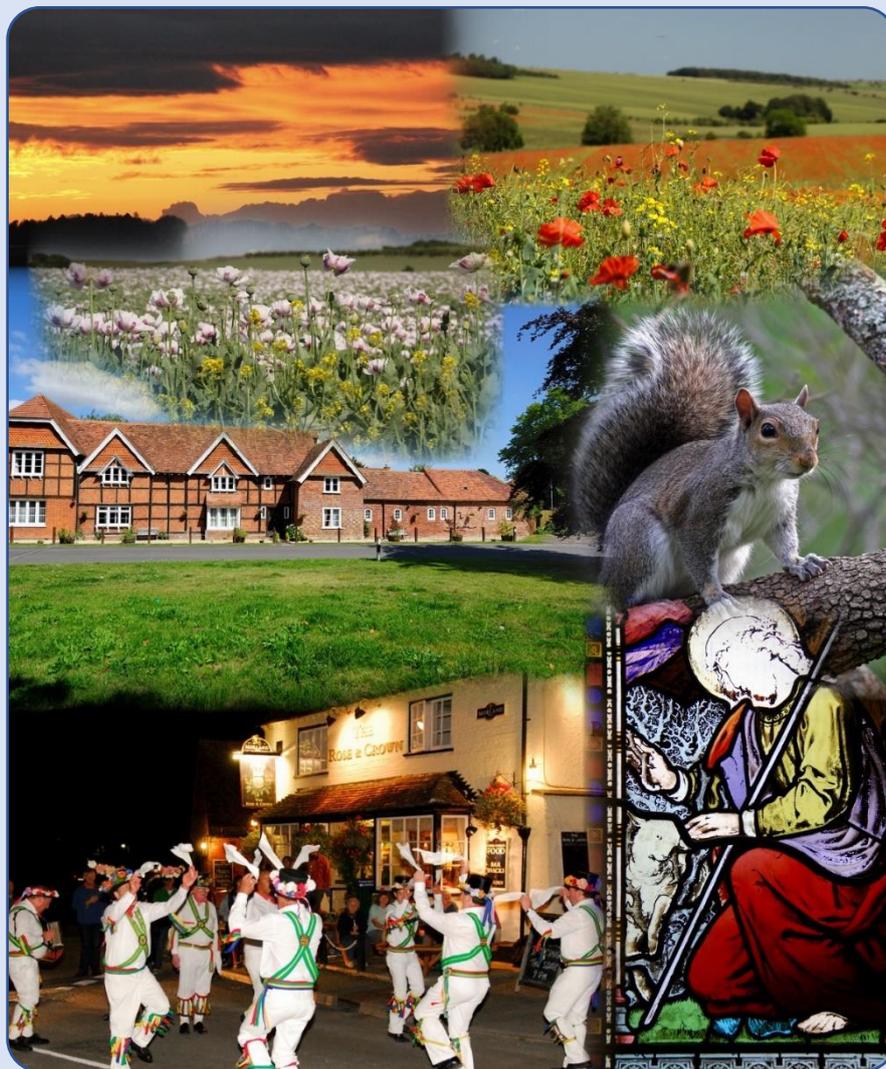


Chilton Neighbourhood Development Plan



2021 to 2031

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Contents

Executive Summary	5
Vision Statement	6
Policy Summaries	7
Community Issues	9
1. Introduction	10
1a. Background to the Plan	10
1b. Summary of Process, including consultation	10
1c. Vision Statement and Objectives	11
1d. Neighbourhood Plan Area	13
2. Chilton and its Surroundings	14
2a. Introduction to Chilton	14
2b. History leading to Current Status	16
2c. Location within Area of Outstanding Natural Beauty	17
3. Built Environment	18
3a. Village Character Assessment	18
3b. Sewerage and Drainage	24
3c. Housing Needs Survey	24
3d. Settlement Boundary	25
3e. Settlement Boundary Principles	25
4. Sustainable Development	30
4a. Existing Enterprises	30
4b. Sustainable Future Opportunities	31
5. Local Ecology and Environment	33
5a. Flora	33
5b. Fauna	33
5c. Ambient Sound – Traffic Noise	35
5d. Light Pollution:	37
5e. Air Pollution	38
6. Village Infrastructure	39
6a. Chilton Primary School	39
6b. Village Hall and Community Room	40
6c. Recreational Facilities	41
6d. Communal and Recreational Facilities – Feedback from Village Survey	42
6e. Public House – The Rose and Crown	43
6f. Religious Worship	43

6g.	Community Infrastructure - Summary	45
7.	Open and Local Green Spaces	47
7a.	Open and Green Infrastructure Audit	47
7b.	Designated 'Local Green Space' Areas	48
8.	Connectivity	52
8a.	Road Networks	52
8b.	Footpaths, Bridleways, Cycleways	52
8c.	Public Transport – Bus Services	53
8d.	Public Transport – Train Services	54
8e.	Local Taxi Services	54
8f.	High Speed Broadband	54
9.	Community Issues	55
9a.	All Saints' church churchyard	55
9b.	Public Transport	55
9c.	Recreation Facilities	55
9d.	Accessibility to the surrounding AONB and access to A34 Service Station	56
10.	Glossary/Defined Terms	57
11.	Credits and Acknowledgements	59
	List of Appendices	60
	<i>Appendix 1: Village Character Assessment and Design Styles</i>	<i>60</i>
	<i>Appendix 2: Village Survey and Results</i>	<i>60</i>
	<i>Appendix 3: Local Green Spaces Infrastructure Audit data</i>	<i>60</i>
	<i>Appendix 4: Traffic Noise Levels in Chilton</i>	<i>60</i>

Executive Summary

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

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

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

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

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

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

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

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

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

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

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

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

Vision Statement

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

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

Policy Summaries

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

Policy P1 – Location of Development

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

Policy P2 – Design Styles for Developments

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

Policy P3 – The Historic Environment

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

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

Policy P4 – Sustainable Business Development

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

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

Policy P5 – Natural Environment – Flora and Fauna

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

Policy P6 – Mitigation of Traffic Noise

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

Policy P7 – Avoidance of unnecessary light pollution

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

Policy P8 – Community Infrastructure

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

Policy P9 – Local Green Spaces

The areas designated as Local Green Spaces are:

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

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

Figure 7.1 shows the location of designated Local Green Spaces

Community Issues

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

All Saints' church churchyard

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

Public Transport

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

Recreation Facilities

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

Footpaths and Access to A34 Service Station

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

1. Introduction

1a. Background to the Plan

On behalf of Chilton Parish Council, the Chilton Neighbourhood Plan Steering Group has prepared a Neighbourhood Development Plan (*the Plan*) for the village.

The area covered by the Plan is described at Section 1d.

The Plan has been written for Chilton by a group of volunteers who formed a Steering Group (the '*Steering Group*'), the members of which are listed in the Credits and Acknowledgements section. Input has been sought from across the community. Support and advice has been provided by officers from the Vale of White Horse District Council ('*VWHDC*') and others, who are also listed in the same section.

The principal purpose of the Plan is to derive policies that will be used in making planning decisions about the future of the area up to 2031, the Plan Period (the '*Plan Period*'). Once approved by the independent examiner and supported at a village referendum, the Plan becomes part of the VWHDC's Statutory Development Plan. The policies developed must all be relevant to planning, and therefore can only relate to the development and use of land.

When preparing the Plan, the Steering Group has taken into account the following requirements of any neighbourhood plan:

- it must have appropriate regard for national planning policy;
- it must contribute to the achievement of sustainable development;
- it must be in general conformity with the strategic policies in the Development Plan for the local area; and
- it must be compatible with EU obligations, including human rights.

Neighbourhood plans provide local communities with the chance to shape the future development of their area. Therefore, consultation with the residents 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 described in Section 1b below.

Consultation has also brought forward a number of issues in relation to the village which do not relate directly to land use. In order to use this valuable feedback, the Plan includes a list of Community Issues, essentially additional matters of concern to the community and which can be considered by the Parish Council in the future.

1b. Summary of Process, including consultation

The proposal to prepare a Plan was first discussed at the Chilton Parish Council meeting in September 2015. Representatives from the VWHDC then attended the Parish Council meeting on 6 April 2016 and gave an outline of the purpose of a neighbourhood plan and the process involved. At this meeting the Parish Council agreed to proceed, and that a separate Steering Group be formed to progress the production of the plan.

An introduction to neighbourhood planning was included in the June 2016 edition of the Chilton Chronicle and circulated to all residents together with an invitation to attend a public meeting held

in the village hall on 21 June 2016. An invitation to express an interest to join the Steering Group was extended to all those present.

The Steering Group for this project was formed in the autumn of 2016. Steering Group members are volunteers with a broad mix of skills and experience, including planning, public consultation, and extensive knowledge of the history and environs of Chilton. The VWHDC designated the area (the 'Plan Area') to be covered by the Plan on 1 October 2017 following a statutory consultation. The Plan Area is shown in section 1d.

A neighbourhood plan is a community project and must derive its authority and policies from the community. Communication, feedback and consultation have played a major part in developing the Plan. Full details of the overall consultation process are set out in a separate Consultation Report, but in summary:

- The Steering Group met six-weekly in open meetings available to the community;
- Agendas were published on the Parish Council website <http://www.parish-council.com/Chilton/> in advance of each meeting, and Minutes were similarly published after each meeting;
- Feedback was obtained through the village survey (See Appendix 2), village events, and individually via members of the Parish Council and the Steering Group;
- Progress updates were provided:
 - in the Chilton Chronicle, the news sheet published by the Parish Council and hand-delivered to every household (10 editions/year);
 - via the three Chilton Facebook pages, and
 - on posters placed around the village.
- Progress of the Plan was discussed at each Parish Council meeting;
- A joint project was set up with Chilton Primary school to collect data on local fauna
- A draft plan was prepared and submitted for pre-submission consultation;
- Comments from the pre-submission consultation were addressed in an amended plan submitted to the VWHDC for the formal 'regulation 16' consultation.

During the process, helpful advice was provided by members of the VWHDC's neighbourhood planning team.

1c. Vision Statement and Objectives

Following a public consultation, including further public meetings, a vision and set of objectives were agreed by the Steering Group to reflect the views expressed by residents and other interested parties:

Vision Statement

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

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

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

This vision, and the classification of Chilton as a small village, is consistent with the policies set out in the adopted Local Plan Part 1

1d. Neighbourhood Plan Area

The Plan Area is shown in Figure 1.1.

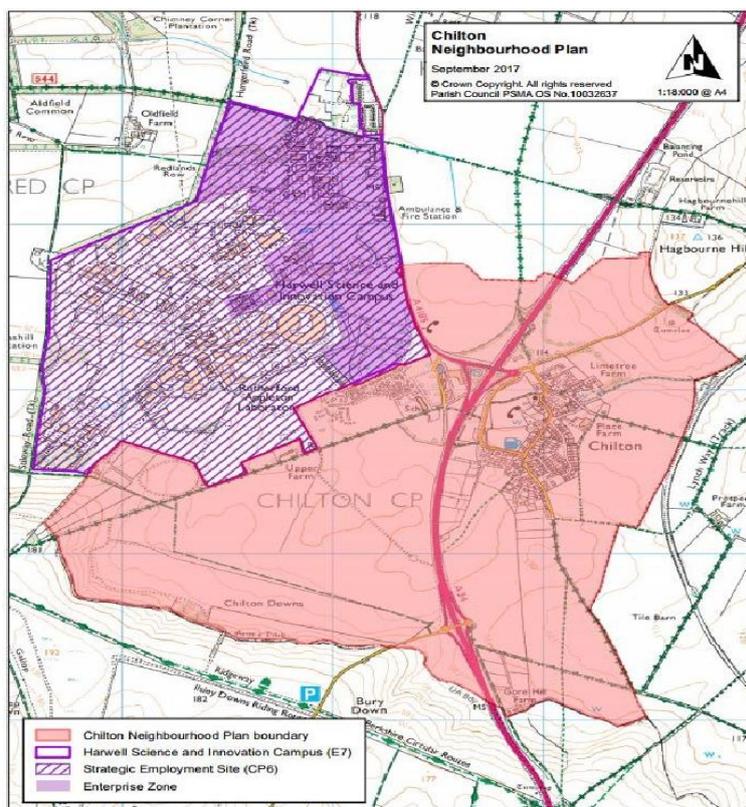


Figure 1.1 Chilton Neighbourhood Plan Area

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

2. Chilton and its Surroundings

2a. Introduction to Chilton

Chilton is situated within the Vale of White Horse District adjacent to the Oxfordshire border with Berkshire. Figure 2.1 is a map showing Chilton in relation to neighbouring settlements and administrative boundaries.

