

Chilton Neighbourhood Plan 2021 - 2031

Basic Conditions Statement

Presented by the Chilton Neighbourhood Plan Steering Group on behalf of Chilton Parish

Jan 2021

CONTENTS

1. Introduction
2. Background to the Neighbourhood Plan
3. Neighbourhood Plan Requirements
4. Related Statements
5. Conformity with National Planning Policy
6. Contribution to the Achievement of Sustainable Development
7. General Conformity with the Strategic Policies of VWHDC Development Plan
8. Compatibility with EU Obligations & Legislation and Prescribed Conditions
9. Final Observation

1 INTRODUCTION

1.1 This Statement has been prepared by the Chilton Neighbourhood Plan Steering Group on behalf of Chilton Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, the Vale of White Horse District Council (“the District Council”), of the Chilton Neighbourhood Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017 (“the Regulations”).

1.2 The Neighbourhood Plan has been prepared on behalf of the Parish Council, a qualifying body, for the Neighbourhood Area covering part of the Parish of Chilton, as designated by the District Council on the 1 October 2017 (see Fig 1 below). The policies described in the Neighbourhood Plan all relate to the development and use of land in the designated Neighbourhood Area. It does not contain policies relating to excluded development as defined by, and in accordance with, the Regulations. The plan period of the Neighbourhood Plan is from 2021 to 2031, consistent with the Vale of White Horse Local Plan.

1.3 The 2-part Vale of White Horse Local Plan 2031 supports Neighbourhood Planning to have an input to future local development, as stated at Paragraph 29 of the 2019 NPPF:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.”

1.4 The main purpose of the Neighbourhood Plan is to define land-use policies that can be used to help determine planning applications and appeals within the designated area. The resulting policies, which have been the subject of significant consultation within the Parish, do not allocate land for development, and therefore the resultant plan is ‘non-allocating’. The District Council has undertaken a screening of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC and following consultation has determined that neither a Strategic Environmental Assessment (SEA) nor a Habitats Regulations Assessment (HRA) is required. The screening statement provided by the District Council dated 1 December 2020 concludes:

As a result of the screening undertaken by the Council and the responses from the statutory consultees, the following determination has been reached.

The Chilton NDP is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Chilton Neighbourhood Development Plan is not required.

Based on the assessment presented in Appendices 1 & 3, the Chilton NDP is unlikely to have a significant effect on the environment.

