Business

As well as including parts of the adjacent Harwell Campus, the parish has a number of thriving independent small businesses and enterprises and home workers. There is a filling station with an integral shop south of the village on the A34, a garden centre including a café, antiques centre and clothes shops, an agricultural business and an office complex housing the Horticultural Trades Association.

About 12% of the houses have one member of the household employed at Harwell Campus. Others travel to work at locations from Oxford to Newbury and Reading to Swindon or commute by train to London.

## Public Transport

Chilton village is served by the X32 Thames Travel bus service between Oxford and the nearby towns of Didcot and Wantage. A daily service to Newbury also operates stopping at the A34 Chilton interchange.

## Aspirations of Chilton Village Neighbourhood Plan

Following a public consultation, a vision and set of objectives have been agreed by the Steering Group to reflect the views expressed by parishioners:

### Vision Statement

***Our 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.***

### Objectives

1. Consistent with the Vale of White Horse 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.

2. To maintain and develop infrastructure, including the control and reduction of flooding from wastewater, rainwater and a high water table.
3. To maintain, and improve, recreational facilities for children, families and young people.
4. To encourage the development of infrastructure and activities supporting those in the community of advancing years and a range of abilities.
5. To maintain and improve public transport links to nearby town centres.
6. To maintain and enhance community facilities for all ages.
7. To protect and encourage green spaces within the Plan Area for recreational use and furthering the natural aesthetics and ecology of our environment.
8. To preserve and promote accessibility to the surrounding Area of Outstanding Natural Beauty.
9. To promote sustainable enterprise consistent with the character and history of Chilton in its setting as a small primarily residential rural village.
10. To be a responsible 'good neighbour' to adjacent Parishes and the Harwell Campus.

A consistent theme coming from the public consultation was a wish to further the village as being a primarily residential small rural village, building on its history and embracing the benefits and opportunities offered by the AONB in which it lies, whilst promoting appropriate sustainable enterprise. Whilst good progress has been made in developing facilities and amenities to support a thriving community, further advances are desirable to maximise opportunities for residents of all ages and levels of ability.

This vision, and the classification of Chilton as a small village, is consistent with the policies given in the adopted VWHDC 2031 Local Plan Part 1, and the Inspector's judgement to uphold the Vale's decision to refuse planning permission for further major development in Chilton village (Refs P19/V0660 and P15/V0969).

## **Neighbourhood Plan Area**

The plan area is shown on the attached map.

The plan area has been selected to maximise the opportunities for successfully achieving the aspirations of the plan by maximising inclusivity of residents of Chilton parish, whilst recognising the limitations imposed by areas within the parish boundary classified as strategic enterprise or employment zones. These areas, within the Harwell Campus, will have their own development plans and policies which can be little influenced by the Chilton Village Neighbourhood Plan.

In particular, The Harwell Campus Enterprise Zone is of national significance and policies are designated at a national level. For this reason, that area of the Harwell Strategic Enterprise Zone within Chilton Parish is excluded in its entirety from the Chilton Village Neighbourhood Development Plan area.