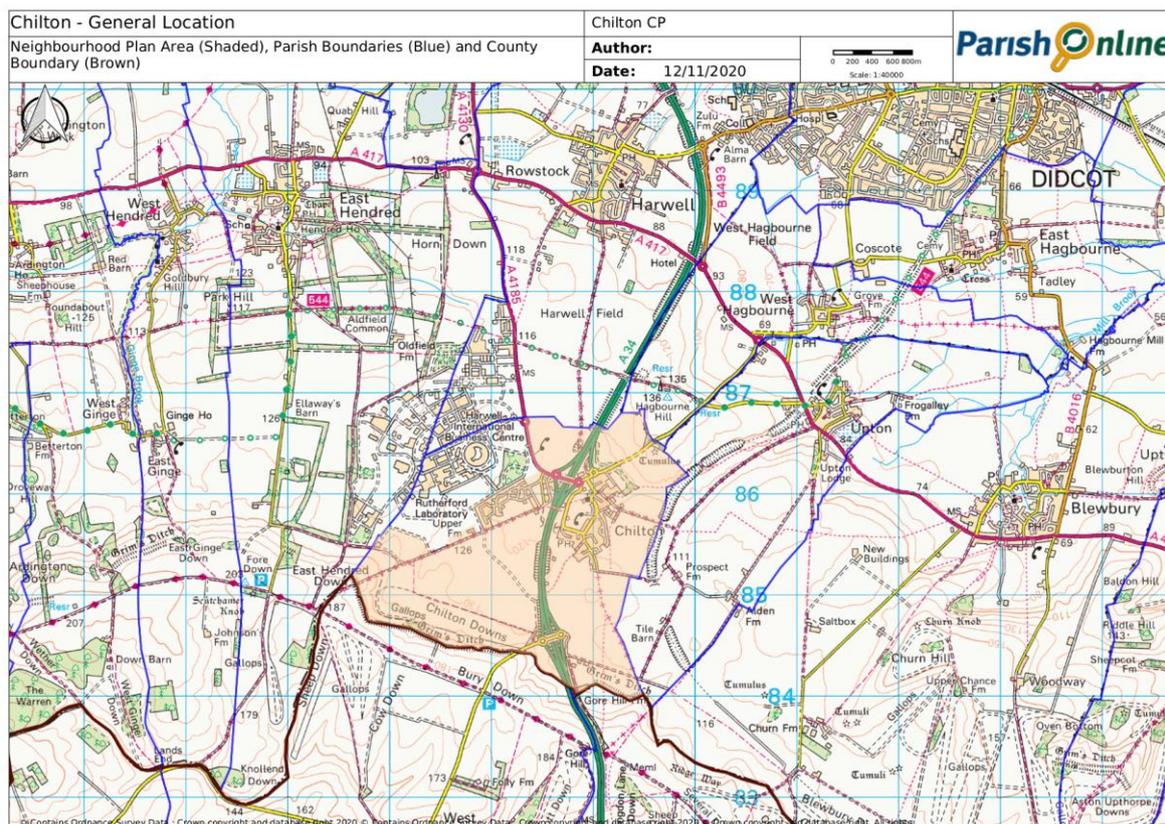


Figure 2.1 Chilton in relation to nearby settlements and administrative boundaries

Chilton is a vibrant community with its origins steeped in history that now provides largely residential amenities within a rural small village setting in the North Wessex Downs AONB.

The village lies between the historic Ridgeway National Trail on the Berkshire Downs and the Harwell Campus Enterprise Zone founded on the former Royal Air Force (RAF) Harwell airfield, and is bisected by the A34 trunk road. The village comprises two major residential zones, the traditional, older part of the village to the east of the A34 and the newer Chilton Field development to the west of the A34. A much smaller and separate group of houses, are situated to the west of the A34 on Newbury Road adjacent to Chilton Garden Centre.

The Parish of Chilton includes these residential zones, considerable agricultural land, green space amenity areas, parts of the Strategic Enterprise Zone, and the Employment Zones as defined in the Local Plan Part 1.

Size and Population

The Plan Area consists of approximately 670 residences – some 360 in the older part of the village to the east of the A34 and 310 to the west of the A34. The most recent census in 2011 lists the population as 894 but this does not fully embrace the recently arrived residents in Chilton Field. A more recent estimate places the current population to be about 1400-1500.

Footpaths

The Parish is surrounded and/or crossed by a number of footpaths and rights of way, many of historic interest, providing valued access to the surrounding AONB (see Figs 2.2 and 8.1).

Community Assets and Facilities

Chilton houses a number of buildings and amenities that serve the community. All Saints' church provides a commanding visual asset in the traditional part of Chilton as well as being a centre of spiritual wellbeing. Chilton Primary School, situated adjacent to the Chilton Field development, has a long-standing reputation for excellence and also accommodates a vibrant pre-school nursery class. The Parish includes a recently extended village hall in the traditional part of the village and a community room on the Chilton Field development. Recreational facilities are provided in both parts of the village. Green space amenity areas are interspersed within the housing. Allotment plots are provided east of the A34 and in a new area for allotments west of the A34.

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

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

Housing

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

The residential zone to the west of the A34 comprises a farmhouse, 12 houses in Severn Road constructed in 1952¹, a row of newly built/renovated properties adjacent to the Garden Centre, together with 275 houses on the Chilton Field development constructed in 2011/2012 following the removal of the 100 prefabricated houses and reclamation of the adjacent ex RAF and United Kingdom Atomic Energy Authority (UKAEA) brown field land.

Employment and Business

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

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

¹ Severn Road lies within the Employment Zone and at the request of VWHDC has been excluded from the Plan Area (See Section 1.d)

Public Transport

Chilton is served partly by the X32 Thames Travel bus service between Oxford and the nearby towns of Didcot and Wantage, and the more restricted 94 bus service between Chilton and Didcot. Bus timetables are frequently changed for Chilton services. Additionally, the Thames Travel science shuttle service (ST1) operates between the Harwell Campus, a distance of about a mile from Chilton village east of the A34, and Oxford city centre.

2b. History leading to Current Status

Ancient and Medieval

The Parish of Chilton has a history of settlement since ancient times. Its strategic position in a sheltered valley below the Ridgeway, a thoroughfare of great historic significance, has provided opportunities for hunting and farming and good communications for trade and new ideas.

Chilton fell within the region occupied by the Celtic tribe of the Atrebates. Many Iron Age remains have been found locally.

A possibly older scheduled monument is Grim's Ditch which lies on the southern boundary of the Plan Area. Much of this extensive earthwork has now been lost, but short distances can still be found and appear on Ordnance Survey maps in the south of the Parish. This was a significant, possibly tribal, boundary.

During the Roman occupation there is evidence that there was much development in the local area. Excavations took place before the building of homes at Chilton Field, which revealed that an extensive settlement existed here.

During the medieval period, King Edward II (1284-1327; reigned 1307-27) is believed to have passed through Chilton on his way to Harwell, where he had installed his favourite Piers Gaveston with a large landholding.

During the English Civil War (1642-1649) following the second battle of Newbury (1644), defeated Royalist troops fled through Chilton towards their stronghold at Oxford. Parliamentary troops pursuing them paused long enough at Chilton to destroy the church tower. Chilton rebuilt its tower in wood and its stone tower was reinstated in the nineteenth century.

Agricultural and Equine

In the eighteenth-century William Duke of Cumberland (the second son of King George II) was the tenant of a mansion at Kate's Gore on Gore Hill, which was used as an important establishment for training his racehorses. The chalk downland with its well-drained springy turf offered the perfect platform for equine exercise. In the nineteenth and twentieth centuries racehorse training became a major industry in Chilton. It employed many people and enhanced the viability of the rural economy. Although now diminished in size, equine activities continue to provide sustainable economic and recreational value to the present day.

The open countryside surrounding the village is classified as Grade 2 (very good) agricultural land and continues to be farmed largely with arable produce.

Royal Air Force - Harwell

The former RAF Harwell airfield lies to the north-west and adjacent to the Plan Area. It is within the Enterprise Zone.

There is a memorial marking the end of the runway to commemorate the 6 June 1944 'D-Day' operation when gliders taking troops to Normandy took off. It lies within Chilton Parish.

UKAEA and Harwell Campus

After World War II, the airfield became the research centre for the United Kingdom Atomic Energy Authority (UKAEA), bringing with it supporting residential housing of 100 prefabricated houses on the Chilton site and 12 houses on Severn Road, both within the Parish Boundary. Scientific research has continued to this day to be a major theme on the adjacent Harwell Campus which is a Strategic Enterprise Zone and Employment Zone within Part 1 of the Local Plan. The prefabricated houses were demolished in the 1990's and the extended site formed the location for the Chilton Field housing development on the west side of the A34.

2c. Location within Area of Outstanding Natural Beauty

Until 1974 Chilton was, for approximately 1,000 years, in the Royal County of Berkshire. After Government changes throughout the country many ancient counties found themselves placed in unfamiliar areas. Chilton had until 1974 been within Wantage Rural District Council. After that date it was placed in the newly formed VWHDC.

As shown in Figure 2.2, Chilton Parish lies wholly within the North Wessex Downs AONB where it is classified with a 'downs plain and scarp' landscape by the AONB management board with the description:

"The Downs Plain is characterised by vast arable fields, lack of surface water and a general absence of settlement. Conversely the dramatic scarp slope, cut by springs, creates a convoluted edge alternately under woodland and pasture, including significant areas of remnant chalk grassland. This is a landscape that feels as though it has hardly changed over the centuries, although it is increasingly affected by development at its foot, outside the AONB boundary."

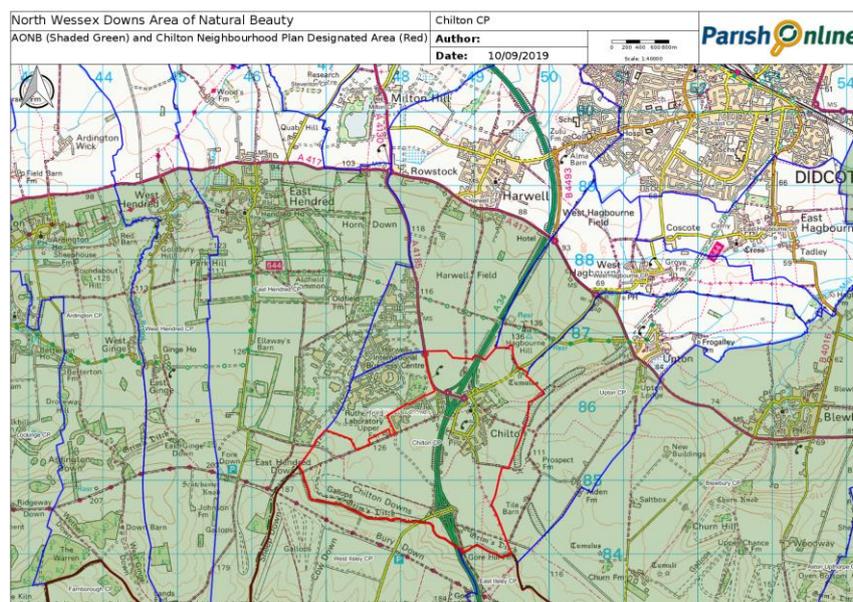


Figure 2.2 The Plan Area located within the North Wessex Downs AONB

3. Built Environment

In this section of the Plan we describe the character of Chilton village, its heritage assets and how the village has developed over time, leading to a number of characteristic architectural styles that are predominant in different locations within the village. We also describe the current housing needs of the village as perceived by local residents, and propose how future needs, within the Plan timeframe, can best be accommodated within existing defined settlement areas.

More detailed information and evidence is given in two supporting appendices.

Appendix 1 presents a village character assessment outlining the relationship between the built and natural environments. Typical styles of development that positively contribute to the local character are described together with their main locations within the Plan Area. This appendix provides a design and style guide to capture those characteristic architectural features to ensure harmonisation of any future development with the existing styles in the different areas of the village. Guidance is given on design principles, siting, materials, environmental standards as well as the change of use, conversion or replacement of existing buildings.

Appendix 2 presents the results of a survey, open to all village residents and visitors, undertaken by the steering group in 2018 to assess the needs and perceptions of requirements for future development of the village. Section 1 of the survey addresses housing needs, section 2 addresses village amenity needs, section 3 addresses business activities and section 4 provides for open comments not covered elsewhere. In section 3c below we focus on the results of the housing needs section of the survey and the implications for future housing development sites.

3a. Village Character Assessment

Chilton is one of a series of springline villages at the northern edge of the North Wessex Downs, just below the ancient Ridgeway. Historically its rural and somewhat isolated location has dictated that its economy has been rooted in agriculture and racehorse training. With the advent of modern transport Chilton has grown and diversified, although its rural setting and retention of green open spaces are much enjoyed and valued by its community.

A major new development to the village, on the west side of the A34, has been built on the site previously occupied by 100 prefabricated houses and other facilities owned by the UKAEA. This development, known as Chilton Field, built over the period from 2010 to 2014, comprises 275 residential dwellings.

The older part of the village has evolved from its main thoroughfare, which was originally a loop between two points on the old A34 Oxford to Newbury road (White Road and Townsend at the northern end and Lower Road at the southern end). When the A34 trunk road was upgraded and realigned in the 1970s, Chilton's status as a small village with no through traffic was upheld. It therefore retains a degree of tranquillity which is often lost to villages in less optimal locations, and it remains a priority of parishioners that Chilton's character is preserved for the benefit of its residents.

Although Chilton has no conservation area, it retains many of its historic properties, together with later infilling and new development in a pleasing mix of homes and gardens, suited to its rural location.

Chilton has one Grade II* listed building and 7 entries of Grade II listings (some multiple dwellings), all situated in the older part of the village on Townsend, Church Hill, The Green, Main Street and

Dene Hollow as shown in Table 3.1 and Figure 3.1. All the architectural details for these buildings can be found on the Historic England website under “Chilton, Oxfordshire” and a summary of the most notable features are given in Table 3.1 (Abridged) below, full table is in Appendix 1 Section 1.4.

