

Chilton Neighbourhood Plan - Post Submission Publicity Period

Response 1

Respondent Details

Information	
Respondent Number: 1	Respondent ID: 163681697
Date Started: 05/04/2021 18:34:20	Date Ended: 05/04/2021 18:57:45
Time Taken: 23 minutes 25 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

I am commenting in relation to section 8.b "Footpaths Bridleways and Cycleways"

As a keen local cyclist I am aware that there is no safe way to cycle south from Harwell and Chilton to reach the excellent cycling available from the Ridgeway at Bury Down. I wonder could a cycle path be built from Chilton garden centre across the field parallel with the A34 to connect with Bury Lane at the bottom of Bury Down?

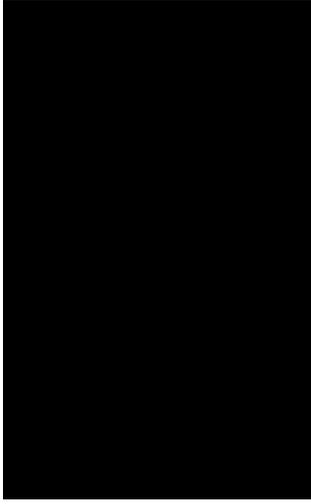
Public examination

Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Chilton Neighbourhood Plan:

No, I do not request a public examination

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Giles Barwell
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

Q9. How did you find out about the Chilton Neighbourhood Plan consultation?

Word of mouth

Response 2

Respondent Details

Information	
Respondent Number: 2	Respondent ID: 163683798
Date Started: 05/04/2021 19:33:34	Date Ended: 05/04/2021 19:42:00
Time Taken: 8 minutes 25 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

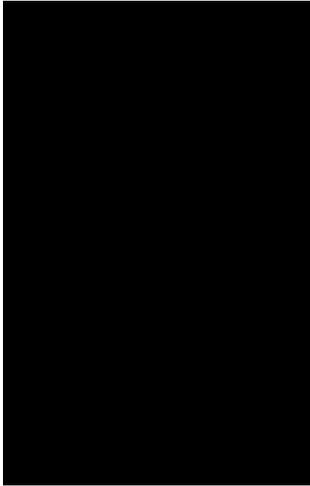
<p>Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please plan to rectify the existing safe cycle facility from Chilton to the south. Currently the only route is via the A34(!) There desperately needs to be a safe route for road bikes from Chilton to West Ilsley that avoids the trunk road. Without a mountain bike the only alternative routes are via Wantage or Streatley.</p>

Public examination

<p>Q6. Most neighbourhood plans are examined without the need for a public hearing. If you think the neighbourhood plan requires a public hearing, you can state this below, but the examiner will make the final decision. Please indicate below whether you think there should be a public hearing on the Chilton Neighbourhood Plan:</p>
Don't know

Your details and future contact preferences

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Title	Mr
Name	Chris Warwick
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

Q9. How did you find out about the Chilton Neighbourhood Plan consultation?

Word of mouth

Response 3

Respondent Details

Information	
Respondent Number: 3	Respondent ID: 163716604
Date Started: 06/04/2021 12:08:31	Date Ended: 06/04/2021 12:27:50
Time Taken: 19 minutes 19 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

The importance of access to countryside without the use of vehicles was shown by strong responses from the community survey. Non-vehicle access is in keeping with a range of government policies and will help achieve sustainable development, in line with Neighbourhood Plan requirements.

The A34 causes considerable constraints on non-vehicle transport. It would be highly beneficial to have an alternative cycling route suitable for commuters to link Bury Lane to the south to the enterprise zone at the garden centre and the Harwell Innovation Campus. An off road path to the west of the A34 would greatly enhance the opportunities for more sustainable travel by bicycle and pedestrians.

Non-vehicular routes to Didcot would also assist more sustainable transport and the conversion of the disused railway line to the north of Chilton parish into a cycle path that could be shared by pedestrians would facilitate increased sustainable travel. Such a route would reduce the need to share roads with vehicles and also would-be cyclists avoid the steep climbs and rapid traffic on Chilton Hill.

The support for more hedgerows is welcome as wildlife corridors. Some mechanism for allowing traditional laid hedges to be maintained as part of a community asset would be welcomed.

The recommendations for reducing light pollution are welcome.

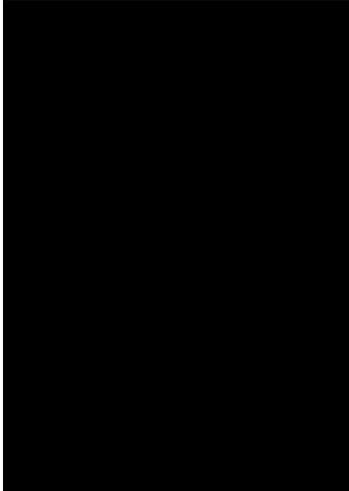
Public examination

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Don't know

Your details and future contact preferences

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Title	Dr
Name	Martin Gibson
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

Q9. How did you find out about the Chilton Neighbourhood Plan consultation?