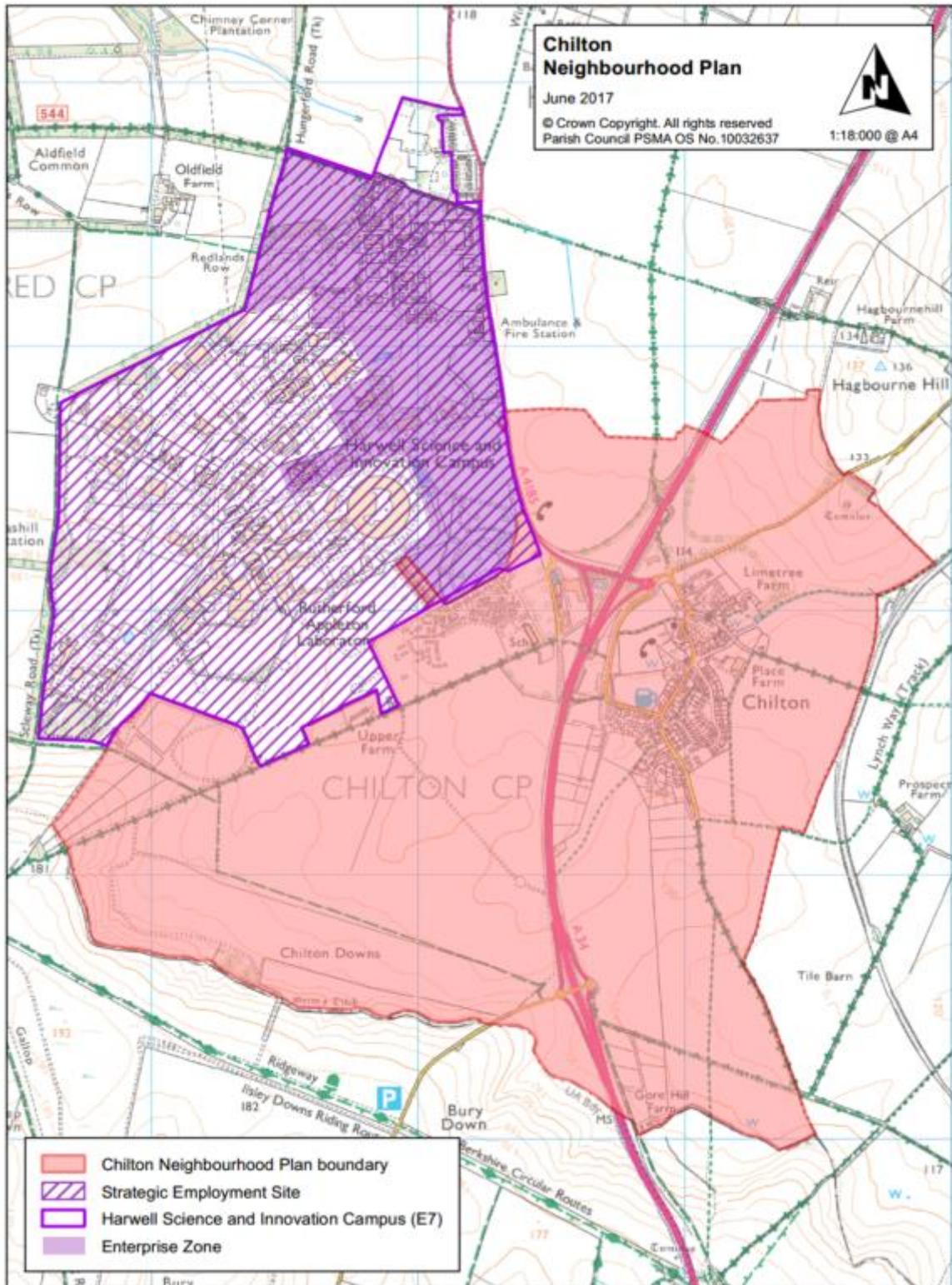
Furthermore, it is proposed to exclude virtually all of the Harwell Campus Employment Zone that lies within Chilton Parish from the Chilton Village Neighbourhood Plan area. There are two small areas of exception, both on the boundary of the employment zone closest to Chilton village.

The first area relates to the 12 houses in Severn Road. Severn Road has been an integral part of Chilton Village since being built in 1952. It was included in previous Chilton Village Plans both in 1975 and 1991. Residents of Severn Road have and continue to play a full role in the community including being the longest serving Chair of Governors at Chilton School, Chair of Chilton Parish Council, promoter and participant of Chilton Art weeks, Scout leader etc. An overwhelming majority of the current occupants have expressed a wish to be included within the Chilton Village Neighbourhood Plan area. As long standing residents of Chilton they have an equal potential with other Chilton residents to be affected by any policies developed within the Neighbourhood Plan, for example promoting further communal recreational facilities or amenities, access to public transport, or accessibility to the AONB. To maximise the inclusivity of all Chilton residents, and their opportunity to participate in a referendum on the Neighbourhood Plan, it is therefore proposed that Severn Road be included within the Chilton Village Neighbourhood Plan area.