Listed Buildings in Chilton			
Property	Location	Grade	Description
Place Farm House	The Lane	II*	15 th /16 th Century farmhouse
Chilton House	Townsend	II	Mid-17 th century origin, now 4 dwellings
The Goddards	Church Hill	II	Early 17 th century house
All Saints' church	Church Hill	II	12th century origin with additions 13 th , 14 th and 19 th century
East, Middle and West Houses	Church Hill	II	17 th century origin built as vicarage, now 3 dwellings
Dene Hollow and Dene Lodge	Dene Hollow	II	17 th century origin
Malt House	Main Street	II	Early 18 th century
1 and 2 The Green	The Green	II	17 th century origin, now 2 dwellings

Table 3.1 Listed Buildings in Chilton (Abridged)

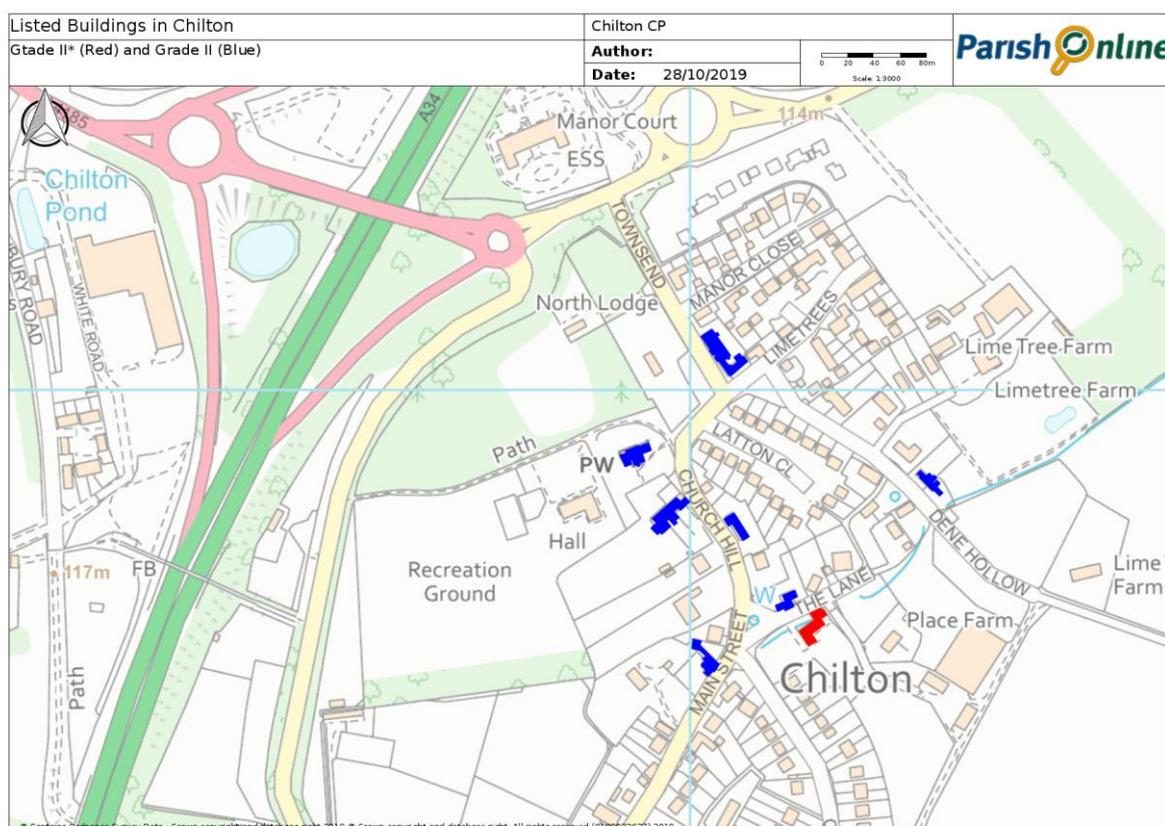


Figure 3.1 Location of Listed Buildings in Chilton

Photos of the Grade II* listed building, Place Farm House, and the Grade II All Saints' church are shown in Figures 3.2 and 3.3.



Figure 3.2 Place Farm House – Grade II* Listed Building



Figure 3.3 All Saints' church – Grade II Listed Building

Although not formally 'listed', there are also many other properties within the Plan Area that have significant heritage or architectural merit. They contribute greatly to the character of the village so enhancing the relationship between the built environment within its rural setting. For example, several properties along Main Street, including the Rose and Crown public house shown in Figure 3.4, retain traditional architectural styles typical of early downland villages. A summary of the most notable features are given in Table 3.2 (Abridged) below, full table is in Appendix 1 Section 1.4.



Figure 3.4 Rose and Crown Public House, Main Street

Non-Designated Heritage Asset Buildings		
Property	Location	Description
Upper Farm and outbuildings	White Road	Possibly 18th century farmhouse
1 & 2 Pond Cottages	Newbury Road	Possibly 18th century labourers' cottages.
Pond Cottage	Dene Hollow	Originally a labourer's cottage, possibly 17th century, the last thatched roof in Chilton
The Cottage and Willow Cottage	The Lane	Semi-detached pair of labourers' cottages. Possibly late 18th/early 19th century built of red handmade bricks
Cross House	Church Hill	Originally the village school built in 1870 by Lockinge Estate
Penfold Wick	Church Hill	Individual architect-designed detached house, built in mid 1970s
The Blenheims with 1 & 2 Lavender Cottages	Main Street	Three adjoining cottages, half-timbered beneath tiled roof. Probably 17th century or possibly earlier
The Yews	Main Street	17th century or possibly earlier. Two historic conical clipped yews with preservation orders stand either side of the gateway
Eastcourt House and The Nook	Main Street	Semi-detached cottages built by Lockinge Estate in the late 19th century.
Clematis Cottage and Colina	Main Street	Semi-detached pair (originally three) cottages, possibly 18th century, incorporating traditional "Lockinge" dormers.

Non-Designated Heritage Asset Buildings		
Property	Location	Description
Layton Cottage	Main Street	Probably built about 1750. Largely unaltered. Metal railings along front boundary made by village blacksmith.
The Old Post Office	Main Street	17th century origins with Lockinge built extension in late 19th century.
Malt Cottage and Boston House	Main Street	Pair of semi-detached 19th century Lockinge Estate Cottages.
Rose & Crown	Main Street	Probably mid-18th century public house
Church Farm House	Main Street	Possible 17th century origins. .
Bargeway House	Lawson Lane	Probably late 19th century.
Downs House	Lower Road	Built in the early 1930s, substantial detached house originally adjacent to its own racing stables.
Ivy Cottage	South Row	Probably 18th century, detached cottage
The Cottage	South Row	Probably 19th century, detached cottage
1 & 2 Church Farm Cottages	The Orchids	Pair of semi-detached single-storey cottages, circa 1920/30
Roamers	Dene Hollow	Individual architect-designed detached house built in 1970s
The Manor House	Townsend	1962 detached house built in a much earlier style

Table 3.2 Non-Designated Heritage Asset Buildings (Abridged)

A full village character assessment including descriptions of the various designs styles and listings of both listed buildings and non-designated heritage assets is given in Appendix 1.

Throughout the second half of the twentieth century Chilton grew considerably to accommodate an expanding population and to rehouse tenants of dilapidated or tied cottages.

1930s – South Row (east side) development of council/social housing; South Row (west side) small scale development of private houses, now demolished and redeveloped again.

1949 – Elderfield Crescent development of 22 council/social houses.

1960s – Bungalows in the east part of The Lane off Dene Hollow.

1966 – Manor Close, built successively to a total of 11 detached houses.

1967 – Crafts End, mix of bungalows, detached and semi-detached houses, altogether 71.

1973 – Latton Close, 20 detached houses, replacing two historic barns.

1970s – Hill Piece, council/social housing development of 24 terraced houses and 6 flats

1982 – Thorningdown, 7 detached houses

1987 – The Orchids, mix of detached and terraced houses, altogether 21

1991 – Limetrees, 30 detached houses.

1996 – The Paddock, 11 detached houses.

Since the year 2000 there have been further developments, situated predominantly to the west of the A34 trunk road.

2007 – The Gallops, 11 linked dwellings

2014— Chilton Field, a mixed development of 275 detached, semi-detached and terraced houses, including an element of social housing and a Community Room. The Chilton Field development has had a major effect upon the population of Chilton, which has almost doubled in size.

A photo of houses typical of Chilton Field is shown in Figures 3.5.



Figure 3.5 Houses on the Chilton Field Development

2001 and 2018 - Chilton Primary School was rebuilt and opened in 2001 replacing the old school built in 1947, with an extension added in 2018 to accommodate a need created by the development of Chilton Field.

An extension in 2014 to the Village Hall, located on the recreation ground on the eastern side of the A34, enables all residents to meet and take part in local events, thus encouraging integration between the old and new parts of the village. A Community Room was built as part of the Chilton Field development.

The most recent development, in 2019, is Pegasus Close, a development of eighteen mixed detached and terraced houses with access from Townsend. This development utilises air source heat pumps providing a low carbon producing means for water and space heating.

Chilton is bounded to the west and south by extensive views of the North Wessex Downs AONB and the Ridgeway National Trail, visible from higher points of the developed area, and can be appreciated from the Village Hall and recreation ground, which are widely used. To the east it is sheltered by the rising ground of Hagbourne Hill. To the north lies the busy environment of the Harwell Campus.

3b. Sewerage and Drainage

Owing to its topological positioning with respect to the surrounding area, the mains drainage system for developments to the east of the A34 relies on a pumping station situated in Dene Hollow.

In recent years, there have been a few occasions during or following extended periods of wet weather when low lying parts of Chilton to the east of the A34 have suffered sewer overflows and groundwater flooding.

Following one of the wettest periods on record, when emergency measures were required to augment the pumping station, Thames Water upgraded the sewage effluent link. Although significantly improved, instances of blocked and/or overloaded mains sewers have continued to occur and remain of some concern.

It is noted that for the recent housing development in Chilton in Pegasus Close, control of waste water was addressed at the planning stage and that a sustainable solution was included in the resulting approved plans. It is important that any future development should not exacerbate the potential for groundwater flooding or sewer overflows and that appropriate safeguards are ensured through existing planning and building regulations

3c Housing Needs Survey

Part of the survey of all residents in 2018, managed by the Steering Group, was designed to gather views on the need for further housing, the preferred location of any housing and the preferred design styles. Appendix 2 gives full details.

The results of the survey are summarised as follows:

1. The majority (67%) of respondents said either they were not very likely or not at all likely to move in the next five years
2. Of those wanting to move, 34% cited affordability as the reason preventing their moving and 19% as lack of suitable housing being available.
3. The majority of respondents (55%) did not consider that there were any suitable locations for new homes in or around the village. 27% of respondents supported infill between existing properties and 15% supported backfill on existing properties. 10% of respondents supported new housing on paddocks or open spaces.
4. For those people with established links to Chilton and who need housing, 38% of respondents were supportive of new sheltered housing for older people, 37% supported new housing to buy, 30% supported new housing for people over 55 years old, 29% supported new affordable rented housing provided by a housing association, 25% supported new shared ownership housing, 25% supported self-build schemes and 21% supported new housing to rent at market rates. 35% of respondents stated they did not support any of these.
5. In keeping with existing design styles, in the older part of the village to the east of the A34, 80% of respondents supported brick designs, 75% supported timber framed or other traditional designs and 31% supported contemporary designs. In the newer part of the village to the west of the A34, 83% supported brick designs, 53% supported contemporary designs and 36% supported timber framed or traditional designs.

The evidence from the survey indicates there is only a limited local need for further housing development and that there is a strong preference that any housing development should not be permitted on existing paddocks or open spaces. In addition, there was preference that the design of

any houses reflect existing styles in accordance with location and reflected by the village character assessment.

These findings underpin the vision and objectives for the Plan. They are consistent with the 'smaller village' designation for Chilton in Part 1 of the Local Plan, and that no further development sites within the Part 2 of the Local Plan are identified within the Plan Area.

In response to these findings, policies P1, P2 and P3 have been formulated to address the location and design styles of future development proposals within the Plan Area.

3d. Settlement Boundary

A settlement boundary is recognised and generally accepted for defining appropriate locations for development, and to prevent inappropriate development in open countryside.

The Local Plan 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 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.

It is therefore important that the principles on which settlement boundaries are based are clear, consistently applied, and capable of being easily understood. It defines the boundary between the predominately built-up area of the village and the predominately open countryside surrounding the village. The principles by which the settlement boundary has been determined are as follows:

3e. Settlement Boundary Principles

Principle 1: Given the status of Chilton as a smaller village in the Local Plan the boundary has been drawn fairly tightly around the existing built-up area and no new allocations for housing or other land uses incorporated until built out.

Principle 2: The boundary follows clearly defined features e.g. field boundaries, roads, ditches, walls, fences, etc.

Principle 3: The boundary follows the curtilage of properties except where there are large gardens or other open areas, which would be inappropriately drawn into the built-up area.

Principle 4: Isolated dwellings and agricultural buildings which are clearly detached from or peripheral to the main built-up area of the village are excluded.

Principle 5: Existing areas of employment and business that are detached from or peripheral to the village are not included but instead they will be clearly identified for that purpose.

Principle 6: Important amenity areas and large public open spaces that contribute to the character of the village and that are already subject to restrictions on future development will not be included.

Principle 7: The settlement boundary does not need to be continuous. It may be appropriate given the nature and form of the village to define two or more separate elements.

Principle 8: The boundary will be drawn consistent with existing planning permissions and appeal decisions to include those developments that have been approved and are built out, and to exclude recent refusals.

A map of the settlement boundaries drawn adopting these principles is shown in Figure 3.7.