Word of mouth

Response 4

Respondent Details

Information	
Respondent Number: 4	Respondent ID: 163845494
Date Started: 07/04/2021 21:09:43	Date Ended: 07/04/2021 22:54:40
Time Taken: 1 hour 44 minutes 57 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Individual

Your comments

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<p>Policy 8 in the Basic Conditions Statement, on Community Infrastructure, says “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.” Chapter 8 of the Plan concerns “Connectivity” but has only a 3-line paragraph on cycling, mainly a reference to the Campus group HarBUG.</p> <p>While acknowledging the Plan is mainly to serve the interests of current Parishioners, they appear to have failed to notice that to travel south from where they live one must either have a mountain bike and be prepared for some very rutted tracks, or make a detour via Wantage or Streatley. The A34 is not a safe place for cyclists, as it has become little different from a motorway.</p> <p>There have been attempts over the last several years to link Chilton with the West Ilsley road with a route west of the A34 but these have not yet achieved success. There are several options, it would seem (see the map on page 53):</p> <ul style="list-style-type: none">• Close to the A34, or possibly within its boundary, which would seem to require no planning permissions etc. as it is already classed as highway• To follow the road towards the downs to the southwest, then turn ESE along the bridleway at the foot of the downs• A route in between along the concrete laid for a wartime airfield dispersal point <p>The survey within the Parish recorded that 96% of respondents thought that maintaining access to RoWs and the countryside to be a high priority. To how many was it pointed out there is a deficiency in the access if one wants to cycle southwards without a mountain bike further than a gentle ride up to the Ridgeway?</p> <p>In order to increase connectivity by sustainable means the Chilton Plan should include linking the village with the West Ilsley Road by a cycle path.</p>

Q4. If appropriate, you can set out, in the box below, what change(s) you consider necessary to make the plan able to proceed. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>As mentioned above, in order to increase connectivity by sustainable means the Chilton Plan should include linking the village with the West Ilsley Road by a cycle path.</p>

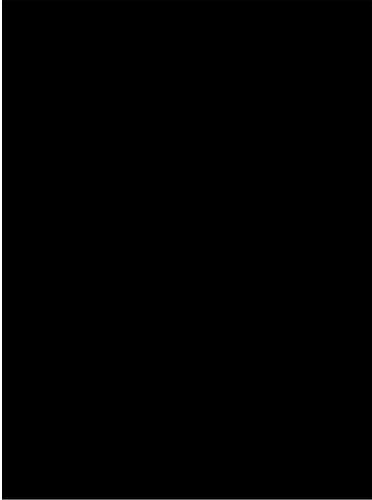
Public examination

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No, I do not request a public examination

Your details and future contact preferences

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Title	Mr
Name	Martin Ricketts
Job title (if relevant)	
Organisation (if relevant)	
Organisation representing (if relevant)	
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

Q9. How did you find out about the Chilton Neighbourhood Plan consultation?

Parish Council

Response 5

Respondent Details

Information	
Respondent Number: 5	Respondent ID: 163791968
Date Started: 07/04/2021 11:58:19	Date Ended: 07/04/2021 11:59:48
Time Taken: 1 minute 29 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Please see the response below.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">• File: 2021-04-07 DC Chilton Reg 16 Response.pdf

Your details and future contact preferences

Planning services

HEAD OF SERVICE: ADRIAN DUFFIELD



Contact officer: Ben Duffy

ben.duffy@southandvale.gov.uk

Tel: 01235 422600

135 Eastern Avenue

Milton Park

Milton

OX14 4SB

7 April 2021

Chilton Neighbourhood Plan – Comments under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

Vale of White Horse District Council has worked to support Chilton Parish Council in the preparation of their neighbourhood plan and compliments them on a very thoughtful, comprehensive and well-produced plan.

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging Chilton Neighbourhood Plan during the pre-submission consultation. We note that the qualifying body has taken the council's advice on board and addressed some of the concerns previously raised, although there are some outstanding points.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that are considered to require further consideration. To communicate these in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft plan meets the basic conditions.

Ben Duffy

Planning Policy Officer (Neighbourhood)

Planning Policy Team Comments

Ref.	Section/Policy	Comment/Recommendation
1.	General comment	<p>We suggest taking a consistent approach when referring to the Vale of White Horse Local Plan 2031. Perhaps referring to it as the 'Vale of White Horse Local Plan 2031' initially, and 'Local Plan' subsequently.</p>
2.	Page 25- 3d. Settlement Boundary	<p>We consider it important to refine the explanation of the purpose of the settlement boundary in the first paragraph of 3d, so that it has regard to national policy and is flexible enough to accommodate the forms of development which are appropriate in countryside locations.</p> <p>We recommend replacing 'and to prevent the unregulated encroachment of development into the open countryside or otherwise inappropriate locations' with 'and to prevent inappropriate development in open countryside'.</p> <p>As regards the second paragraph in 3d, the VoWH Local Plan 2031 is not the primary means of demonstrating that the district has a sufficient housing to meet the district's housing requirement.</p> <p>The VoWH Local Plan 2031 sets out the district's housing requirement for the period 2011-2031 and also allocates housing supply to meet the identified housing requirement. Annual Monitoring Report's (AMR's) provide an annual update on housing delivery which evidences whether the district has been meeting the housing requirement. The Housing Land Supply Statement, which is published annually, evidences the district 5-year housing land supply position.</p> <p>To ensure accuracy, we would recommend changing the wording of the second paragraph to:</p> <p>"The VoWH Local Plan 2031 sets out the housing requirement for the district up to 2031 and also identifies sufficient housing supply through site allocations and windfall to meet this requirement. The District Council update the housing land supply position annually through the Housing Land Supply Statement. If in the</p>