The second area relates to the small open space adjacent to the A4185 where the WWII monument is located. This monument is of historic relevance to Chilton village linking the village to its history as an

RAF airfield during WWII. Many residents attend the annual commemorative service held there and feel a committed association with servicemen recognised by the monument. The location provides an appropriate space for reflection. For this reason the village would like to work alongside the landowner to ensure that the monument, its immediate surroundings and traditions continue to be upheld.

Appendix Three –Map of the parish council’s proposed neighbourhood area



**Appendix Four: Bodies consulted and distribution points**

<b>Organisation</b>	<b>Type of organisation</b>	<b>Response received</b>
Atomic Hair	Business	No
Chilton Apartments	Business	No
Chilton Skips	Business	No
CYO Seeds Limited	Business	No
Diamond Light Source	Business	No
Element Six Global Innovation Centre	Business	No
Horticultural Trades Association	Business	No
Harwell Campus	Business	No
Maccafferi UK & Ireland	Business	No
Chilton Parish Council	Parish council	No
Councillor Janet Shelley	District Councillor	No
Councillor Reg Waite	District Councillor	No
All Saints Church	Local organisation	No
Chilton Primary School	Local organisation	No
Chilton Primary School	Local organisation	No
Woodlands Medical Centre	Local organisation	No
Chilton Village Neighbourhood Plan Coordinator	Neighbourhood Planning Group	No
East Hendred Parish Council	Neighbouring parish council	No
Harwell Parish Council	Neighbouring parish council	No
Upton Parish Council	Neighbouring parish council	No
Blewbury Parish Council	Neighbouring parish council (not borders)	No
EMF Enquiries - Vodaphone & O2	Statutory	No
Environment Agency	Statutory	Yes
Health and Safety Executive	Statutory	Yes
Highways England	Statutory	Yes
Historic England	Statutory	No
Homes and Communities Agency	Statutory	Yes
National Grid	Statutory	Yes
Natural England	Statutory	No
Network Rail	Statutory	Yes
Oxfordshire Clinical Commissioning Group	Statutory	No
Oxfordshire County Council	Statutory	No
Plant Protection	Statutory	No
SODC Planning Policy	Statutory	No
South and Vale Community Planning	Statutory	No
SSA Planning Limited	Statutory	No
Thames Water - Developer Services	Statutory	No
The Gardens Trust	Statutory	No
West Berkshire Council	Statutory	No
Chilton parish notice board	Distribution point	n/a
Didcot library	Distribution point	n/a
Council offices	Distribution point	n/a

**Appendix Five: Summary of responses to publicity period**

	<b>Organisation and Contact name</b>	<b>Response detail</b>
1	Health and Safety Executive  John Moran	We have concluded that we have no representations to make on this occasion. This is because our records show that the Chilton Area designation boundary and the land within does not encroach on the consultation zones of major hazard establishments or MAHPs. As no encroachment has been detected, HSE does not need to be informed of the next stages in the adoption of the Chilton Neighbourhood Plan.
2	Highways England  Beata Ginn	<p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34, specifically A34/A4185 and A34/Bury Lane junction.</p> <p>We have reviewed the consultation and have no comments.</p>
3	Historic England  Rob Lloyd-Sweet	<p>Thank you for consulting Historic England on the designation of a neighbourhood plan area for Chilton Parish. I am happy to confirm that we do not have any objections to the proposed plan boundary and would in particular welcome the inclusion of the memorial garden relating to the airfield's during World War II, as well as historic RAF housing in order that these receive the planning for the conservation of any heritage interest of communal value that they possess.</p> <p>Aside from these comments we would ask the Council to pass the following comments to the neighbourhood Parish Council:</p> <p>The proposed neighbourhood plan area contains a small focus of designated assets (8 listed buildings) with the historic settlement core of Chilton. This reflects the historic importance of the settlement as a meeting point on several drove roads as identified in the supporting materials to the application. This suggests that the historic core of the settlement is a sensitive area for change that could affect the setting of several heritage assets. As this area is not a conservation area there is no protection for any particular heritage value the area may have above the protection of individual buildings. We would suggest there is</p>