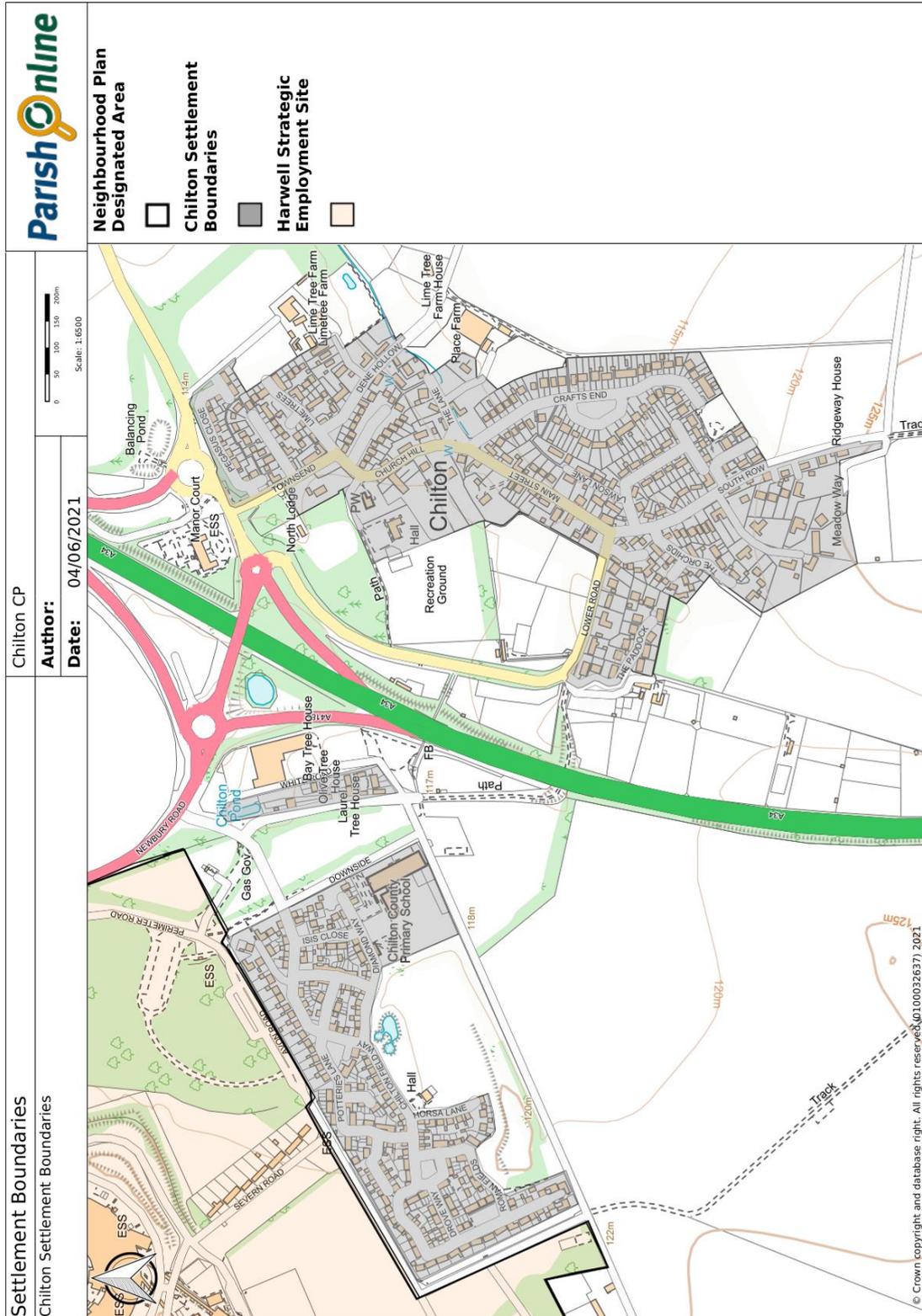


Figure 3.7 Settlement boundaries

Three settlement areas are identified: a large area to the east of the A34; a large area to the west of the A34; and a small area to the west of the A34 adjacent to the employment site close to the northbound slip road off the A34.

Two employment sites are identified: an area to the west of the A34 adjacent to the northbound slip road off the A34 and the site of Chilton Garden Centre, and an area to the east of the A34 enclosed by the southbound slip road off the A34 and the site of Horticulture House, a large office building.

The boundary is consistent with the planning decisions for new housing developments made since 2014 as shown in Table 3.3.

Reference ID	Description	Decision
P18/V3052/FUL (Replaces earlier withdrawn application P18/V1755/FUL)	Land at A34 Chilton Interchange Chilton Erection of a new roadside service area comprising petrol filling station, retail shop (Class A1), electric car charging points, drive-through unit (Class A3/A5), parking and associated works. (As amended by plans received 25 March 2019).	Refusal of Planning Permission
P17/V1628/FUL Follows P16/1243/0 and P14/V0130/O	Land to north of Manor Close Chilton DIDCOT OX11 0SS Erection of 18 dwellings with access, car parking, areas for landscaping and other associated works	Planning Permission Granted
P16/V3061/FUL	Land at Upper Farm Road Chilton OX11 0PJ Erection of three detached dwellings and two semi-detached dwellings with associated landscaping, parking and access.	Planning Permission Granted
P16/V1709/FUL	Manor Close Chilton DIDCOT OX11 0SS Proposed new dwelling with associated surface parking and external garden	Planning Permission Granted
P15/V2199/O	Land off Hagbourne Hill Chilton Erection of up to 40 dwellings with associated means of access, car parking, new footpath links, amenity space and landscaping (revised surface water and foul water drainage strategy, revised footway route beside Hagbourne Hill, revised illustrative site plan and illustrative landscape strategy, revised tacking plan and arboricultural report addendum	Refusal of Planning Permission
P16/V0660/O P15/V0969/O refers	Land to the North of Lower Road Chilton Oxfordshire OX11 0RR Outline permission for up to 40 new dwellings including 16 affordable homes along with associated landscaping, open space and drainage infrastructure at land off Lower Road, Chilton.	Refusal of Planning Permission Decision upheld on appeal and judicial review
P15/V2958/FUL	Land adjacent to Pond Cottages Newbury Road Chilton OX11 0PG Erection of 4 two storey dwellings	Planning Permission Granted
P14/V2462/O	McCloskey Equipment Ltd Upper Farm Road Chilton OX11 0PJ Erection of 58 dwellings with associated means of access, car parking, new footpath links, amenity space	Refusal of Outline Planning Permission

Reference ID	Description	Decision
	and landscaping	
P15/V0325/O	Land off Hagbourne Hill Chilton Erection of 40 dwellings with associated means of access, car parking, new footpath links, amenity space and landscaping.	Refusal of Outline Planning Permission
P14/V0112/FUL	The Yews Main Street Chilton Didcot OX11 0RZ Demolition of existing ancillary building. Erection of a new four-bedroom dwelling (within the grounds of The Yews).	Planning Permission granted

Table 3.3 VWHDC Planning Decisions on Housing Development Proposals 2014-2019

Figure 3.8 illustrates the locations of these planning proposals in relation to the settlement boundaries and employment areas.

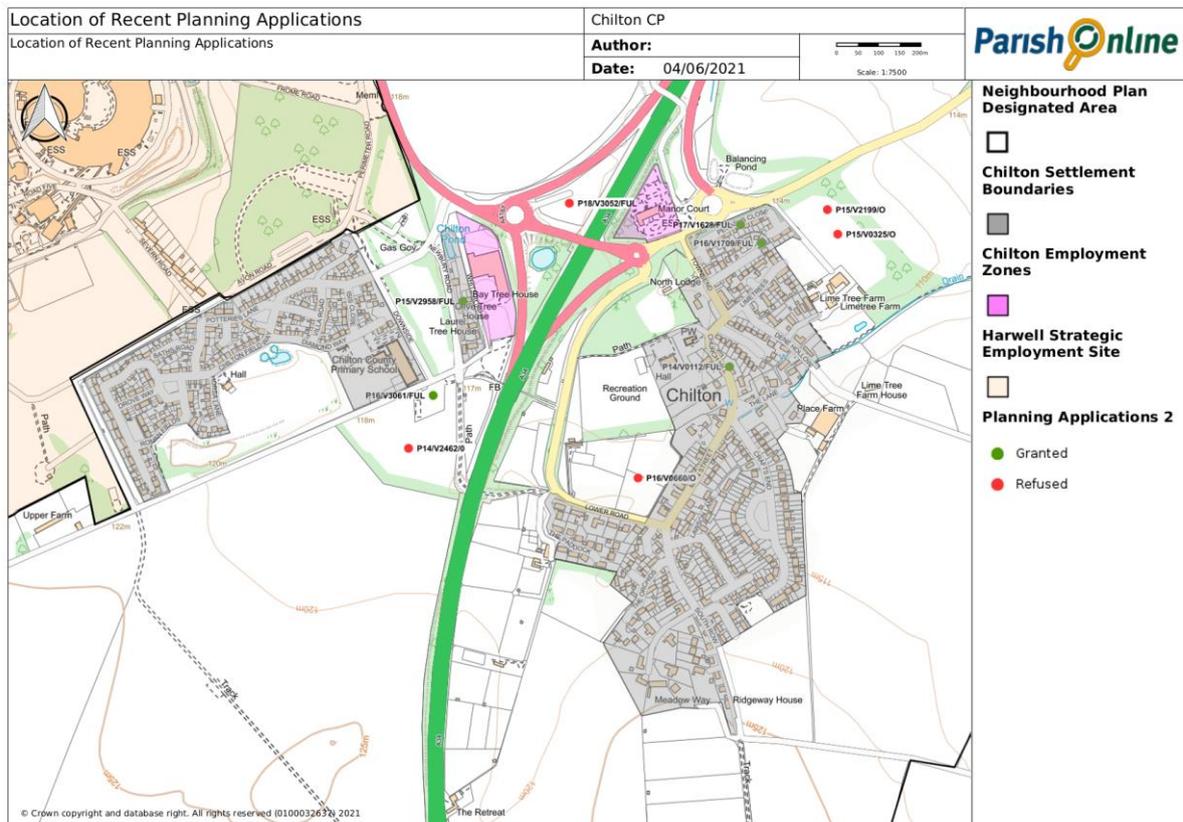


Figure 3.8 Location of Recent Planning Applications

From the evidence and descriptions presented in Sections 2 and 3 and Appendix 1, there are three associated policies to further the achievement of the vision for the Plan.

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

Policy P1 – Location of Development

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

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 countryside locations outside of the Chilton settlement areas should have regard to the downland character of the North Wessex Downs AONB. The North Wessex Downs Management Plan Chapter 2 gives details of the downland Character of the landscape.

The policy relating to maintaining and enhancing heritage assets and the historic environment is as follows:

Listed buildings are those defined in Section 3a. Scheduled monuments and archaeological finds are described in Section 2b and further details of non-designated historic assets are given in Appendix 1.

Policy P3 – The Historic Environment

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

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

4. Sustainable Development

The Plan Area lies adjacent to the Harwell Strategic Enterprise Zone and Employment Zone (see Figure 1.1) and close to the Milton Park enterprise zone. These locations provide for major employment provision within the Local Plan.

4a. Existing Enterprises

Existing businesses, with several or more employees, within the Plan Area reflect the rural setting of Chilton and its links to agriculture, horticulture and equine heritage. These include the Chilton Garden Centre, Horticulture House, CYO Seeds, and Skippets Stables. The two largest employment centres are the Garden Centre and Horticulture House as shown on Figure 4.1

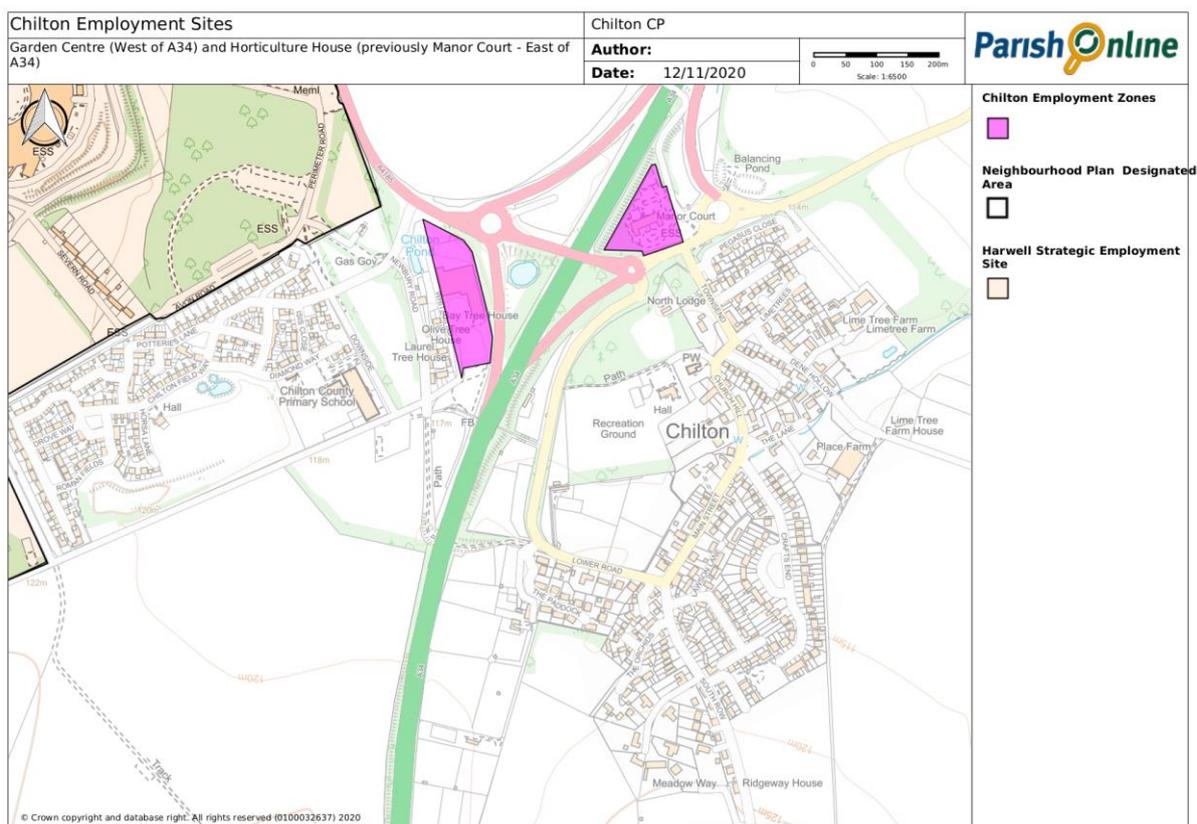


Figure 4.1 Chilton Employment Sites

The Garden Centre is located adjacent to the north-bound exit slip road from the A34. Its central location is readily accessible from residential areas east and west of the A34. As well as selling plants and gardening provisions, the premises include a cafeteria and an antiques outlet.