Ref.	Section/Policy	Comment/Recommendation
		future the District is unable to demonstrate a sufficient housing land supply or there has been significant under-delivery of housing as identified by the Housing Delivery Test, then the settlement boundary may be considered out of date in accordance with footnote 7 of the NPPF.”
	Page 25- 3e Settlement Boundary Principles	We would suggest that the principles are reworded to acknowledge that they were used in informing the final settlement boundary, rather than as aspirations.
3.	Page 26- Principle 8	This principle requires clarification in what has been included or excluded in creating the settlement boundaries. If built out permissions have been included within the settlement boundary, and refused applications excluded, then this should be stated.
4.	Page 26- Figure 3.7 Settlement Boundaries	The Examiner may wish to consider removing the proposed Hill Piece Green Local Green Space allocation from within the settlement boundary, as this a green space on the edge of the settlement. This would accord with principle 3 and 6 of the settlement boundary principles.
5.	Page 28- Figure 3.8	The settlement boundary in figure 3.8 is not consistent with that in 3.7, with a difference arising near the Chilton County Primary School. This will require correcting.
6.	Page 29- Policy P1	<p>The Policy is focused on residential development, but also sets out how employment, services and facilities development applications will be taken into account. We consider the title of Policy P1 should be amended, to take account of this, as follows “Location of Development”.</p> <p>In order to recognise the amended focus of the policy and to be in accordance with Core Policy 4 of the VoWH Local Plan 2031 the first part of the policy should state “Limited infill development” instead of “Limited new residential development”.</p>
7.	Page 29- Policy P2	<p>In the second paragraph of the policy replace ‘are required to be in keeping with’ with ‘have regard to’.</p> <p>The documents referred to do not form part of the development plan and have not been examined, therefore proposals can only be expected to have regard to them.</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>In addition, where the policy states “in open country locations” this should be amended to “in open countryside locations”.</p>
8.	Page 29 – Policy P3	<p>Core Policy 39: The Historic Environment in the Local Plan Part One states: ‘ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation’.</p> <p>To be in conformity with the Local Plan policy, replace ‘conserve and enhance’ with ‘conserved, and where possible enhanced’.</p>
9.	Page 35- Policy P6	<p>Development Policy 25 in the VoWH Local Plan 2031 sets out the district wide approach to taking account of noise pollution, providing greater detail. The policy could be reworded as follows:</p> <p>In addition to the requirements in Development Policy 25, development proposals in areas of high noise disturbances identified in Fig.5.1 should incorporate adequate mitigation, including noise screening and planting.</p> <p>It may be helpful to more clearly set out in Figure 5.1 the areas of high noise levels by colour coding numbers. For example, areas above 50/55 red, with areas below in amber.</p>
10.	Page 51 – Policy P9	<p>To ensure the designations have regard to national policy and can be effectively managed, after the list of Local Green Spaces add, ‘Development will not be supported on land designated as a Local Green Space except in very special circumstances’.</p>
11.	Glossary	<p>Affordable Housing- Remove the final sentence. This is because what constitutes affordable housing is set out in the Annex 2 of the NPPF and further detail provided by Core Policy 24 of the Local Plan.</p> <p>Rural Exception Site- It is recommended that ‘Social rented’ should be removed from this sentence and simply revised to “Affordable housing on a site where housing would not normally be permitted, providing the</p>

Ref.	Section/Policy	Comment/Recommendation
		<p>development meets a proven local need and is supported or initiated by the Parish Council”.</p> <p>Curtilage- Amend to “An area of land attached to a house and forming one enclosure with it”</p> <p>Employment Zones- This should be updated to note that employment zones in the Chilton Neighbourhood Plan have been identified in the Neighbourhood Plan, and not by the Vale of White Horse Local Plan.</p> <p>Listed buildings- After the first sentence amend to state: “Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description.</p> <p>It can also cover:</p> <ul style="list-style-type: none"> • Other attached structures and fixtures Later extensions or additions • Pre-1948 buildings on land attached to the building. (In the planning system, the term ‘curtilage’ is used to describe this attached land.)” <p>Local Plan - Amend naming term to Vale of White Horse Local Plan 2031 (Local Plan), if suggestion above regarding naming is acted on. Then amend definition to state “Development Plan forming part of the Vale of White Horse Development Framework. It sets out a vision for how the district should develop and grow until the year 2031.”</p>

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Title	Mr
Name	Ben Duffy
Job title (if relevant)	-
Organisation (if relevant)	Vale of White Horse District Council
Organisation representing (if relevant)	Vale of White Horse District Council
Address line 1	135 Milton Park
Address line 2	Milton
Address line 3	-
Postal town	Abingdon
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Email address	ben.duffy@southandvale.gov.uk

Response 6

Respondent Details

Information	
Respondent Number: 6	Respondent ID: 163907754
Date Started: 08/04/2021 14:32:19	Date Ended: 08/04/2021 14:40:23
Time Taken: 8 minutes 4 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email below from NHS Oxfordshire CCG.

Dear Dorottya

Thank you for the opportunity to comment on the Chilton Neighbourhood Plan.

We are pleased to see the wider determinants of health being recognised within it with support for cycling and a healthy environment. We also note the reduction in public transport to 3 buses per day to access Didcot where the nearest local GP surgeries are. Didcot is an area where OCCG is in dialogue with Council Planning colleagues over the extensive housing developments planned or underway. This is recognised in our Primary Care Estates Strategy 2020 to 2025. This document can be seen on our website here: <https://www.oxfordshireccg.nhs.uk/about-us/primary-care-estates-strategy-2020-25.htm>

It should be noted that OCCG does not hold capital funding for housing developments; it either comes via NHS England, or more latterly just via the s106 and Community Infrastructure Levy. OCCG does receive planning applications from both SODC and VOWH and has regular meetings to keep abreast of housing developments which will have significant impact on the provision of health services.

OCCG has a specific email for planning issues, which is : occg.planning@nhs.net

I hope the above comments are helpful.