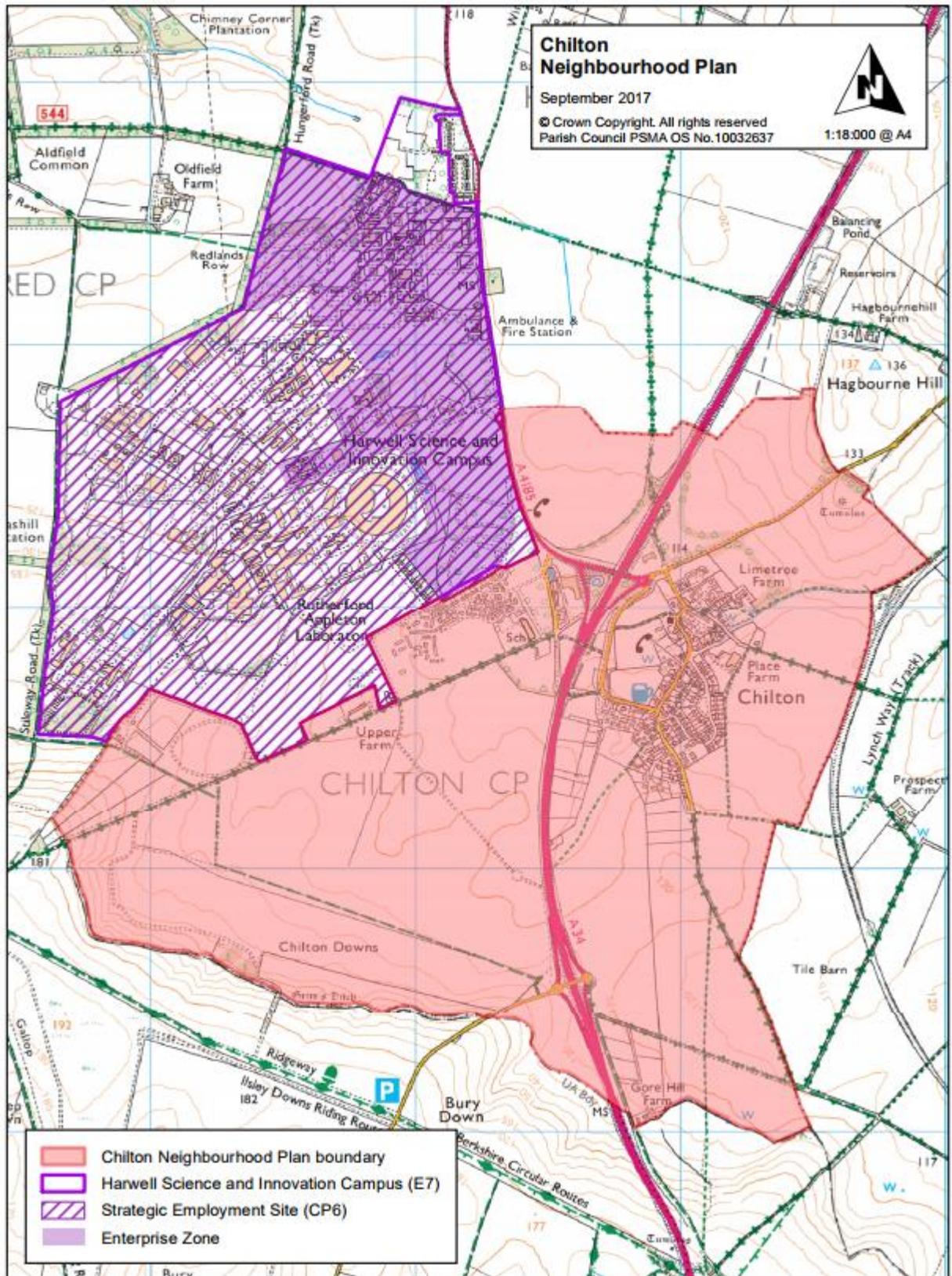
	<p>potential for the community to develop a policy to protect the character of the historic of the village in particular, potentially using a character assessment to define key character features such areas of historic green or open space, distinctive buildings materials,, scale and form of building or views that should be sustained within planning decisions.</p> <p>Further details of the Parish’s designated heritage assets can be viewed at via the National Heritage List website at: <a href="https://historicengland.org.uk/listing/the-list/map-search?clearresults=True">https://historicengland.org.uk/listing/the-list/map-search?clearresults=True</a></p> <p>The southern parish boundary follows the course to the Grim’s Ditch Ancient Monument, which is also classified as a designated heritage asset within the National Planning Policy Framework. We note that the parish also contains numerous records of previously identified archaeological remains on the Oxfordshire Historic Environment Record. These may relate to sites of archaeological interest or historic buildings that are would qualify as non-designated heritage assets.</p> <p>The National Planning Policy Framework and the National Planning Practice Guide make it clear that the conservation of heritage assets in a manner appropriate to their significance is one of the core principles that sustainable planning should deliver. They set out the need to identify the heritage assets (both designated and non-designated) that could be affected by the plan at the earliest stages of plan-making and require consideration of the potential impacts on assets both directly, through effects on their physical fabric, and indirectly, through changes within their settings.</p> <p>We recommend giving particular attention to consideration of the area’s archaeological heritage, through early consultation of the county Historic Environment Record. Our published advice sets out appropriate means of assessing the potential impact of plan proposals on heritage assets and of avoiding or minimising conflicts between plan proposals and their conservation, this can be downloaded at: <a href="https://historicengland.org.uk/advice/planning/planning-system/">https://historicengland.org.uk/advice/planning/planning-system/</a>.</p> <p>Historic England promote a positive approach to planning for the historic environment and heritage assets through Neighbourhood Planning, both through the identification of non-designated heritage assets with local significance (through local listing) and development of understanding of the character and historic interest of landscapes and settlements. Our published advice note on local listing of non-designated heritage assets may be of particular interest to the steering group: <a href="https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/">https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/</a> .</p> <p>We also champion the positive integration and use of heritage assets for the needs of the present and future generations within new development. In all cases we will seek to support robust policies to conserve and promote enjoyment of the historic environment and to inform the location and design of sustainable</p>
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		<p>development.</p> <p>I have appended a list of other sources of information and advice that the steering group may find of assistance. <b>(See response)</b></p> <p>I hope this information will help the Parish Council in preparing their Neighbourhood Plan but would be pleased to answer any queries or provide further information if it can be of assistance.</p>
4	<p>National Grid</p> <p>Robert Deanwood</p>	<p>National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p><b>About National Grid</b></p> <p>National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p><b>Specific Comments</b></p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p><i>Gas Distribution – Low / Medium Pressure</i></p> <p>Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus,</p>