Horticulture House is located adjacent to the south-bound exit slip road from the A34. This is an office building capable of providing facilities for over 100 employees. Since 2000 it has been occupied by various companies and is now owned and occupied by the Horticultural Trades Association as their head office.

CYO Seeds, established in 1976, provides mobile seed processing and engineering services to farms in the south, south-east and central England. The business is situated at Lime Tree Farm on the northern edge of the village and accessed from the B4993 Hagbourne Hill road.

Skippets Stables is a relatively newly formed equine business providing specialist stabling and convalescent facilities for racehorses. It is situated close to the old railway to the east of the village and accessed from the village via Dene Hollow.

Other enterprises within the Plan Area which provide employment include farming, the Rose and Crown public house, the petrol station on the south bound carriageway of the A34 south of the village, and homeworking.

Although no longer a large employer of people, farming occupies a high proportion of the open countryside within the Plan Area and contributes greatly to the aesthetic appeal of this region of the North Wessex Downs AONB.

The Rose and Crown public house, situated in Main Street in the older part of the village, has been in Chilton for over 100 years and now provides restaurant facilities, regular quiz nights and supports other community-based groups.

There has been a petrol station at this location on the A34 for some decades, well before the current dual carriageway was completed in 1977, and before the designation of the North Wessex Downs AONB in 1972. The introduction of the dual carriageway left it accessible by road when going south only. It is also accessible by a footpath from The Orchids at the southern edge of the village to the east of the A34. As well as selling fuel, the petrol station includes a recently upgraded retail outlet selling foodstuffs, newspapers etc.

Homeworking includes home office working and offering room rental. Such enterprises may be short or long-term arrangements and have been recently assisted by the provision of high-speed broad band.

In addition, the close proximity of Chilton to the Ridgeway National Trail and the Harwell Campus renders the location convenient for short term bed and breakfast accommodation as is offered by a few residences within the village.

4b. Sustainable Future Opportunities

Objective 9 of the Plan establishes the aim “To promote sustainable enterprise consistent with the character and history of Chilton in its setting as a small primarily residential rural village”.

In the village survey, conducted in June 2018, respondents were asked how satisfied they were that existing business enterprises met their needs. Whilst over 50% of respondents were either very satisfied, satisfied or neither satisfied nor dissatisfied, a sizeable minority (44%) indicated some level of dissatisfaction. The free text comments accompanying the question suggested that many were in favour of improved local shopping facilities within walking distance. Some form of community or local village shop selling basic groceries and fresh produce seemed to be preferred over retail facilities attached to a service station primarily aimed at attracting custom from A34 road users.

A further question in the survey addressed what types of sustainable enterprises should be supported or encouraged. There was strong support for businesses promoting local employment (53% of respondents); businesses that were agricultural or horticultural (52%) or those that were equine related (39%). There was also strong support given to promoting home-based working (46%).

To promote future sustainable development consistent with the character and history of Chilton whilst recognising the opportunities from existing businesses and their locations the following policy has been developed:

Policy P4 – Sustainable Business Development

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

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

5. Local Ecology and Environment

To minimise damage to the flora and fauna of the Plan Area, Local Plan LPP1 CP46 must be followed for all developments

5a. Flora

Chilton is situated on chalk downland very close to the Ridgeway, with significant numbers of native orchids at various village locations. Species found locally include bee orchid, pyramidal orchid, broad leaved helleborine, white helleborine, common spotted orchid and common twayblade. Some key sites in or close to the village that are used for recreational purposes by residents where orchids are common are shown in Table 5.1.

Many other wildflower species are found on these sites which are also rich in insects and birdlife.

5b. Fauna

Mammals

A number of protected mammal species are found in the Parish and nearby, including badgers and several species of bat. Other common local mammals include roe and muntjac deer, hare, rabbit, fox, weasel, stoat, hedgehog and many small mammals such as bank vole.

Site	Grid Reference*	Species of Interest
Former site of prefab housing (North Site). A large site with a few areas rich in orchids	SU475873	Rich in several species of orchids including large numbers of white helleborine and bee orchid. Many butterflies and birds.
Old Railway Cutting (Upton Parish)	SU496857 to SU510868	Some orchids and other wildflowers including kidney vetch. A haven for butterflies including small blue, green hairstreak and many solitary bee species (pollinators), and mammals.
Bargeway to Ridgeway Path	SU490853 to SU494840	Rich in butterflies (including chalkhill blue), bees, birds and mammals.
Path to Ridgeway by Chilton School and Grim's Ditch	SU483858 to SU462848	Used for many leisure activities, rich in flora and birds, and reptiles including common lizard and slow worm.
Scrub land close to the Ridgeway Path and Grim's Ditch used by walkers and riders	SU 495840	Many butterfly species, bees, birds (including nesting buzzards and red kites), hoverflies and some orchids.
Verges close to A4185	SU482873	Many white helleborine orchids.
Verges close to A34	SU487860 and SU488860.	Many orchids including bee orchids, broad-leaved helleborines and common twayblade, butterflies and solitary bees and hoverflies.

Table 5.1 Some Flora and Fauna Locations in, or bordering on, the Plan Area

* Grid references are approximate, reflecting the spread of both flora and fauna.

Reptiles

There are few reptiles apart from slow worm, grass snake and common lizard. These occur mainly on slopes where the chalk is fissured.

Amphibians

Common frog, toad and newts are found at a number of village locations.

Invertebrates

Butterflies are regarded as key markers of biodiversity and indicators of the effects of man and development. The main sites around Chilton with significant numbers of butterflies are shown in Table 5.1. Many other invertebrates are found at these sites, including key pollinators such as hoverflies and bee species. Approximately 61 species of butterfly are found in the UK, of which 45 are found in the Berkshire, Buckinghamshire, and Oxfordshire region. Approximately 27 of these are found in Chilton with another 13 or so found within a few miles of the village.

Given favourable conditions, some of these may spread to Chilton as the climate warms, including the adonis blue. This has happened in 2018 with the chalkhill blue.

Key species for conservation concern are the small blue (Butterfly Conservation priority: Medium, Section 41 species of principal importance under the NERC Act in England) and small heath (Butterfly Conservation priority: High, Section 41 species of principal importance under the NERC Act in England). Both of these are common close to the village.

There are also large numbers of wild bee species (for example on the Bargeway) and rare insects such as the Hornet Robber Fly.

Birds

Some key species are barn owls (Schedule 1 of both the Wildlife and Countryside Act, 1981) common in the village, yellowhammers (endangered species, but common in Chilton), lapwings (greatly declined in the past 30 years locally, Amber List), fieldfare: (UK conservation status: Red; Protected by The Wildlife and Countryside Act 1981) common in Chilton, common buzzard: (Green; Protected by The Wildlife and Countryside Act 1981) – nesting in Chilton, redwing: UK Red List – common in Chilton.

Reporting Local Fauna Sightings

To enhance the awareness of local wildlife, a system has been set up in collaboration with Chilton Primary School to report local fauna sightings by pupils and teachers. These are added to sightings made by other local observers and combined with data from e.g. Berkshire, Buckinghamshire, Oxfordshire Wildlife Trust (BBOWT) and Butterfly Conservation; significant sightings will be added to the Chilton website.

As well as providing valuable data about numbers of key fauna like badgers, hedgehogs and hare, this contributes to involvement by primary school children and residents in the Plan Area, and makes them more aware of the wildlife heritage of the region.

The requirements in Local Plan Core Policy 46 should be followed and additionally, to preserve and enhance the natural environment for existing and future generations of residents.

Policy P5 addresses these important matters. The first part seeks to safeguard hedgerows and verges as wildlife corridors such as the established hedge which runs from Chilton south (the “Bargeway”) and connects to the Ridgeway. The second part seeks to ensure that new hedges are incorporated into new development to provide links to established wildlife areas. This will ensure that birds, insects and mammals will be encouraged to access new development areas

Policy P5 – Natural Environment – Flora and Fauna

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

5c. Ambient Sound – Traffic Noise

The issue of road traffic noise has been covered in depth in various published reports, including limits, compensation and mitigation strategies, and the health effects to humans of raised traffic noise which include stress-related issues such as raised blood pressure.

Since the early 1990s the Royal Commission on Environmental Pollution has published three reports which looked, wholly or in part, at the issue of traffic noise. The Commission’s most recent report, on the urban environment, stated: “Roads, railways and airports are ... the main sources of ambient noise, which can affect the quality of people’s lives”. Around half the UK’s population may be exposed to levels above the World Health Organization (WHO) guideline of 50-55 decibels which aims to protect the majority of people from serious annoyance during the daytime. However, the UK does not have national limits on ambient noise, although there are limits on individual aircraft and road vehicles. Local authorities can also impose local limits.

In the 2018 survey, residents were invited in an open question to register any concerns or other suggestions that might be addressed within the Plan Area. There were several responses noting that traffic noise from the A34 was of increasing concern, and instances were raised of for example, mourners being unable to hear the words of a burial service taking place in the churchyard, and of difficulties of selling houses because of the issue.

On behalf of the Steering Group, a survey was carried out to assess relative traffic noise levels at various parts of the village to identify the worst hit areas, and the effects of screening. Measurements were made at the locations shown on four occasions (not specifically chosen as days on which sound levels were high) using a calibrated sound level meter. These were averaged, and the averages shown in Fig. 5.1. further details of which are given in Appendix 4. This approach was adopted because of the variability of the traffic noise levels depending on traffic flow, wind direction etc, so that any more detailed measurements on just a few days at selected locations would be unlikely to capture the full impact of the nuisance and stress caused. Summer nights are of particular note since windows will likely be open, and traffic levels may be heavy. The prevailing wind from the SW increases noise levels very considerably as there is no screening from this direction. Locations to the E of the A34 are worst affected, in particular to some locations within 200m of the road and to raised areas such as Crafts End and South Row.

Data ringed in red refer to average traffic noise levels in dB measured at these locations on up to six occasions during 2018. These were chosen to reflect a range of conditions, and in each case, the peak levels at each location may be considerably higher than the mean levels

Screening trees and shrubs are marked on the eastern A34 verge as a dotted area in green, and both sides of Lower Road are also planted with screening trees and shrubs. The screening does not continue southwards to reduce noise reaching the southern half of the village.

Developments must follow LPP2 DP25, and in response to this topic of public concern the following policy has been devised.

Policy P6 – Mitigation of Traffic Noise

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

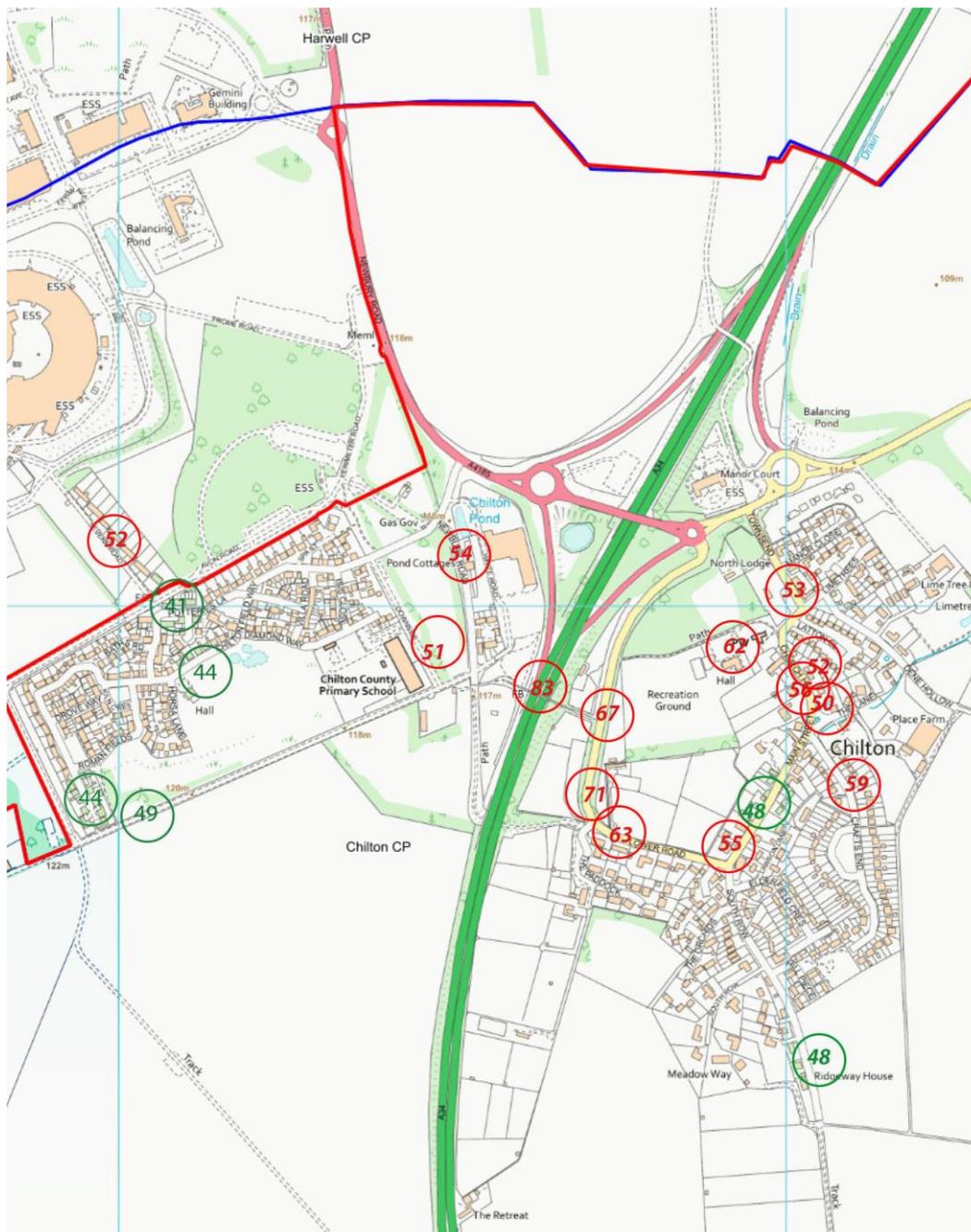


Figure 5.1 Traffic Noise - Mean dB measured during Summer 2018 at each location.
(Green – below 50 dB; Red – 50 dB and above)

5d. Light Pollution:

Light pollution levels in Chilton are high (Figure 5.2) considering it is a rural village wholly situated in an AONB. The recorded light levels are comparable to small towns like Wantage, rather than other rural villages such as Blewbury. This is partly a consequence of light emissions from the neighbouring Harwell/Rutherford site.