Kind regards

Julie-Anne
Julie-Anne Howe

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Ms
Name	Julie-Anne Howe
Job title (if relevant)	-
Organisation (if relevant)	-
Organisation representing (if relevant)	-
Address line 1	5510 John Smith Drive
Address line 2	-
Address line 3	-
Postal town	-
Postcode	OX4 2LH
Telephone number	-
Email address	julie-annehowe@nhs.net

Response 7

Respondent Details

Information	
Respondent Number: 7	Respondent ID: 163908618
Date Started: 08/04/2021 14:42:27	Date Ended: 08/04/2021 14:44:14
Time Taken: 1 minute 46 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

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<p>Response received via email below from Scottish & Southern Electricity Networks.</p> <p>Planning Policy / Dorottya,</p> <p>Thank you for your message below, together with the link to the above NP web-site, regarding the above topic / location.</p> <p>I can confirm that, at this present time, I have no comments to make.</p> <p>Regards,</p>

Your details and future contact preferences

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Title	Mr
Name	Chris Gaskell
Job title (if relevant)	-
Organisation (if relevant)	Scottish & Southern Electricity Networks
Organisation representing (if relevant)	-
Address line 1	1 Woodstock Road
Address line 2	-
Address line 3	-
Postal town	Yarnton, Kidlington, Oxfordshire
Postcode	OX5 1NY
Telephone number	+441865845888
Email address	chris.gaskell@sse.com

Response 8

Respondent Details

Information	
Respondent Number: 8	Respondent ID: 163908970
Date Started: 08/04/2021 14:44:19	Date Ended: 08/04/2021 14:51:32
Time Taken: 7 minutes 12 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

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Response received via email from the Office for Nuclear Regulation.

Good afternoon

Thank you for the below email.

Please note that ONR's land use planning processes published at <http://www.onr.org.uk/land-use-planning.htm> may apply to some of the developments within the Chilton Neighbourhood Plan.

If you are a Local Authority with areas that are within an ONR consultation zone please be aware that in order for ONR to have no objections to such developments we will require:

- confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and
- that the developments do not pose an external hazard to the site.

Also please see the attached email which includes details of a letter sent to all local authority planning departments regarding forthcoming changes ONR is to make to our consultation zones.

Kind regards

Vicki

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Ms
Name	Vicki Enston
Job title (if relevant)	-
Organisation (if relevant)	The Office for Nuclear Regulation
Organisation representing (if relevant)	-
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Response 9

Respondent Details

Information	
Respondent Number: 9	Respondent ID: 163909734
Date Started: 08/04/2021 14:51:35	Date Ended: 08/04/2021 14:53:22
Time Taken: 1 minute 46 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.
<p>Response received via email below from Historic England.</p> <p>Dear Sir or Madam</p> <p>Thank you for consulting Historic England on the above. We do not wish to comment.</p> <p>Kind regards</p> <p>Edward Winter LLB MA MRTPI</p>

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Edward Winter
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Organisation representing (if relevant)	-
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Response 10

Respondent Details

Information	
Respondent Number: 10	Respondent ID: 163909981
Date Started: 08/04/2021 14:53:25	Date Ended: 08/04/2021 14:58:00
Time Taken: 4 minutes 35 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below from Natural England.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">• File: NE Response - Chilton NP .pdf

Your details and future contact preferences

Date: 29 March 2021
Our ref: 343893



White Horse District Council

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir/Madam,

Chilton Neighbourhood Plan - Submission Version (Reg 16)

Thank you for your consultation on the above dated 17 February 2021 .

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England echoes our comments made on the previous draft of the neighbourhood plan, where we recommended the inclusion of a policy in section 5 (Natural Environment) regarding biodiversity net gain. More information can be found by following this [link](#).

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully

Isabella Jack
Sustainable Development Adviser
Thames Solent Area Team
Natural England

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

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Response 11

Respondent Details

Information	
Respondent Number: 11	Respondent ID: 163910564
Date Started: 08/04/2021 14:58:04	Date Ended: 08/04/2021 15:06:03
Time Taken: 7 minutes 59 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below from Richard Brown Planning Limited on behalf of Summix (Chilton) Developments LLP.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">• File: Chilton Neighbourhood Plan - Summix (Chilton) Developments Representations.pdf• File: CHILTO~1.PDF

Your details and future contact preferences

TOWN AND COUNTRY PLANNING ACT 1990

**REPRESENTATIONS TO THE
CHILTON NEIGHBOURHOOD PLAN
POST S14 CONSULTATION**

SUMMIX (CHILTON) DEVELOPMENTS LLP

**LAND AT LOWER ROAD,
CHILTON**

**RICHARD BROWN MSc
RICHARD BROWN PLANNING LIMITED
18 REDWOOD
BURNHAM
BUCKINGHAMSHIRE
SL1 8JN**

APRIL 2021

1. Introduction

- 1.1 These representations are made by Richard Brown Planning Limited, on behalf of Summix (Chilton) Developments LLP (hereinafter referred to as 'Summix'), to respond to the Chilton Neighbourhood Development Plan Post S14 Consultation December 2020.
- 1.2 These representations are made in relation to Land at Lower Road, Chilton (the Site) as is edged red on the attached plan, which is the subject of an appeal for the provision of 6 serviced plots for self and custom-build dwellings. Outline planning permission for the site was sought under application reference P20/V0857/O which was refused on the 13th August 2020.
- 1.3 These representations are framed in the context of the requirements of Neighbourhood Plans to meet the Basic Conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The Basic Conditions as set out in National Planning Practice Guidance (NPPG) Paragraph: 065 are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Order (or neighbourhood plan).*
 - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the Order. This applies only to Orders therefore is not applicable here*
 - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders therefore is not applicable here.*
 - d. the making of the Order (or neighbourhood plan) contributes to the achievement of sustainable development.*
 - e. the making of the Order (or 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).*
 - f. the making of the Order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.*
 - g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the Order (or neighbourhood plan).*

1.4 National Planning Policy Guidance confirms that;

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community’s needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

and that;

“Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.”

1.5 The Neighbourhood Plan must meet the requirements of the Basic Conditions, and these representations are made in the light of these, focusing upon those areas of particular relevance.

- *Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Order (or Neighbourhood Plan).*
- *The making of the Order (or neighbourhood plan) contributes to the achievement of sustainable development.*
- *The making of the Order (or 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).*

1.6 Paragraph 7 of the National Planning Policy Framework confirms;

“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”

1.7 In terms of sustainable development, the NPPF defines this as having an economic, a social and an environmental objective. For the social objective paragraph 8b states that part of this role is in

‘ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations’.