		<p>there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact <a href="mailto:plantprotection@nationalgrid.com">plantprotection@nationalgrid.com</a></p> <p><b>Key resources / contacts</b></p> <p>National Grid has provided information in relation to electricity and transmission assets via the following internet link:  <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></p> <p>The electricity distribution operator in Vale of White Horse District Council is SSE Power Distribution. Information regarding the transmission and distribution network can be found at:  <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.</p>
5	Natural England Sharon Jenkins	<p>We would like to take this opportunity to provide you with information sources you may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter. <b>(See response</b></p>
6	Oxfordshire Clinical Commissioning Group  Anne Lankester	<p>We note that you have requested comments from the Clinical Commissioning Group (CCG) regarding your NP. The CCG commissions Primary Care services to all residents in Oxfordshire.</p> <p>With the large scale housing developments planned across the District the CCG would like to make the following comments on your Neighbourhood Plan:</p> <p>Any large scale housing development, notwithstanding the cumulative effect of smaller sites, will have a direct impact on our local health services, in particular the local GP's.</p> <p>If the local GP practice is able to grow and expand to support the housing growth the CCG would look to both the Parish Council and the Local Planning Authority to consider supporting this new population by negotiating developer contributions. Where expansion of the existing GP practice is not viable the CCG will need to consider its options to ensure Primary Care services are available to the new population.</p> <p>The CCG is very keen to work closely with the Neighbourhood plans and we have a co-ordinator in your area: Anne Lankester who can be contacted on <a href="mailto:planning@oxnet.nhs.uk">planning@oxnet.nhs.uk</a></p>
7	<b>Late response (17 August 2017)</b>	<p>My view is that the plan boundary should exclude all land covered by the Harwell Science and Innovation Campus allocation (E7) i.e. the Severn Road houses and the triangle of land in the south-east corner of the</p>