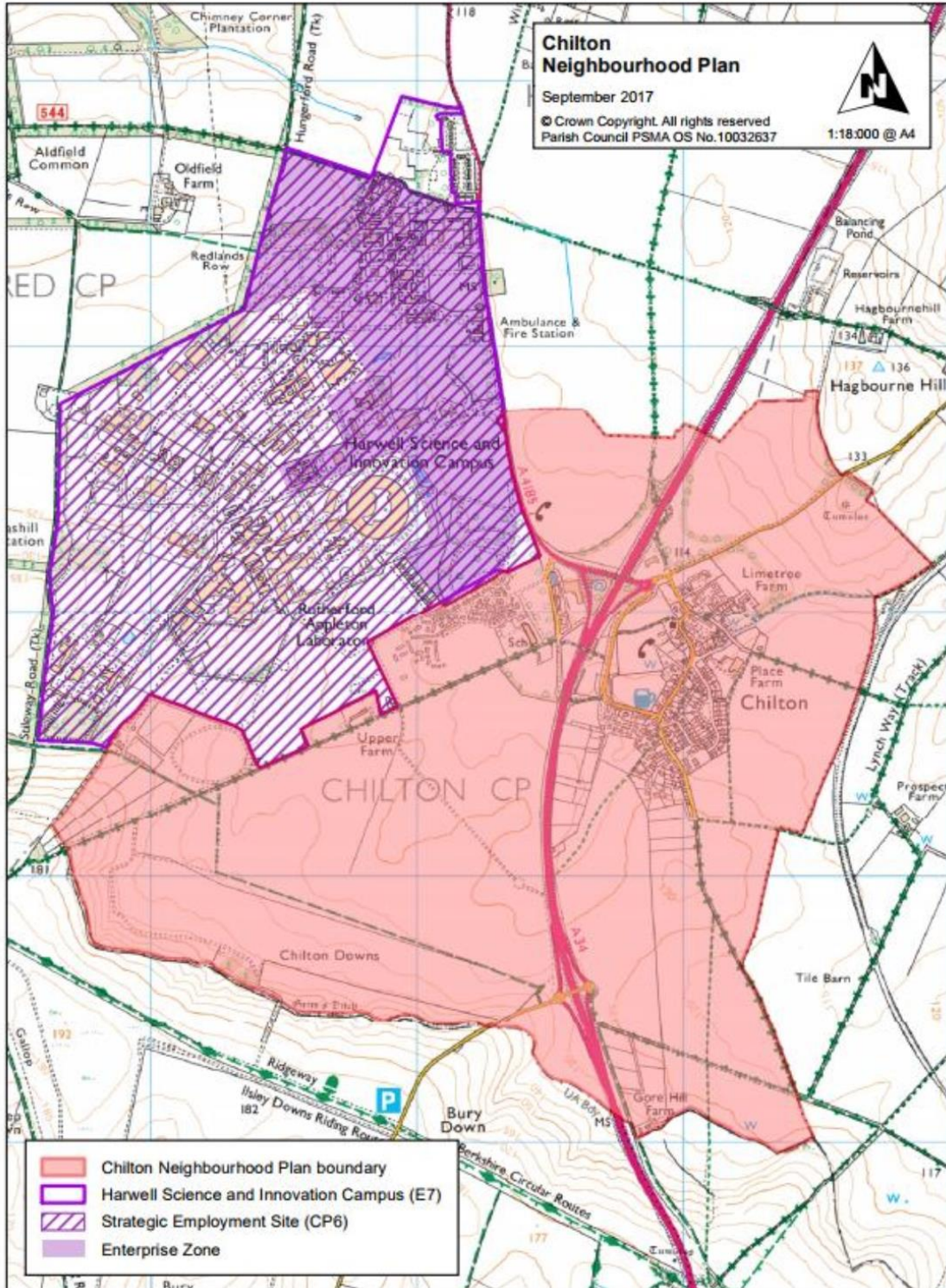
The Chilton NDP does not require a Strategic Environment Assessment.

1.5 The whole of the designated area of the Neighbourhood Plan lies within the North Wessex Downs Area of Outstanding Natural Beauty (“AONB”). The Steering Group of the qualifying body has sought to create a plan which addresses the issues of today, and provides a positive and directed view of future development, to meet housing and other

needs of local people and new incoming residents, whilst meeting the need for sustainable development, without detriment to the nature of the locality. This is a fine balance, but it is believed that with the evidence base submitted, that justification for the declared policies, achieves the need to meet the basic conditions, and establishes 'general conformity' with the strategic policies of the Vale of White Horse Local Development Plan.

- 1.6 The Statement addresses each of the five 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act (as amended).