Paragraph 59 emphasises the Government’s objective of significantly boosting the supply of home.

1.8 NPPF paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, and for plan making 11(a) states that

“plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change.”

The Neighbourhood Plan, through its restrictive approach and by not allocating sites for residential housing, affordable homes or self and custom-build, is not flexible nor adaptable

1.9 The Neighbourhood Plan needs to play a role in delivering sufficient housing to meet future needs. The restrictive nature of the Policy P1 – Location of Residential Development (in particular the settlement boundaries) in the plan (as written) will fetter the ability of the neighbourhood to deliver appropriate growth, as is required by national planning policy and the local development plan

1.10 The NPPG states

‘Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need’ (para 040).

1.11 NPPG (paragraph 005) focuses upon deliverability of Neighbourhood Plans. It states that

‘Plans should be prepared positively, in a way that is aspirational but deliverable.’

The Neighbourhood Plan is neither aspirational nor deliverable, being restricted in terms of its policies

1.12 It does not promote sustainable development, but seeks to restrict options for future growth. Options to provide for future housing needs should be considered and this should include the consideration of land outside the current proposed settlement boundary(s).

1.13 It is not the place for a Neighbourhood Plan to provide a blanket embargo on development outside settlement boundaries. Policy P2 (below) provides guidance for development outside the ‘settlement areas’ whereas Policy 1 (below) stipulates that development is to be within the ‘settlement areas’. This policy does not accord with local or national policy in meeting aims for providing sustainable development, and therefore this policy does not satisfy the basic conditions as it does not have appropriate regard to national policy and does not contribute to the aim of achieving sustainable development.

The policy relating to the location of residential development is as follows:

Policy P1 – Location of Residential Development

Limited new residential development 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

The policy relating to the design styles of development is as follows:

Further details of design styles and explanation of downland character are given in Appendix 1

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 country locations outside of the Chilton settlement areas are required to be in keeping with 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.

1.14 The NPPG (paragraph 009) confirms that;

“A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition.”

1.15 Policy CP3 (Part 1 of the Local Plan adopted December 2016) is the settlement hierarchy policy and defines Chilton as a Smaller Village in the settlement hierarchy. The policy allows for development in smaller villages on the basis that it is modest and proportionate in scale and primarily to meet local needs. The use of the word primarily indicates also to allow for some development going beyond local needs. However, whilst Policy CP3 applies to all forms of development, Policy CP4 is specific to housing. This states what is allowed in smaller villages.

1.16 The CNDP provides in Section 3e titled Settlement Boundary Principles under Principle 1;

“Given the status of Chilton as a smaller village in the VWHDC Local Plan the boundary should be drawn fairly tightly around the existing built-up area and no new allocations for housing or other land uses incorporated until built out.”

1.17 Policy CP4 is a policy addressed at

“Meeting our housing needs”.

The policy makes it clear that development in smaller villages is allowed on an infill basis where it may be appropriate

“within the built up parts of such settlements”

or if allocated in a Neighbourhood Development Plan.

1.18 The Neighbourhood Plan does not provide adequately for housing needs and fails to recognise the needs of any form of housing including affordable and self and custom build and fails also to address the needs identified in question responses at the earlier consultation stages. The plan is to prevent development save in relation to any windfall sites within the limits of development, such as they may exist.

1.19 The policies as currently drafted are considered far too narrow and restrictive. Within the plan period there is a need to identify housing sites to meet the District’s needs and this will not be possible if the current draft policies are adopted. The Policy should bring some flexibility into the plan and allow additional growth in appropriate sustainable locations, such as the site at Lower Road the subject of these representations.

In this regard, Summix recommend that the settlement boundary is amended and the site is included within the settlement boundary.

1.20 The Neighbourhood Plan does not propose any housing allocations, and therefore the Neighbourhood Plan is missing the opportunity to direct small scale

housing development to the most appropriate locations within or adjoining the settlement boundary of the village. It is therefore considered that the Neighbourhood Plan should provide a more proactive approach to accommodating future housing development. Paragraph 69 of the NPPF supports this approach by stating that:

“Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.”

For the Neighbourhood Plan to meet the basic conditions and to comply with national and local plan policy, the Neighbourhood Plan should allocate housing sites, such as the site at Lower Road, Chilton.

2 Land at Lower Road, Chilton

A. Description of the Site

- 2.1 The Site Location Plan BIR.5094 Rev B attached as Appendix 1.
- 2.2 The site comprises c. 0.97 hectares.
- 2.3 The site is located on the western edge of Chilton.. The site comprises the south-eastern part of a single field enclosure directly adjacent to the existing settlement edge. This field enclosure is divided into a series of paddocks and is enclosed along its boundaries by a mix of hedgerows and hedgerow trees. The landform of the site falls across a generally uniform slope from its southern boundary at c. +115m AOD, down to c. +110m AOD along the northern boundary. The site is enclosed to the east and south by trees and hedgerows along its boundaries. It is undefined on the ground to the west and north. The site is not open to public access; the nearest public right of way (PROW) is a bridleway located to the west.
- 2.4 The landscape context surrounding the site is influenced by the existing settlement edge of Chilton and the A34 transport corridor with its associated bridges and other infrastructure. The pattern of Chilton as a settlement is characterised by its generally linear form, set out in a north-south orientation, with areas of development extending east and west
- 2.5 The site is enclosed to the south and east by the existing pattern of the settlement, including modern residential development to the south at The Paddocks; and residential development along Lower Road to the south and Main Street to the east. Just beyond Lower Road to the west, the busy road corridor of the A34 is located. An area of recreational open space, including a play area, lies to the north of the tree belt to the north of the site.
- 2.6 The site lies within the AONB but Pegasus in their LVIA that supported the planning application the subject of the current appeal drew the following conclusion;

On a wider AONB scale, the degree of change to the key characteristics of the North Wessex AONB will be very limited. The impact on landscape character will largely be associated with the partial change from the existing small scale field enclosure which is set closely adjacent to the existing urban context of Chilton, to that of an area of residential development of 6 no high quality individual self-build properties and retained paddock land contained within a framework of largely existing, mature vegetation. As such, any identified effects on the landscape features and characteristics of the North Wessex AONB are likely to be both limited and extremely local in scale and the development is considered to be acceptable in landscape and visual terms.