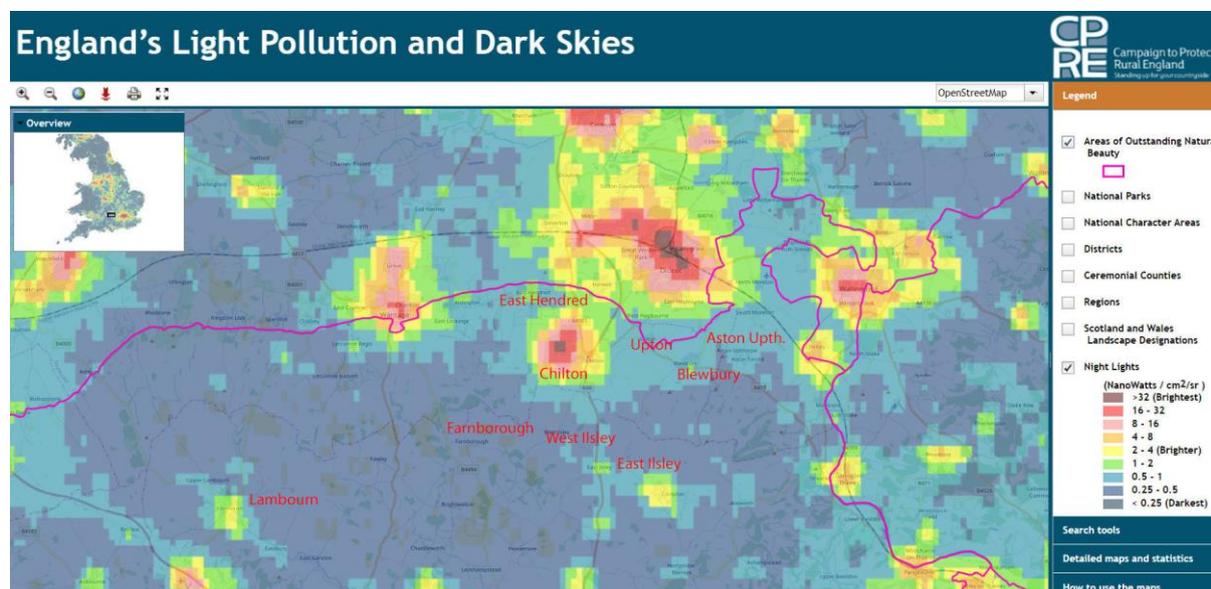


Figure 5.2 – Light emission levels from Chilton are shown compared with neighbouring and similar downland villages in the AONB including Blewbury, Upton, West Ilsley and East Ilsley. (Courtesy CPRE)

Research suggests that artificial light at night can negatively affect human health, increasing risks for obesity, depression, sleep disorders, diabetes, breast cancer and more. (for example, see <http://darksky.org/light-pollution/human-health/>)

Evidence also suggests that artificial light at night has negative and deadly effects on many creatures as well as man, including amphibians, birds, mammals, insects and plants.

Clearly, any new development should use modern and appropriate lighting, and as older lighting is replaced, modern screened LED types should be used. The yellow screen on such lighting reduces glare to motorists, and prevents residues from insects building up on the lamps with a maintenance cost implication. All developments must follow the Local Plan LPP2 DP21.

Policy P7 – Avoidance of unnecessary light pollution

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

5e. Air Pollution

From the interactive DEFRA map which provides air pollution data in 1km squares across the UK, the following are the levels recorded for Chilton for the principal pollutants, originating from road traffic (mainly A34) for the year 2018: -

Nitrogen Oxides: Annual mean Concentrations

Min.	9.36 microgram/m ³
Max.	11.99 microgram/m ³
Mean.	10.70 microgram/m ³

PM10: Annual Mean Concentrations

Min.	14.53 microgram/m ³
Max.	17.37 microgram/m ³
Mean.	15.43 microgram/m ³

CO (Carbon monoxide): Annual Mean Concentrations

Min.	0.20 mg/m ³
Max.	0.21 mg/m ³
Mean.	0.21 mg/m ³

UK National Air Pollution Objectives mean annual levels are: -

Nitrogen Oxides	40 microgram/m ³
PM10	40 microgram/m ³
CO	10 mg/m ³

At present only two local areas, both outside of the Plan Area, exceed these target concentrations, viz. Botley and Abingdon town centre. Clearly, bearing in mind that Chilton, like Botley, is bisected by a busy trunk road, the levels in Chilton should be monitored at regular intervals to ensure that any increase in traffic density does not result in air pollutant levels reaching unacceptable levels.

6. Village Infrastructure

Chilton has had a primary school since the 18th century which has continued to develop as the number of children and their needs have evolved. Other notable landmarks include All Saints' church and the village pub, The Rose and Crown.

Similarly, communal village infrastructure facilities, serving the wider needs of the community as a whole, have evolved as the number of residents has grown.

In the village survey (see Appendix 2) views were sought on the amount of use and adequacy of the existing communal village infrastructure facilities, together with what improvements or further developments residents would like to see.

6a. Chilton Primary School

The first mention of a school in Chilton is a charity school opened in the 18th century in the Malt House in Main Street. The school on Church Hill (now Cross House) was built in 1870 for 60 children. Education for children up to the age of ten was made compulsory in this year and all villages were required to provide for this.

The small village school functioned well until, with the anticipated extension of the newly-formed Atomic Energy Research Establishment on the former RAF Harwell airfield, an adjacent newly-built school was opened in 1950.

The new school, with four prefabricated classrooms, could accommodate about 90 children, both from the village and the newly erected prefab housing (which was to meet the needs of the employees of the scientific establishment). This school served the community of Chilton for 50 years when, owing to an aging infrastructure and an expanding village population, funding was secured for a new, larger school.

The new school was opened in 2002 and could accommodate 130 children. However, with the completion of the Chilton Field residential development, from 2012 onwards the school was once again failing to keep pace with rising school numbers. In order to absorb increased demand for placements, an additional three classrooms were added and these were opened in 2018, creating the school that currently exists. The annual intake has increased from 30 to 45 pupils, with a maximum capacity of 315 pupils from reception to Year 6, with a further 25 pupils in the purpose-built nursery class.

The school now offers the full National Curriculum 2014 as well as breakfast and after school clubs.

Regular events, such as the Christmas Fair, and the summer event are open to everyone, and particularly well attended by those families living in the village.

The Harwell Stone Service, commemorating the historic role of RAF Harwell airfield in the D-Day landings, is regularly attended by a group of pupils and staff.

6b. Village Hall and Community Room

The location of Chilton Village Hall, the Community Room and recreational facilities are shown in Figure 6.1.

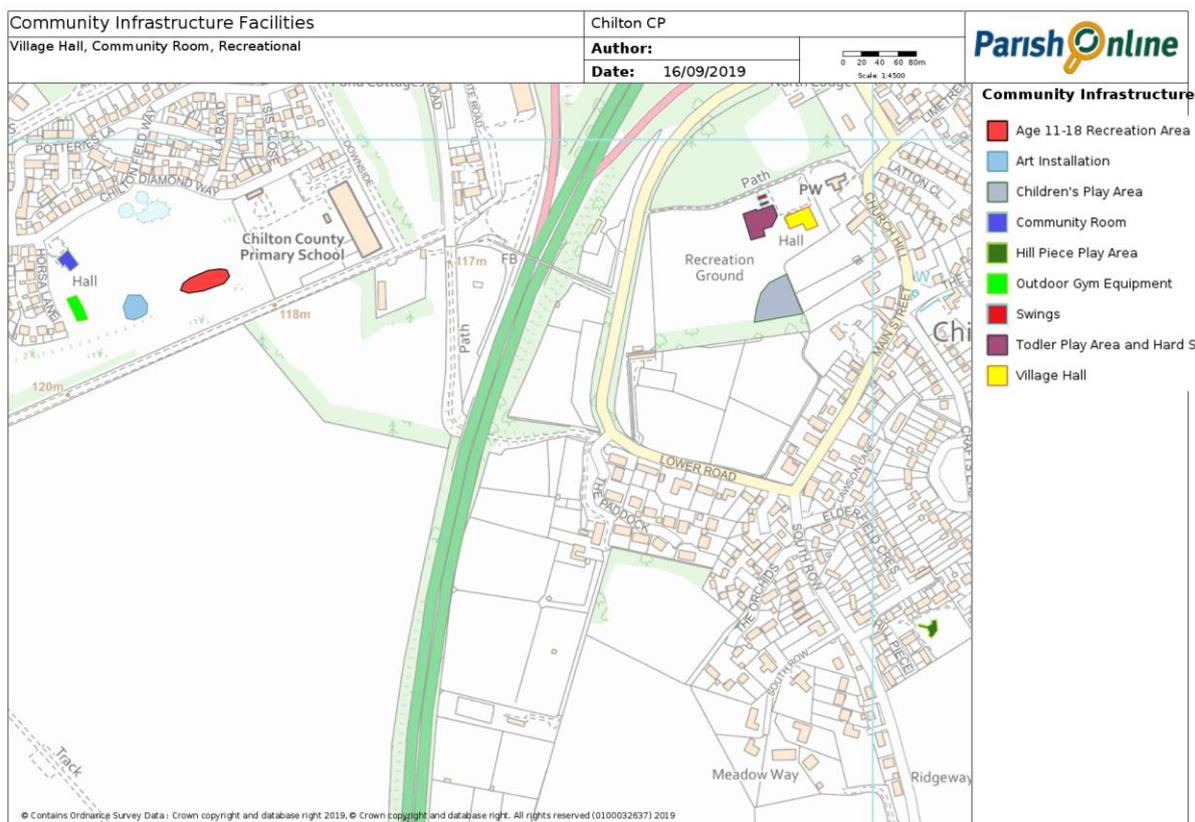


Figure 6.1. Location of Chilton Village Hall, the Community Room and Recreational Facilities

Chilton has two community venues, the Village Hall and the Community Room, which are both attractive and well used and provide for many activities from birthday parties, weddings and community events to exercise classes, clubs, corporate meetings and more. Current regular users include:

- a short mat bowls club
- Pilates, yoga, zumba and fitness classes
- Scottish country dancing group
- 2nd Chilton Scouts – Beavers, Cubs and Scouts
- the W.I.
- amateur radio society
- Chilton baby and toddler group
- Fledgelings toddler group/Pebbles group (Sunday school) and family service (All Saints' church)
- a boardgames club
- the Gobo theatre group
- a choir
- Chilton Parish Council meetings

The management of these facilities is undertaken by the Chilton Village Hall Management Committee - a sub-group which reports to Chilton Parish Council.

Chilton Village Hall

The village hall is situated adjacent to All Saints' church and the recreation ground in Chilton to the east of the A34. It is an attractive and practical venue, and was refurbished and extended to include a new small hall in 2014.

The facilities include a main hall of sufficient size to accommodate 150 people, a small hall that can accommodate up to 50 people, a meeting room that can comfortably host 12-15 people, a well-equipped kitchen and toilet facilities. The accompanying car park has spaces for approximately 40 vehicles.

WiFi is available to users of the Hall.

The rear of the hall opens onto an attractive grass recreation ground with space for a marquee or outside catering (e.g. barbecue, pig roast)

Chilton Field Community Room

The Community Room is located adjacent to the open space on the Chilton Field development to the west of the A34. It complements the Village Hall in providing a second somewhat smaller venue particularly suitable for gatherings, meetings, family parties and activities which only need a smaller space or where closer location to the Chilton Field houses is seen as being beneficial.

The Community Room comprises one main room that can accommodate up to 60 people, a small kitchenette, toilets and an office for use by the Parish Council Clerk. There is also a car park with spaces for up to 12 vehicles and a small enclosed toddler play area.

6c. Recreational Facilities

As shown in Figure 6.1, Chilton has recreational facilities in three locations with equipment targeted for specific groups of the population: grouped facilities east and west of the A34 and also a smaller children's play area at Hill Piece. With the exception of the play area at Hill Piece which is maintained by VWHDC, all other facilities are maintained and managed by Chilton Parish Council.

Those facilities located to the east of the A34 in the recreation ground close to the Village Hall comprise some older swings, an enclosed area with equipment suitable for toddler aged children, a hard surface and sports wall suitable for variety of sports related activities, and play area with a zip wire and other equipment suitable for children with a range of ages. These facilities were constructed over a long period of time, the most recent being the zip wire play area in 2010. A photograph of this area is shown in Figure 6.2.