Fig 1 - The Designated Chilton Neighbourhood Plan Area



2 BACKGROUND TO THE NEIGHBOURHOOD PLAN

- 2.1 In September 2015, a presentation was given to the Chilton Parish Council outlining the various options that could be followed to promote local community engagement in development planning. Previously, the local community had prepared Village Plans in 1975 and again in 1991, both predating the Localism Act of 2011 that enacted a more formalised role of local communities in the planning process through the introduction of Neighbourhood Development Plans. After considering the relative merits of both Community Plans and Neighbourhood Plans, the Parish Council was supportive of proceeding with a Neighbourhood Development Plan and agreed to invite the District Council to address a future Parish Council meeting.
- 2.2 On 6 April 2016, three members of the District Council's Neighbourhood Planning support team attended a Parish Council meeting and assisted in a question and answer agenda item. At this meeting, the Parish Council formally agreed to proceed with the preparation of a Neighbourhood Development Plan for all or part of the Parish of Chilton, to be undertaken through the formation of a Steering Group. An important consideration in proceeding with a Neighbourhood Plan was to ensure that local planning policies were sufficiently robust & specific to protect the character of the parish in its AONB setting at a time when the trend towards relaxation of planning restrictions was gathering pace. For this reason, the Neighbourhood Plan is designed to complement and refine as appropriate the policies of the Vale of White Horse Local Plan 2031 Part 1 (LPP1) adopted on 14 December 2016, and the Local Plan 2031 Part 2 (LPP2) adopted on 9 October 2019.
- 2.3 There has been considerable community engagement activity throughout preparation of the Plan. This is laid out in detail in the separate Consultation Statement, which is published by the Parish Council as part of the submission documentation. Early engagement, prior to the formation of a steering group took the form of public meetings and information sent to all residents through the 'Chilton Chronicle' monthly Parish journal, the Parish Council website and local Facebook pages. The aim of this early engagement was (1) information dissemination on the purpose and process of preparing a Neighbourhood Plan, (2) developing an agreed community Vision and Objectives for the Plan and (3) to encourage representation from across the community to participate as members of the Steering Group.
- 2.4 A Neighbourhood Plan Steering Group was formed by the Parish Council, comprising parish councilors and members of the local community and it was delegated authority to make day-to-day decisions on the Neighbourhood Plan. However, as a qualifying body, the Parish Council itself approved the publication of the Pre-Submission Neighbourhood Plan on 10 June 2020 and now the Submission Neighbourhood Plan of January 2021.
- 2.5 The Steering Group and Parish Council have worked closely with officers of the District Council during the preparation of the Neighbourhood Plan to ensure the relationship between the Plan and the policies of LPP1 and LPP2 have been properly understood.
- 2.6 A unique feature of Chilton relates to its location. The whole of the parish lies within the North Wessex Downs Area of Outstanding Natural Beauty and part of the parish is also within the boundary of Harwell Campus Strategic Employment Site (CP6) and Enterprise Zone. Harwell Campus is a major science and engineering site and part of the Science Vale sub-area defined in LPP1. To avoid any potential conflict of planning development policies within the Harwell Campus with those that might be proposed within a Neighbourhood Development Plan, the designated area for the Chilton Neighbourhood Development plan shown in Fig. 1 was defined by the District Council as that area wholly within the Chilton Parish boundary that excludes that area also lying within the Harwell Strategic Employment Area (CP6).
- 2.7 The Neighbourhood Plan does not seek to allocate development sites but instead contains

nine land use policies intended to take a positive and directed view toward future development. For this reason the Parish Council has deliberately sought to focus policies on the key issues that matter to the local community and to avoid proposing policies that may duplicate national planning guidance and/or development plan policies that are already material considerations in determining future planning applications.

- 2.8 The Neighbourhood Plan and its supplementary evidence documents are supported by a Consultation Statement, a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Statement, and this Basic Conditions Statement.

3 NEIGHBOURHOOD PLAN REQUIREMENTS

- 3.1 The object of this Basic Conditions Statement is to explain how the Neighbourhood Plan has been prepared to meet the requirements of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, (as amended).
- 3.2 The Statement addresses each of the five ‘basic conditions’ required by the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of Paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
- 3.3 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
- ***Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan;***
 - ***The making of the neighbourhood plan contributes to the achievement of sustainable development;***
 - ***The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);***
 - ***The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and***
 - ***Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with, in connection with the proposal for the Neighbourhood Plan.***

4 RELATED STATEMENTS

- 4.1 The Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan. The Neighbourhood Plan expresses policies that relate to the development and use of land, only within the designated neighbourhood plan area.
- 4.2 The neighbourhood plan area is wholly contained within Chilton parish boundary, as shown in the map accompanying the neighbourhood area designation. See Figure 1.
- 4.3 The Neighbourhood Plan does not relate to more than one neighbourhood area. It is solely related to the Parish of Chilton as designated by the District Council on 1 October 2017 and excludes the Harwell Campus Employment Zone (CP6).
- 4.4 There are no other neighbourhood plans in place for the Chilton Neighbourhood Plan area.
- 4.5 The Neighbourhood Plan covers the period from 2021 to 2031 – i.e. from the year the Neighbourhood Plan was submitted to the end of the District Council's Local Plan period.
- 4.6 The Neighbourhood Plan does not deal with excluded development such as County matters (mineral extraction and waste development), nationally significant infrastructure, or any other matters set out in Section 61K of the Town and Country Planning Act 1990 (as amended).