- 2.7 The village of Chilton is not designated a Conservation Area. There are no designated or non-designated heritage assets on or within the vicinity of the site.

B. Self/ Custom-Build

2.8 The proposed development is for;

The provision of 6 serviced plots for self and custom-build dwellings

2.9 Self-build and custom housing is where an:

“individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals” (Planning Practice Guidance). Self-build housing is where an individual or group of individuals directly organise the design and construction of their own homes, whilst Custom Build is where the individual commissions the construction of their home from a developer/enabler, builder/contractor or package company.

2.10 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) obtained Royal Assent on 26th March 2015. The Act (Section 1) requires each relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority’s area to build their own home.

2.11 The Act (Section 2 and 2A) also requires the relevant authority to give suitable development permissions in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area.

2.12 Paragraph 60 of the NPPF says that in determining the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. It goes on at Paragraph 61 to say that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in policy, including

“... people wishing to commission or build their own homes”

2.13 The proposed development will be accessed from a single point off Lower Road. Two private drives are proposed, one will provide access to plots 1, 2 and 3 and the other with access to plots 4, 5 and 6. As shown on the Proposed Illustrative Masterplan (BIR-5094_03_03-H)(Appendix 3).

2.14 As indicated, addressing housing needs as required by national and local plan policy requires either the allocation of sites within the urban area **or** by allocating sites abutting the village such as the site at Lower Road. As is confirmed by the survey data the provision of self/ Custom-build is clearly supported by the local community.

C. Technical and Related Considerations

2.15 The suite of documents that accompanied the planning application and the appeal it is considered demonstrate that there are no technical or related considerations, with regard to highways, heritage, drainage, flood risk, archaeological and ecology, that would preclude the allocation of the site at Lower Road.

Landscape and Visual Impact Considerations

2.16 Overall the scale and form of proposed development / allocation is considered likely to result in only limited change at a localised level and, on balance, the potential landscape and visual effects identified are not considered to be significant. Furthermore, the retention and enhancement, where possible, of the existing mature vegetation network adjacent to the site's boundaries will deliver several enhancements in terms of the physical landscape and landscape character.

3 Planning Policy Assessment

Local Plan 2031 Part 1: Strategic Sites and Policies (adopted December 2016)

3.1 Core Policy 3 (Settlement Hierarchy) identifies Chilton as being a ‘Smaller Village’. Smaller villages are described as having “a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs”. The definition of ‘local’ is not defined within the adopted LPP1.

3.2 Core Policy 4 ‘Meeting Our Housing Needs’, states:

“Development at Smaller Villages

*At the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it **is allocated within an adopted Neighbourhood Development Plan** or future parts of the Local Plan 2031. Proposals for limited infill development 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.*

The policy confirms that development at smaller villages such as Chilton should provide for allocations **either** within the urban area or by allocating sites on the edge. The Neighbourhood Plan should be in conformity with the local plan.

Local Plan 2031 Part 2: Detailed Policies and Additional Sites (adopted October 2019)

3.3 Development Policy 1 (Self and Custom-Build) states:

“The Council will support the provision of plots for sale to self and custom builders. Self and Custom-Build plots may contribute towards affordable housing provision and will need to comply with Core Policy 24: Affordable Housing.”

3.4 The supporting text to Development Policy 1 acknowledges the need for Local Planning Authorities to keep

“a register of individuals and associations who have expressed an interest in acquiring serviced plots or in custom build”.

It also recognises the requirement set out within the Housing and Planning Act 2016 for LPA’s to permit the development of sufficient serviced plots to match the demand on their Self-Build and Custom-Build Register.

3.5 Section 3c titled Housing Needs Survey of the CNDP shows that of those who completed the survey that 25% supported self build schemes for those in need of housing. At Q12 of the survey responses the reasons provided that prevented people moving for those reasons that were provided (removing Not applicable) 19% ticked lack of suitable housing to meet needs.

National Planning Policy Framework (NPPF) 2019

3.6 Paragraph 59 of the Framework (2019) states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

3.7 Paragraph 61 states:

“... the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers²⁵, people who rent their homes and people wishing to commission or build their own homes²⁶).

3.8 Paragraph 62 refers to footnote 26, which states:

“²⁶ Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.”

3.9 The local need for housing including affordable and self and custom build is established by the local plan where the requirement is for the Neighbourhood Plan to be compliant. Whilst accepting that for smaller villages growth should be “modest and proportionate in scale” the Neighbourhood Plan should allocate sites such as Lower Road otherwise it is not contributing to the principles of sustainable development.

4 Conclusion

4.1 As Demonstrated in these representations, the Neighbourhood Plan fails to meet the requirements of the Basic Conditions. The Chilton Neighbourhood Development Plan should provide sufficient flexibility to ensure that it can assist the Council in meeting the housing requirements of the district, a failure to provide this flexibility would mean a failure to meet the basic conditions.

4.2 . Vale of White Horse District Council have not designated settlement boundaries preferring a criterion based approach to allow the flexibility for demonstrably sustainable development to come forward without delay. The approach taken in the CNDP policy is therefore more restrictive than the adopted Local Plan policy and could be seen to undermine the strategic objectives of the adopted Local Plan conflicting with basic condition (e).

4.3 Whilst recognising the role of neighbourhood plans as a tool for local people to shape the development of their local community. It is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, we have sought to clarify the relation of the CNDP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area. It is therefore submitted that the plan in its current form does not comply with the basic conditions and does not conform to national policy and guidance.