	Steven Sensecall Carter Jonas LLP For Harwell Campus Partnership	E7 allocation. This is on the basis that the Local Plan is a higher order and up to date element of the development plan, which must by definition mean that there is little or no scope for change in policy terms through the Neighbourhood Plan process. Having these two parcels of land in two plans, could also lead to a lack of clarity, confusion and uncertainty, which goes to 'soundness'.
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### Appendix six: Officers recommendation: Modified Neighbourhood Area for designation



**Appendix Seven: Responses to draft delegated report – modification to proposed area designation (Appendix three) to alternative area (Appendix six).**

Chilton Parish Council and the Chilton neighbourhood plan steering group were asked for their comments on the final report. Their responses are detailed in the table below:

	<b>Consultee</b>	<b>Response in full</b>
1	Chilton Parish council	<p>26/09/2017</p> <p>Thank you for your email of 15th September. I have consulted with the Parish Council and they reluctantly accept the revision to the defined area as proposed by Vale.</p>
2	Chilton neighbourhood plan steering group	<p>27/09/2017</p> <p>On behalf of the Chilton Village Neighbourhood Plan Steering Group I thank you for the opportunity to comment on the VWHDC report on our proposed area for the neighbourhood plan and the alternative area as proposed by VWHDC.</p> <p>I have consulted with steering group members and there is a general consensus of disappointment that your report has not accepted our proposal to include Severn Road and the WW II memorial site. We are particularly disappointed that the opportunity to include all Chilton Village residents in the plan area has been dismissed by the VWHDC.</p> <p>We note the planning framework guidance cited in your report giving your reasons for not including Severn Road and the WW II memorial site, and in particular the fact that both areas lie on the boundary but within the Harwell strategic employment site. We understand that strategic employment sites carry specific planning policy protocols that would limit any potential policies generated in a neighbourhood plan. For this reason the steering group reluctantly accepts the VWHDC revised plan area as given in Appendix 6 of your report excluding both Severn Road and the WW II memorial.</p>
3	Cllr Waite	<p>Following a telephone conversation with Officers on 28/09/2017, Cllr Waite stated that he is happy to accept our recommendation to designate the neighbourhood area. There was a query in relation to the area that has been removed to the north. Cllr Waite would like there to be an acknowledgement that the war memorial gardens should be protected in perpetuity.</p>
4	Cllr Shelley	<p>28/09/2017</p> <p>I also share that disappointment expressed by the Chilton</p>

		<p>neighbourhood plan steering group and also Chilton Parish Council especially with regards the removal of the WWII memorial garden from the proposed area designation as this is an important heritage area to Chilton and the surrounding villages. That said, I also appreciate the officers comments regarding areas within the Harwell Campus, which will have its own development plans and policies which the Neighbourhood Plan would have little influence.</p> <p>In light of the proposed changes, could I please request that Chilton neighbourhood plan steering group is offered the opportunity if they so wish, to include a more detailed reference to these significant sites and the relationship that they have with the village in the 'Historical Context' section of their Development Plan. And that Chilton Parish Council is encouraged to participate in the development of the Harwell Campus SPD to ensure that these sites are considered appropriately.</p>
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