5 CONFORMITY WITH NATIONAL PLANNING POLICY

- 5.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.
- 5.2 A revised NPPF was published in February 2019 and this document is used here as the reference national planning policy document.
- 5.3 Table 1 below relates each of the nine Neighbourhood Plan policies to specific sections of the NPPF to demonstrate general conformity with national planning policy.
- 5.4 In general terms, there are four particular NPPF paragraphs (7, 8, 13, 172) that provide guidance on neighbourhood planning as applied to a designated neighbourhood plan area wholly within an Area of Outstanding Natural Beauty, to which the Neighbourhood Plan has directly responded:

Para 7

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Para 8

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Para 13

“The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”.

Para 172

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale of development within these designated areas should be limited. Planning development should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for development, including in terms of any national considerations, and the impact of permitting it, or refusing it, on the economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it can be moderated.”*

- 5.5 The Parish Council believes it has consulted widely with the present day community and that the Neighbourhood Plan is planning positively for future sustainable development in the designated plan area within the considerable environmental constraints that apply, and that it is consistent and complementary to the provisions of the LPP1 and LPP2. Although adjacent to the Harwell Campus on one side, Chilton village is rural in character, largely surrounded by extensive ‘open countryside’ and remote from the larger populations of the district.
- 5.6 The whole of designated plan area is located within the North Wessex Downs Area of Outstanding Natural Beauty. There are no towns and only one village within the designated Plan area – Chilton village. The older part of the Chilton, to the east of the A34 trunk road contains many listed buildings and other buildings of significant interest. As Chilton is designated a ‘smaller village’ in the district settlement hierarchy there is no expectation of any major development within the Plan area. However, Policies 1 & 2 allow for small, appropriately designed infill development schemes within suitable locations of the existing built areas of the Chilton.
- 5.7 The Parish Council believes the Plan provides a balanced approach to steer sustainable development that protects and enhances the natural, built and historic environment; fosters a well-designed built environment with assured open green spaces; and encourages sustainable business development in keeping with the surroundings.
- 5.8 In addition to these general NPPF policies the Parish Council is mindful of both the purpose and constraints required of neighbourhood plans as prescribed by Paragraphs 28 and 29 of the NPPF:

Paras 28 and 29

“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.”

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.”

- 5.9 The Neighbourhood Plan establishes a clear vision and objectives for the parish that reflect the views of the majority of the local community. It has sought to translate the objectives into

a small number of meaningful planning policies to complement other development plan policies for managing development proposals.

5.10 The Neighbourhood Plan policies are listed in Table 1 below together with a brief summary of how each has regard for one or more of the specified NPPF policies. The particular paragraphs referred to in the respective tables are those considered the most relevant to each policy but are not intended to be an exhaustive list of all relevant paragraphs