4.4 To remedy the failure it is submitted that the site at Lower Road should be allocated in order to provide a more positive plan which provides adequate flexibility to respond to housing needs.



LEGEND

-  Site location
2.41 acres / 0.97 hectares



Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Oliver Brown
Job title (if relevant)	-
Organisation (if relevant)	Richard Brown Planning Limited
Organisation representing (if relevant)	Summix (Chilton) Developments LLP
Address line 1	18 Redwood
Address line 2	-
Address line 3	-
Postal town	-
Postcode	SL1 8JN
Telephone number	-
Email address	oliver@richardbrownplanning.co.uk

Response 12

Respondent Details

Information	
Respondent Number: 12	Respondent ID: 163916374
Date Started: 08/04/2021 15:06:08	Date Ended: 08/04/2021 15:48:04
Time Taken: 41 minutes 55 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Agent

Your comments

<p>Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below from Savills on behalf of Thames Water.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: 21.04.06 L SP VOWH Chilton Neighbourhood Plan.pdf

Your details and future contact preferences



Sent by email: planning.policy@whitehorsedc.gov.uk

thameswaterplanningpolicy@savills.com

0118 9520 500

6 April 2021

Vale of White Horse – Chilton Neighbourhood Plan Submission Version (Regulation 14)

Dear Sir/Madam,

Thank you for consulting Thames Water Utilities regarding the above. Thames Water are the statutory water and sewage undertaker for the Chilton Neighbourhood Plan area and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012.

We have the following comments which we would like to be considered in the review of your Neighbourhood Plan:

General Comments

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the Revised National Planning Policy Framework (NPPF), February 2019, states: **“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”**

Paragraph 28 relates to non-strategic policies and states: **“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...”**

Paragraph 26 of the revised NPPF goes on to state: **“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary.”**

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that: **“Adequate water and wastewater infrastructure is needed to support sustainable development” (Paragraph: 001, Reference ID: 34-001-20140306).**

New Charging Schedule

For information, the way water and wastewater infrastructure will be delivered has changed. As of the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.

It is important not to under estimate the time required to deliver necessary infrastructure. For example to understand, design, and deliver local network upgrades can take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works extension or new treatment works could take up to 10 years.

Section 3b – Sewage and Drainage

Section 3b of the draft Neighbourhood Plan explains that in response to historic flooding issues it will be important for any future development to appropriately safeguard against potential groundwater flooding or sewer overflows through existing planning and building regulations.

Thames Water monitor growth via the planning process and Census to understand and assess the capability of Thames' Sewage Treatment Works which will ensure that continued robust treatment process is delivered. Assessments to understand the impact of new developments to the network are undertaken, including consideration of reported hydraulic flooding, pollutions, and surrounding growth to assess where development is proposing to connect. If required an appropriately worded planning condition will be requested if it's thought a development could lead to an overloading of the network or treatment work capacity.

It is therefore important for developers to engage early with Thames Water via the use of our free Pre-Planning service which will confirm if there is capacity available to serve the development and what Thames will do if there isn't. In light of this, and the changes to the charging schedule mentioned previously, Thames would request that a paragraph is included in the Neighbourhood Plan which states:

“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

Thames Water encourages developers to use their free pre-planning service (<https://www.thameswater.co.uk/preplanning>). This service can tell developers at an early stage if there will be capacity in Thames water and/or wastewater networks to serve their development, or what they will do if there is not.

The developer can then submit this communication as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”

As also mentioned it is important to appreciate that local upgrades can take anywhere between 18 months to 3 years or 3 – 5 years for strategic works.

Thames are also developing its long term Drainage and Wastewater Management Plans (DWMPs) which are long-term strategic plans. These plans will set out how wastewater systems, and the drainage networks that impact them are to be extended, improved, and maintained. This is to ensure they are robust and resilient to future pressures such as population increase and climate changes.

We hope this is of assistance. If you have any questions please do not hesitate to contact Stefania Petrosino on the above number.

Yours sincerely,

Thames Water Utilities Ltd

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Ms
Name	Tasha Hurley
Job title (if relevant)	-
Organisation (if relevant)	Savills
Organisation representing (if relevant)	Thames Water
Address line 1	5-6 Napier Court
Address line 2	-
Address line 3	-
Postal town	-
Postcode	RG1 8BW
Telephone number	-
Email address	tasha.hurley@savills.com

Response 13

Respondent Details

Information	
Respondent Number: 13	Respondent ID: 163916903
Date Started: 08/04/2021 15:48:07	Date Ended: 08/04/2021 15:51:21
Time Taken: 3 minutes 14 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.

Response received via email below from Harwell Parish Council.

Dear Sir or Madam

Please see comments below from Harwell Parish Council on the consultation re: Chilton Neighbourhood Plan;

The Council is broadly supportive.

Active travel provision should be supported by policy in the plan. There is barely any mention of the current and desired active travel connections that impact the wider area and cross Chilton Parish.

Protection and improvement of Sustrans route 544 should be a policy item and the creation of active travel connections to the West Ilsley junction of the A34 should form part of the plan to enable active travel to the employment facilities within the Parish.

Support for a future 'Bridge to Berkshire' scheme for a bridleway along the A34 that HarBUG has been discussing with Kier and Highways England would be welcome.