Figure 6.2 Recreational Facilities Close to Village Hall – East of A34

The recreational facilities to the west of the A34 are situated on the open reclaimed ground adjacent to the Chilton Field housing development. There is a small toddler play area attached to the Community Room. In addition, there is a recreational area with equipment suitable for older children and an outdoor gym, both of which were completed in 2019. Photographs of these facilities are shown in Figure 6.3.



Figure 6.3 Recreation facilities for older children and outdoor gym equipment on Chilton Field development - West of A34

An art installation in the form of a small amphitheatre is also under construction and is planned to be completed by early 2021.

The third location at Hill Piece comprises swings and a slide and was built to support the houses and flats built in the late 1970's. A photograph of these facilities is shown in Figure 6.4.



Figure 6.4 Hill Piece Recreational Facilities – East of A34

6d. Communal and Recreational Facilities – Feedback from Village Survey

There was strong support for the Village Hall and Community Room with 73% of respondents replying that they visit these amenities each year with over a third (36%) visiting on a frequency of once or more a month. About a quarter of respondents (27%) said they seldom if ever use these amenities. A high number of responses (91%) said that they knew how to find out about what activities were available and how to book them.

There was a high number of responses saying that the village hall (91%) and the community room (84%) met their needs. Most respondents did not think that further building extensions were required at the present time either at the Village Hall (85%) or the Community Room (75%). There were several useful suggestions for how these facilities might be improved including improved outdoor areas and redecoration.

There was also strong support for the children's play areas with nearly a quarter of respondents (22%) saying that they visited facilities once or more per week. A high proportion (83%) of respondents said that children's play facilities at the Village Hall met the needs of the village as did those at Hill Piece (77%). However, there was a lower percentage (56%) satisfied with the play facilities close to the Community Room. It should be noted that the survey pre-dates the installation of the recreational facilities in that location. Several suggestions were made as to how these facilities could be improved, some of which will be met by those newly installed. Others include the provision of sports pitches and better facilities for pre-school children.

There was only limited support (15%) for additional facilities to be located outside of the existing areas with no specific suggestions given for what locations might be appropriate.

There was some, but not overwhelming, support for extending recreational facilities for adults: 35% in the location of the Village Hall and 28% near the Community Room. Suggestions included outdoor gym equipment (now installed close to the Community Room) and tennis courts.

All of the comments and suggestions for further improvement of communal recreational facilities are given in Appendix 2 and are available to the Parish Council, and the Village Hall Management Committee.

6e. Public House – The Rose and Crown

As well as being a commercial enterprise providing limited employment opportunities (See Section 4a Existing enterprises) and a building of heritage significance (see Section 3a Village Character Assessment) the only public house in the village also provides a centre for informal gatherings for individuals and groups. Recent examples include entertainment such as quiz nights, lunches for local walking groups, community group committee meetings and lunches for the local ageing community group.

In recognition of its value to the community the Rose and Crown public house was registered as an Asset of Community Value. It is planned to renew this registration.

6f. Religious Worship

All Saints' church and churchyard (Church of England)

All Saints' has served the people of Chilton for about 900 years and continues to minister to parishioners of all ages. It is both a much-valued architectural heritage asset and a long-standing contributor to village community life.

The church building dates from the 12th century but has grown over the years with the addition of a south aisle and chancel in the 13th and 14th centuries, a Victorian tower and porch, and a two-storey extension and toilet built in the 1970's. Figure 6.5 shows the current view of the church taken from the south.



Figure 6.5 All Saints' church

The parishes of Chilton and Harwell form a benefice called 'Harwell with Chilton'. The benefice is led by the Rector assisted by a team of self-supporting and retired clergy, lay ministers, a part-time administrator and two part-time Children's and Families Workers.

The Church electoral roll is revised annually and in 2019 contained the names of 69 people aged 16 and over.

Services at Chilton (and Harwell) are published in the monthly publication 'The Ridgeway Broadsheet' which is delivered to every home in the benefice. The main act of worship in Chilton takes place at 9.30am every Sunday, together with bi-monthly Holy Communion services at 8am and occasional weekday services.

In 2019, average attendance was 8 adults at the 8am service, 44 adults and 11 children at the 9.30am service in church and 9 adults at the quarterly service of Evening Prayer.

A monthly 'Pebbles Family service' is held in the village hall. It aims to welcome children, their families and people who have not connected with church before in a contemporary act of worship which includes a craft activity and refreshments. This service attracts over 40 adults and children

Other occasional services include those held during Holy Week and in the approach to Christmas, Ash Wednesday and Ascension Day.

In addition, a quarterly week-day service for older people, called 'Generation Gold', is held alternately at Chilton and Harwell with over 50 people attending. The services are quite informal and conclude with refreshments.

Fledgelings, a group for pre-school children, their parents and carers meet weekly in Chilton Field Community Room.

Home groups meet during the week in people's homes for Bible study, prayer and fellowship, and Chilton has a thriving group for women called All Saints' Women's Group which meets monthly.

Several social activities for people of all ages are run by the benefice. Pastoral care is extended to people through home and hospital visiting.

The number of weddings, funerals and baptisms vary widely from year to year. In 2019 there were 2 weddings, 9 funerals and 4 baptisms held at Chilton. All Saints' has an adult choir and a team of bellringers who are regularly supplemented by ringers from other parishes. There is a ring of 6 bells which were restored in the year 2000 after over 40 years of silence due to deterioration of the tower and bell frame.

The churchyard surrounds All Saints' church. It is open for burials and is maintained by the Church. A grant is received from the Parish Council each year which helps to pay towards the cost of maintenance. Interments of cremated remains take place within the Garden of Remembrance in the south west corner of the churchyard. It is estimated that there is room for burials for about another 20 years, and possibly a longer time for the interment of cremated remains. When the churchyard can take no further burials, it will be closed and alternative provision will be required in the form of a cemetery which will come under the responsibility of the Parish Council. It is proposed that finding an alternative site is taken forward as a community project outside of the formal policy provisions within this Plan.

The results from the 2018 survey of residents detailed in Appendix 2 indicated that 22% of respondents visited the church or churchyard more often than once per month with 53% visiting seldom if ever.

Other Religions

The Insight Report on Chilton which was published in 2017 quotes statistics from the 2011 census, so figures quoted for adherents to religions will now be out of date with the large influx of residents on Chilton Field. According to the 2011 census Chilton's population included 5 Hindus, 5 Muslims, 5 'other religion', and no Jews or Buddhists. In addition, 245 described themselves as being of no religion while 555 said they were Christians. Since 2011 the Chilton Field development has been built and populated, leading to an approximate doubling of the population of the Parish. Chilton Field, as a large new development, is likely to include people of diverse faiths and those of no religion.

6g. Community Infrastructure - Summary

The Plan objectives 3,4 and 6 reflect the importance attached to village infrastructure and support the need to maintain community meeting spaces in accordance with Local Plan Policy LPP2 DP8:

Plan Objective 3. To maintain, and improve, recreational facilities for children, families and young people.

Plan Objective 4. To encourage the development of infrastructure and activities supporting those in the community of advancing years and a range of abilities.

Plan Objective 6. To maintain and enhance community facilities for all ages.

The Plan identifies four sites of community importance which reflect value to the life and enjoyment of the local community: the village hall; community room; the public house "The Rose and Crown"; and All Saints' church and churchyard.

Proposals that will enhance the viability of the Rose and Crown Public House will be supported. Proposals that would result in the loss of the Rose and Crown public House will only be permitted where it can be clearly demonstrated that:

1. The retention of the Rose and Crown Public House is not economically viable and it can be demonstrated that all reasonable efforts have been made to sell or let the property as a public house on the open market at a realistic price, and
2. There is no reasonable likelihood of a suitable alternative facility or service of benefit to the local community making use of the building.

This is in accordance with Local Plan Development Policy 9.

Policy P8 – Community Infrastructure

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

The Plan also supports the need for the Parish Council to work with the Church authorities as a community project to meet the future need of land allocation for burial space within the village.

7. Open and Local Green Spaces

7a. Open and Green Infrastructure Audit

The built areas of Chilton are completely surrounded by the North Wessex Downs AONB. This highly protected landscape places Chilton with its well-defined boundaries in an attractive position with excellent access to the surrounding countryside.

Within the village settlement areas (See Figure 3.7) there are also many small plots of open spaces that add to the attractive setting of the houses and well-being of residents.

In preparing this Plan an audit has been undertaken of open spaces within the Plan Area to determine whether any comply with the National Planning Policy Framework criteria for formally registering specific spaces as 'Local Green Spaces'. Open spaces included in the initial list for consideration included:

1. Informal open spaces
2. Allotments - Two sites
3. Churchyard
4. Highway Verges
5. Parks or recreational areas
6. Footpaths and Byways
7. Sports Pitch and Play Areas
8. Historic Sites e.g. Ditches and Mounds

Full details of each of the areas included in the initial list are given in Appendix 3.

Each of the areas were then reviewed against the criteria for Local Green Space designation given in the National Planning Policy Framework.

National Planning Policy Framework Edition February 2019, Clause 99 states:

"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period."

Clause 100 states:

"The Local Green Space designation should only be used where the green space is

- (a) in reasonably close proximity to the community it serves;*
- (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- (c) local in character and is not an extensive tract of land."*

Two large open spaces, that is the recreation ground adjacent to All Saints' church and the large open recreation area in Chilton Field do represent areas of particular local significance because of their recreational value, however it is not felt that they comply with the criteria within the NPPF and therefore have not been taken forward to be designated as Local Green Spaces.

Both these recreational areas are owned and maintained by the Parish Council and already have restrictions on their use that would prevent further development.

7b. Designated ‘Local Green Space’ Areas

From the assessment of potential sites four were found to meet the criteria set by the NPPF. The landowners have been consulted and their responses summarised in the Consultation Statement accompanying the Plan. The four sites are:

(a) Hill Piece Green (Figure 7.1)

1. *In close proximity:* Owned and maintained by VWHDC. Allocated as a recreational space to serve the Hill Piece residential development when built as social housing in the 1970s.
2. *Demonstrably special:* Includes children’s play equipment in a safe, traffic-free environment adjacent to residential areas and is used extensively by children for play and informal sporting activities and those exercising dogs. A waste bin is provided.
3. *Local in character:* This area breaks up a hard building line and helps to incorporate the village into the surrounding sensitive countryside of the AONB. Affords a valued rural outlook for nearby homes.
4. *Ability to endure:* Planned as amenity space for the housing which surrounds it and expected to endure as long as the development itself. No proposals have ever been made for development.



Figure 7.1 Hill Piece Green

(b) Crafts End Green (Figure 7.2)

1. *In close proximity:* Owned and maintained by Chilton Parish Council. Positioned centrally in the 1960s residential development of Crafts End and overlooked by many of the homes.
2. *Demonstrably special:* Used extensively by the local community. The village market is held here once a month. It is also the venue for regular fundraising events. Several mature trees stand here which were planted by Chilton schoolchildren in the mid-1970s. A bench is provided.
3. *Local in character:* A compact village green, large enough for small village events but would not accommodate organised team sports. Ideal for the uses to which it is put.
4. *Ability to endure:* Chilton Parish Council acquired the freehold of this site in order to protect it in perpetuity. The Parish Council has no plans to change its use.



Figure 7.2 Crafts End Green

(c) Historic Village Green (Figure 7.3)

1. *In close proximity:* Situated in a central position and although small has been regarded as Chilton's historic village green. The ownership is unregistered, having missed the deadline to be registered as common land. It is maintained by Chilton Parish Council.
2. *Demonstrably special:* The village pump is situated here, although now decommissioned owing to a contaminated aquifer. Small village events are occasionally held here. A seat and waste bin are provided. A large sarsen stone is located here with an inscription to commemorate HM The Queen's Diamond Jubilee in 2012. A hornbeam tree was planted in 2012 to replace the diseased maple tree planted in 1935 to commemorate the Silver Jubilee of King George V and Queen Mary.
3. *Local in character:* A small site of historic significance to the village.
4. *Ability to endure:* Has been Chilton's historic village green for longer than living memory. Too small to support any form of development, so expected to endure for unlimited number of years.



Figure 7.3 Historic Village Green

(d) Open Space opposite Chilton Primary School (Figure 7.4)

1. *Close proximity:* The space is uniquely located at the heart of the community, sitting between the settlement boundaries, enabling it to act as a green link between all parts of the village to be enjoyed by all.
2. *Demonstrably special:* Visually the site is unique among Chilton Green Spaces bordered as it is by commanding avenues of horse chestnut trees on the two long sides, plus a high mature beech hedge on the side opposite the Garden Centre. On the side opposite the school is a double row of trees forming a grand avenue, with a well-used path down the centre making it a site of great arboreal importance within the Plan Area. When contrasted with the typically open downland landscape of the AONB, the site has an unusual sheltered and tranquil aspect which, coupled with the prevailing wind, largely protects the site from traffic noise.

Noise measurements show reduced levels on this space compared with surrounding areas. This makes a calm space, important for mental health, enclosed from Newbury Road (the old A34) by the high beech hedge and the avenues of horse chestnut trees. The prevailing westerly wind carries traffic noise and pollution away from this site.

It is a valuable undeveloped space between the two main residential areas, less bleak and manicured than sports pitches and parks. Used extensively for recreation since the establishment of Harwell Atomic Energy Research laboratories in 1948 and adjacent to Chilton Primary School, which was relocated there in 1950. The site has therefore been used by Chilton residents and their children for over 70 years as a result of its location. Parents and children walking to school from the original developed area of Chilton using the footbridge or the underpass typically walk across this site to reach the school gate. Since the development of Chilton Field its location provides a perfect meeting place for young children and their parents from all parts of the village. It is appreciated as an area for exercise by runners, walkers and dogs; also, as an area close to school for children to explore and collect conkers in the autumn.