5.11 Having regard to national policy and guidance it is considered appropriate to make the Chilton Neighbourhood Plan.

Table 1

Chilton Neighbourhood Plan Policy	Related NPPF 2019 Sections	Conformity with NPPF 2019
Policy 1 – Location of Residential Development	7,8,11,13,28,29,69,77-79,172	This policy builds on the core NPPF objectives in defining the spatial requirements to meet present and known future housing needs, consistent with protecting and enhancing the natural environment of an Area of Outstanding Natural Beauty.
Policy 2 – Design Styles for Developments	7,8,28,72,124-127,172,184,185	This policy provides the guidance, as requested in the NPPF, to assess the suitability of proposed development styles to protect and enhance the local built and historic environment reflecting existing traditional and more modern styles within settlement areas.
Policy 3 – The Historic Environment	7, 8, 20,28,127,172, 185,187,193,194,197	The NPPF places great significance on the protection of the historic environment. This policy encourages the protection of the historic environment and provides guidance on those designated and non-designated historic and heritage assets of merit within the Plan area.
Policy 4 – Sustainable Business Development	7,8,29,81,83,172	This policy encourages future economic and commercial ventures to help build a strong, responsive, and competitive economy consistent with the largely residential population and rural setting.
Policy 5 – Natural Environment – Flora and Fauna	7,8,28,72,170,172,174	This policy seeks to ensure that future development limits any negative impacts on the rich flora and fauna within the Plan area noting specific areas of particular interest.
Policy 6 – Mitigation of Traffic Noise	7,8,28,84,170,172	Traffic noise pollution has been identified by residents to be an issue of particular concern. This policy strives to ensure that further development does not reduce existing screening and that appropriate measures are taken incorporate new screening in high noise locations.

Policy 7 – Avoidance of unnecessary light pollution	7,8,28,172	By encouraging good design and attention to detailed lighting proposals for new development this policy seeks to minimise light pollution consistent with the rural character of Chilton and its position within the North Wessex Downs Area of Outstanding Natural Beauty.
Policy 8 – Community Infrastructure	7,8,83,91,92,96-100,172	This policy seeks to maintain and enhance those community facilities identified from a survey of residents as promoting the social, recreational and health well-being of residents.
Policy 9 – Local Green Spaces	7,8,28,83,91,92,96-100,172	This policy seeks to protect areas that meet all the NPPF criteria and are demonstrably special to the village because of their location, historic significance, recreational or social value, and/or arboreal richness.

6 CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

- 6.1 There are three objectives to sustainable development: economic, social and environmental (paragraph 8, NPPF). The three objectives are mutually dependent. In addressing the above basic conditions, the Neighbourhood Plan pays particular regard to NPPF, Paragraph 9, which requires that: *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'* and NPPF Paragraph 172 which requires that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."*
- 6.2 Turning first to the economic objective, the Plan does not seek to unduly restrict employment development, but following a survey of residents, the policy P4 will help to maintain and encourage the local rural economy by seeking to retain and enhance local community infrastructure which will in turn help to support local jobs remaining in the Plan area. It is also noted that the adjacent Harwell Campus is a strategic employment zone providing major employment opportunities in the nearby locality. The Plan supports in-fill residential development within existing settlement areas (policy P1) in support of wider employment centres outside of the designated Plan area. By enhancing the social role and the environmental aspects of sustainable development, as described below, so the well-being and attractiveness of living in Plan area is increased for residents working in the nearby employment zone and towns.
- 6.3 In terms of the social objective, the Plan's policies fully meet the social element of sustainable development, by seeking to ensure that an appropriate level of community infrastructure, social and recreational facilities are maintained and further enhanced commensurate with the needs of the community and by guarding against the loss of valued community facilities (policy P8) and access to local green spaces (policy P9). Policy P2 fosters well-designed development consistent with the local design styles and settings. Furthermore, Policies P5, P6, P7 and P9 although primarily aimed at supporting the environment objective (see below) also have dual benefits in promoting people's wellbeing.
- 6.4 Finally, in considering the environmental objective, the Plan seeks, where appropriate, to protect and/or enhance the local character and quality of the Chilton Parish settlements and local environment within the designated Plan area. Policies P2 and P3 seeks to protect and enhance the local built and historic environment reflecting existing traditional and more modern styles within the settlement areas. Policy 5 seeks to ensure that future development limits any negative impacts on the rich flora and fauna noting specific areas of particular interest. Policies P6 and P7 aim to limit and mitigate potential adverse environmental influences from traffic noise and light pollution. Policy P9 seeks to protect those areas that meet all the NPPF criteria for designation as 'local green spaces' and are demonstrably special to the village because of their location, historic significance, recreational or social value, and/or arboreal richness.
- 6.5 Through the application of these policies P1-P9 the Parish Council asserts that the Plan has met the basic requirement to promote sustainable development.