Sincerely

Mrs S Taylor
Parish Clerk, Harwell

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mrs
Name	S Taylor
Job title (if relevant)	-
Organisation (if relevant)	Harwell Parish Council
Organisation representing (if relevant)	-
Address line 1	N/A
Address line 2	-
Address line 3	-
Postal town	-
Postcode	N/A
Telephone number	-
Email address	clerk@harwellparish.co.uk

Response 14

Respondent Details

Information	
Respondent Number: 14	Respondent ID: 163917257
Date Started: 08/04/2021 15:51:24	Date Ended: 08/04/2021 15:53:11
Time Taken: 1 minute 46 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

Q1. Are you completing this form as an:
Organisation

Your comments

<p>Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below from Oxfordshire County Council.</p>

<p>Q3. You can upload supporting evidence here.</p>
<ul style="list-style-type: none">File: County Council Comments.pdf

Your details and future contact preferences



Vale of White Horse District Council
By email only:
Planning.Policy@whitehorsedc.gov.uk

**County Hall
New Road
Oxford
OX1 1ND**

7th April 2021

Dear Planning Policy,

**Chilton Submission Neighbourhood Plan 2031
Closing date: 7th April 2021**

Oxfordshire County Council welcomes the opportunity to comment on the Chilton Neighbourhood Plan 2031 (submission document). We understand that these comments will be forwarded to an independent Examiner.

We note that the area covered by the Neighbourhood Plan does not include Harwell Campus, that having been specifically excluded at the time that the Neighbourhood Plan area was designated in 2017. Chilton is a small village within the North Wessex Downs Area of Outstanding Natural Beauty and is dissected by the A34.

The Neighbourhood Plan makes no housing allocations in line with its classification as a 'Smaller Village' in the VWHDC Local Plan Part 1. We understand that the Chilton Field development of 275 dwellings was built 2010-2014 and there were 18 dwellings built at Pegasus Close in 2019. Provision for limited development is made through Policy P1 within the existing settlement areas. We also note that Policy P4 supports new or enhanced employment opportunities.

We provided some comments on the draft pre-submission Neighbourhood Plan in October 2020. We note that they have been reported in the consultation statement and some amendments made. This includes a new policy added to the plan "P3 – The Historic Environment" and an additional Community Action added "Footpaths and Access to A34 Service Station".

We have internally consulted with the County Council's Waste Strategy team regarding this Submission version of the Neighbourhood Plan. Oxfordshire councils have ambitious targets to reduce the amount of waste generated and increase the amount recycled as demonstrated in our Joint Municipal Waste Management Strategy 2018-2023. They note no reference is made to resources use, waste reduction reuse or recycling. Although we generally seek that neighbourhood plans make reference to resources use, waste reduction reuse and recycling, we accept that this point is not related to whether this Neighbourhood Plan has met the basic conditions which apply to Neighbourhood Plans.

Our Minerals and Waste Policy officer has checked the Neighbourhood Plan area with our Minerals and Waste Local Plan proposals map. There are no safeguarded mineral and waste sites within the boundary of the Neighbourhood Plan. In addition, we advise that the Neighbourhood Plan area is in close proximity to Prospect Farm, a safeguarded waste site, which is outside the Neighbourhood Plan area to the east.

Oxfordshire County Council has no objections to this Neighbourhood Plan and supports Chilton Parish Council's ambition to prepare a Neighbourhood Plan.

Oxfordshire County Council does not request a public hearing. We wish to be notified of Vale of the White Horse District Council's decision on the Neighbourhood Plan.

Yours sincerely,

Sarah Steere-Smith

Sarah Steere-Smith
Planner

Email: sarah.steere-smith@oxfordshire.gov.uk

General Email: PlanningInOxfordshire@oxfordshire.gov.uk

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Ms
Name	Sarah Steere-Smith
Job title (if relevant)	-
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Organisation representing (if relevant)	-
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Address line 2	-
Address line 3	-
Postal town	Oxford
Postcode	OX1 1ND
Telephone number	-
Email address	Sarah.Steere-Smith@Oxfordshire.gov.uk

Would you like to be notified of Vale of White Horse District Council's decision to 'make' (formally adopt) the plan?

Yes I would like to be notified

Response 15

Respondent Details

Information	
Respondent Number: 15	Respondent ID: 163918452
Date Started: 08/04/2021 15:55:14	Date Ended: 08/04/2021 16:12:43
Time Taken: 17 minutes 28 seconds	Translation: English
IP Address: [REDACTED]	Country: United Kingdom

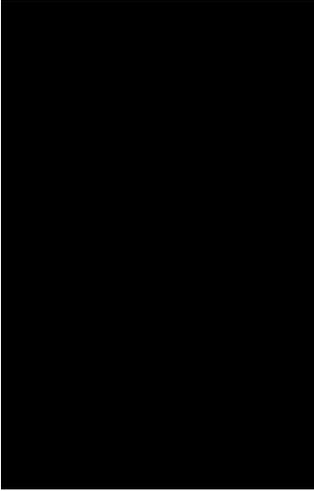
Q1. Are you completing this form as an:
Individual

Your comments

<p>Q2. You can provide your comments on the Chilton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. After this publicity period consultation, the opportunity for further comments will be only at the request of the examiner. If you wish to provide evidence and any supporting documents to support or justify your comments, there is a facility to upload your documents below.</p>
<p>Response received via email below from Mr Storey.</p> <p>Thank you for the opportunity to comment.</p> <p>The A34 is a dangerous road but road cyclists travelling from Bury Down to Chilton have no alternative route other than to cycle along the A34. A short tarmac cycle lane between the two junctions would reduce the relatively high risk of serious accident and encourage cycling. Please could you include such a route in the plan</p> <p>Many thanks</p>

Your details and future contact preferences

Q8. After the publicity period ends, your response will be sent to an independent examiner to consider. As the neighbourhood planning process includes an independent examination of the plan, your name, postal address and email (where applicable) are required for your comments to be considered by the examiner. The opportunity for further comments at this stage would only be at the specific request of the examiner. All personal data will be held securely by the council and examiner in line with the Data Protection Act 2018. Comments submitted by individuals will be published on our website alongside their name. No other contact details will be published. Comments submitted by businesses or organisations will be published in full, including contact details. Further information on how we store personal data is provided in our privacy statement.

Title	Mr
Name	Mike Storey
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Organisation representing (if relevant)	
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Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	