7 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF VWHDC DEVELOPMENT PLAN

7.1 The Vale of White Horse Local Plan 2031 provides a policy framework for the delivery of sustainable development across the district. It replaces the Local Plan 2011 and is made up of a number of separate parts. These are:

- **Local Plan 2031 Part 1: Strategic Sites and Policies:** The Local Plan 2031 Part 1 sets out the Spatial Strategy and Strategic Policies for the district to deliver sustainable development. It identifies the number of new homes and jobs to be provided in the area for the plan period up to 2031. It makes provision for retail, leisure and commercial development and for the infrastructure needed to support them.

The Local Plan 2031 Part 1 sets out the Spatial Strategy for the location of development across the district and allocates large-scale (referred to as strategic) development sites. It includes district-wide policies to ensure that development contributes to meeting the Strategic Objectives of the plan, such as policies relating to sustainable construction and conservation of the built, historic and natural environment.

Local Plan 2031 Part 1 was adopted on 14 December 2016.

- **Local Plan 2031 Part 2: Detailed Policies and Additional Sites:** The Local Plan 2031 Part 2 sets out policies and locations for housing for the Vale's proportion of Oxford's housing need up to 2031, which cannot be met within the City boundaries. This document also contains policies for the part of Didcot Garden Town that lies within the Vale of White Horse District and detailed development management policies to complement Local Plan 2031 Part 1. It replaces the saved policies of the Local Plan 2011, and allocates additional development sites for housing.

Local Plan 2031 Part 2 was adopted on 10 October 2019

- **Adopted Policies Map:** This shows the sites identified for development and areas where particular policies apply.

7.2 Neighbourhood Plans are required to be in general conformity with the policies set out in Local Plan 2031 Part 1; any Strategic Policies set out in the Part 2 plan (i.e. Core Policies); and any other Strategic Policies set out in future planning documents in accordance with Planning (General) Regulations 2012.

7.3 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant policies of LPP1 and LPP2 and neither promotes less development nor undermines strategic policies there defined.

7.4 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan and other adopted supplementary planning guidance into specific policies that better address the social needs and unique qualities of the designated plan area. Once made, the Neighbourhood Plan should be easily considered alongside the LPP1 and LPP2 and any other material considerations in determining planning applications.

7.5 The policies of the Neighbourhood Plan are shown in Table. 2 together with a brief summary of how each conforms with the relevant strategic policies of the Development Plan. Any Development Plan policy that is not referenced is not considered relevant to the Neighbourhood Plan as it does not have any related policies.

7.6 Through the application of these policies P1-P9 the Parish Council asserts that the Plan has met the basic requirement to be in general conformity with the strategic policies of the VWHDC Development Plan.

Table 2

Chilton Neighbourhood Plan Policy	Relevant VWHDC Local Plan Strategic Policies	Conformity with VWHDC Local Plan Strategic Policies
Policy 1 – Location of Residential Development	CP3, CP4,4a, CP6, CP15,15a, CP29	CP3 defines Chilton as a ‘smaller village where any development should be modest in scale and primarily be to meet local needs’. CP4 does not list any strategic housing sites in the Chilton neighbourhood plan area and permits limited in-fill. CP15 does not list any relevant sub-area housing sites for the Plan area. Harwell Campus employment site has been excluded from the Plan area. Policy P1 aims to ensure that future development within the Plan area is in line with the strategic Local Plan spatial development and housing policies, and supportive of the Local Plan requirements for ‘smaller villages’ whilst meeting local needs within an AONB setting.
Policy 2 – Design Styles for Developments	CP37, CP39, CP40	Policy P2 and aims to complement and develop, CP37 – Design and Local Distinctiveness by providing more specific guidance on characteristic design styles local to the Plan area. The Plan’s design styles guide highlights the need and provides the means to maintain and enhance the historic environment in appropriate areas of the village in support of the Local Plan policy CP39.
Policy 3 – Historic Environment	CP37, CP39	Policy P3 aims to complement the Local Plan by ensuring that new development conserves and enhances those designated and non-designated heritage assets of local merit within the designated Plan area to be found within Chilton village and the surrounding countryside.
Policy 4– Sustainable Business Development	CP28,CP29	CP28 permits employment development in smaller villages where ‘the scale, nature and appearance of the employment development and its relationship with the local townscape and/or landscape character’. CP29 refers to change of use. Policy P4 aims to build on these Local Plan policies by promoting sustainable business opportunities consistent with Chilton’s rural setting. This includes home working, agricultural, horticultural and equine businesses and to encourage further small retail units within the existing Garden Centre site
Policy 5 – Natural Environment – Flora and Fauna	CP44, CP45, CP46	Policy P5 aims to support the objectives and further apply CP44, CP45 and CP46 in a local context to protect and enhance the landscape and biodiversity of green infrastructure. Consistent with the Local Plan policies this policy aims to preserve hedgerows and protect known wildlife corridors and areas rich in flora and fauna.

Policy 6 – Mitigation of Traffic Noise	CP17, CP34, CP44	CP17 references improvements to the A34 interchange at Chilton that have now been completed. CP34 commits to working with Highways England, Oxfordshire County Council and other partners to develop a route based strategy for the A34. CP44 includes provision to protect the landscape from noise pollution. Policy P6 aims to support these strategic policies by protecting existing screening and identifying those locations within the Plan area particularly susceptible to traffic noise and where any future development may require additional screening to reduce noise levels.
Policy 7 – Avoidance of unnecessary light pollution	CP44,	Noting that the Plan area lies within the North Wessex Downs Area of Natural Beauty, Policy P7 aims to provide a local interpretation for the implementation of CP44 to protect against and/or mitigate unnecessary light pollution across the landscape, with particular reference to those areas especially susceptible to light pollution.
Policy 8 – Community Infrastructure	CP7	This policy seeks to protect and support further development of local amenities & facilities to meet the needs of the community as identified by residents. Particular emphasis is given to those amenities of prime importance to the community and which might usefully benefit from future Community Infrastructure Levy funding in conformance with CP7. Although not Local Plan strategic policies, P8 also aims to support Development Policy DP8 – Community Services and Facilities and DP9 – Public Houses.
Policy 9 – Local Green Spaces	CP44, CP45, CP46	This policy seeks to protect four green space locations of special significance to the community with 'Local Green Space' designation, so providing general conformity with Local Plan strategic policies by ensuring that development integrates with the landscape (CP44), and that it retains or adds to green features & bio-diversity, while mitigating any habitat loss (CP45 and CP46).

8 COMPATIBILITY WITH EU OBLIGATIONS AND LEGISLATION AND PRESCRIBED CONDITIONS

- 8.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act, 1998. Care has been taken at all stages of community engagement to observe personal privacy and data protection. Consultation with resident of Chilton has been fundamental to the process of preparing the Plan. The steps taken in preparing the Plan, and the consultations with the village and advisers are detailed in the Consultation Statement. The policies of the Plan are considered not to discriminate against any of the characteristics protected by law (such as gender, ethnicity and disability).
- 8.2 The Neighbourhood Plan is also compatible with the following European obligations incorporated into United Kingdom law.
- 8.3 Directive 2001/42/EC on Strategic Environmental Assessment. The purpose of this directive is to ensure that a high level of protection of the environment is enshrined into the process of preparing plans and programmes. As detailed in Section 1, the District Council has undertaken a formal screening of the draft Chilton Neighbourhood Plan and provided a statement that a strategic environmental assessment is not required.
- 8.4 Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora. The purpose of this directive is to ensure that specific sites of significance with respect to their fauna and flora and appropriately protected. There are no such sites within the Plan designated area or likely to be affected by the Plan. As detailed in Section 1, the District Council has undertaken a formal screening of the draft Chilton Neighbourhood Plan and provided a statement that a Habitats Regulations Assessment is not required.
- 8.5 Also being far remote from any coast the Plan is considered not to have a significant effect on a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats) Regulations 2007).

9. FINAL OBSERVATION

- 9.1 In submitting the Chilton Neighbourhood Plan and the policies therein for examination, the Parish Council consider that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) have been met.