It is an important habitat for butterflies, notably Marbled Whites and Gatekeepers, bees and wild flowers when summer grass is allowed to grow long.

3. *Local in character:* This area is similar in nature and flora to that of the Ridgeway but is easily accessible. It affords a pleasant experience for those of limited mobility who cannot reach the Ridgeway on foot.

The space has strongly defined boundaries, both physical and visual, giving a partially enclosed feel which means it is not seen as an extensive tract of land.

4. *Ability to endure:* There was a previous planning proposal to site a pond in this area, which was rejected on the grounds that it could be a danger to children so close to the school. No other planning history for development and no proposals apparent or known.

This is a site where further development would be completely inappropriate and as such it is a prime candidate for Local Green Space designation.



Figure 7.4 Open Space Opposite Chilton Primary School

These four areas are formally designated within Policy P9 of this Plan as Local Green Spaces. This is to preserve and protect the existing open nature of these areas, and where appropriate maintain continued public access for the purposes of promoting exercise and sporting activities, children’s play, dog walking, community events, and physical and mental wellbeing.

Policy P9 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.

Policy P9 – Local Green Spaces

The areas designated as Local Green Spaces are:

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

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

Figure 7.1 shows the location of designated Local Green Spaces

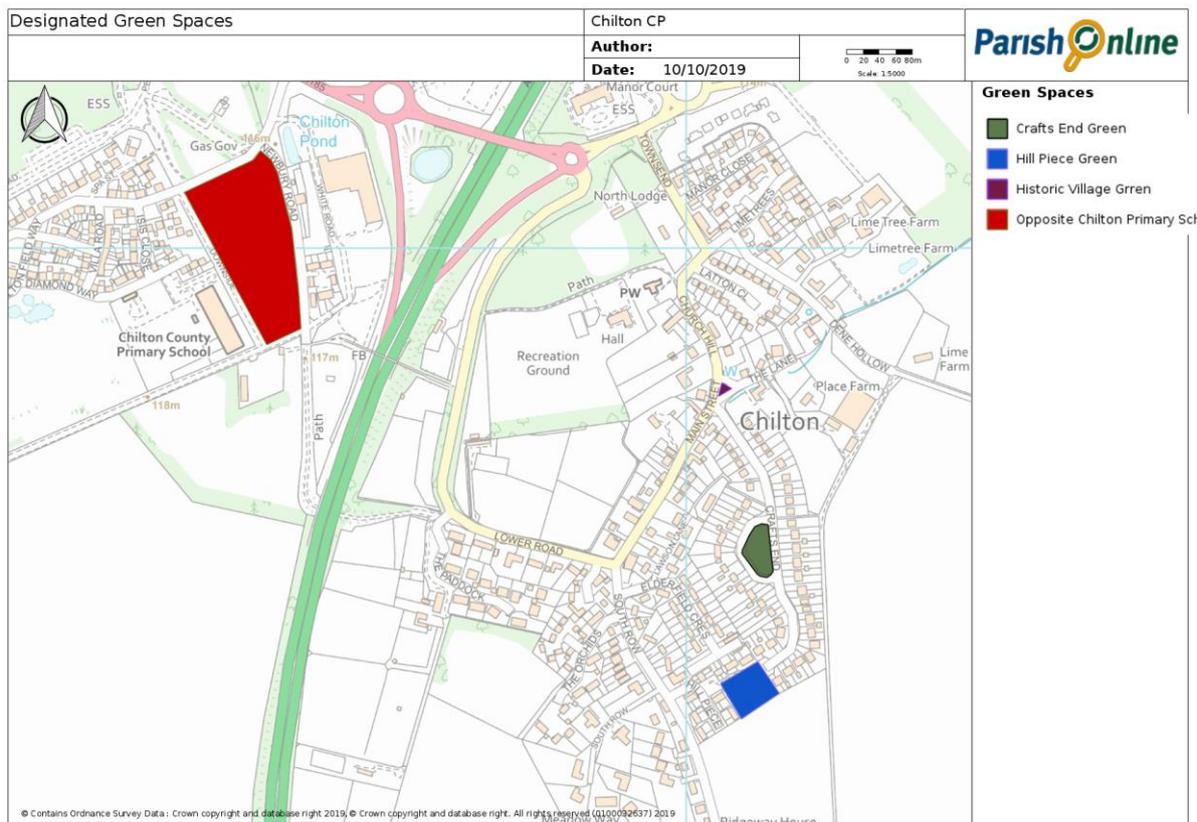


Figure 7.1 Location of Designated Local Green Spaces

8. Connectivity

As a small village, connectivity with surrounding settlements is essential for day-to-day living as well as for recreational pursuits. This includes access to workplaces, doctors, dentists, hospitals and for shopping. The nearest doctors' surgeries are in Didcot. The nearest (non 24hr) minor injuries unit is at Abingdon. The nearest 24hr Accident and Emergency Unit and other specialist hospitals are in Oxford, some 18 miles away.

The nearest shop is located at the Berkshire Downs Service Station on the A34 to the south of Chilton. The attached retail area was substantially increased in size during 2019 and now offers a substantial range of food, household goods and alcoholic drinks. It is accessible on foot via an unsurfaced footpath across a field. A local store, with a somewhat wider product range, is situated on Curie Avenue within the Harwell Science and Engineering Campus. The nearest range of several shops is at Didcot.

8a. Road Networks

Chilton is situated within the North Wessex Downs AONB, about 4 miles/6 kms south west of the expanding town of Didcot and is bisected by the busy A34 trunk road.

The A34 was branded by the Oxford Mail (6 May 2013) as "one of the worst roads in the country". Records dating back more than 30 years chronicle decades of congestion, accident blackspots and numerous safety campaigns. Up to 79,000 vehicles use the Oxfordshire stretch of the A34 every day and since 1994 a total of 2,040 collisions have been recorded claiming 56 lives, leaving 278 people seriously injured and 2,600 with minor injuries.

The A4185 runs along a short stretch of the former A34 and now provides access to the Harwell Campus from the A34 Chilton interchange. The A4185 is often used when there is an incident or road works resulting in closure of the A34.

The B4493 (Hagbourne Hill) to A4185 (Newbury Road) runs from Hagbourne Hill on the north-east side of the village towards the A34 interchange roundabouts. This road is now a main artery for traffic from new developments both in and surrounding Didcot, to the A34.

The A34, A4185 and the B4493 all form key access routes for commuters travelling to the Harwell Science and Engineering Campus.

The Local Plan identifies the Campus as a Science Vale UK Enterprise Zone destined for continued expansion up to 2031.

The results from the survey of Chilton residents conducted in 2018 indicate a level of concern arising from noise and potential adverse effect of traffic on air quality – see Sections 5c and 5e.

Housing in the village is accessed by local roads east and west of the A34. Some roads do not have pavements, and some are partially paved. In particular, both Church Hill and the stretch of Lower Road from the Rose and Crown to the A34 underpass are main thoroughfare routes for the east side of the village, including buses, but neither has pavements and are shared by both vehicles and pedestrians.

8b. Footpaths, Bridleways, Cycleways

The Plan Area includes a network of public footpaths and bridleways and offers close access to the Ridgeway National Trail and the national cycle route 544. From the village survey (see Appendix 2) 70% of respondents reported using rights of way, other than roads, with a frequency of once or

more per week. Maintaining access to these rights of way and the surrounding countryside was perceived as a high or very high priority for 96% of respondents. It is important that these accessways are well maintained to allow access for all users. Figure 8.1 illustrates the public rights of way in and surrounding the Plan Area.

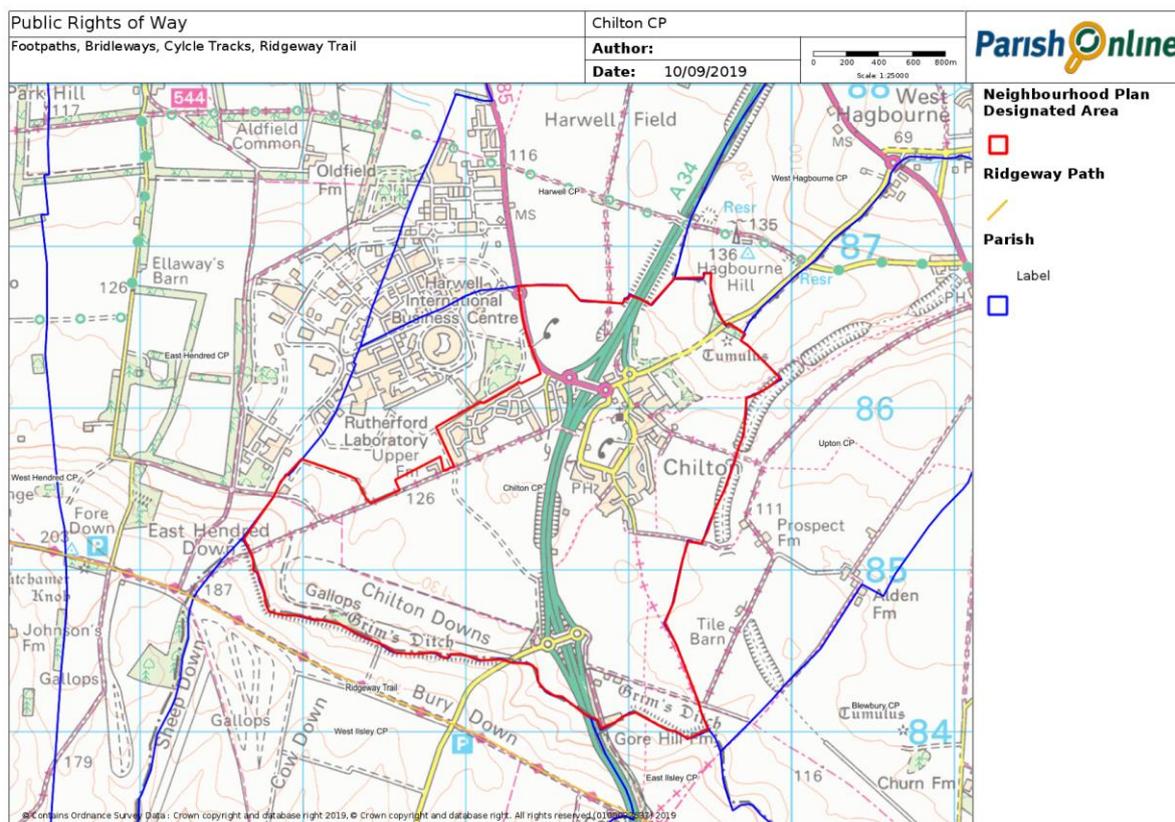


Figure 8.1 Public Rights of Way within and surrounding the Neighbourhood Plan Area

Cycling is a popular pastime and promotes healthy living for all ages. The Harwell Oxford Campus Bicycle Users Group (HarBUG) are a group of cyclists campaigning to make it easier to cycle to the Campus and to improve facilities for cyclists and cycling on site.

Horse riding also contributes to the range of recreational activities within the Plan Area as well as the economic sustainability (see Section 4). Bridleway access is essential for these activities to continue. As an example, in 2017 when designing the A34 junction extension roundabouts and slip roads, the Parish Council lobbied for and obtained a Pegasus crossing so that horses and riders could safely cross the B4493 from Hagbourne Hill.

8c. Public Transport – Bus Services

Chilton is served by the X32 Thames Travel bus service between Oxford and Wantage, via Didcot on the route to Oxford. In recent years the X32 bus frequency has been hourly, but as from January 2021, the X32 service through Chilton has been reduced to three buses per day, supplemented by re-routing the more restricted 94 service to link Chilton with Didcot. These changes substantially reduce direct access to Oxford and Wantage, and to the two doctors surgeries in Didcot and the Didcot Community Hospital.

Bus services form an essential link, particularly for those without access to other means of transport, to neighbouring towns and onward travel by train from Didcot Parkway station.

In response to the questions on public transport in the 2018 survey (Appendix 2), 10% of respondents said that they currently use public transport (X32 bus) once or more per week. Despite only 48 responses indicating that the existing service did not meet their needs there were 50-60 responses wanting the service to be improved in various ways. The free text comments revealed very high support for a bus service to Newbury. The previous daily service operating between Newbury and the Harwell Campus was withdrawn in 2017.

It is recommended that as a community issue the Parish Council investigate opportunities for improved public transport links to the village and for the reinstatement of a bus service between Chilton and Newbury.

In addition to services passing through Chilton, the Thames Travel science travel shuttle service (ST1) operates between the Harwell Campus and Oxford city centre.

8d. Public Transport – Train Services

The GWR Didcot Parkway mainline station is 4 miles/6kms away with direct trains to London Paddington (40 mins), Oxford (20 mins), Reading (15-20 mins), Fast trains are also available to the south west - Bath, Taunton, Exeter, Newton Abbot, Plymouth and Truro. Also, Swindon, Bristol, Cardiff and Swansea, south Wales.

Access to the train station is a high priority particularly for those in the village regularly commuting to London, Reading or Oxford for work purposes.

8e. Local Taxi Services

There are a number of local commercial taxi services operating from Didcot and Wantage. These services may be readily accessed for journeys to and from Chilton.

8f. High Speed Broadband

High speed broadband is increasingly regarded as an essential requirement for economic sustainability in rural areas, day-to-day living, promotion of community wellbeing and recreational activities. With the introduction of fibre broadband to a BT cabinet close to the Rose and Crown, internet access speeds of 30-50 Mb/s are accessible for most residents in the older part of the village. Residents of Chilton Field enjoy higher speeds due to fibre connection to the houses.

9. Community Issues

During the preparation of this Neighbourhood Plan the various stages of consultation with local residents has highlighted several issues of interest and concern to the community that do not relate directly to planning and therefore cannot be the subject of formal policies in a Neighbourhood Plan. However, they are topics of relevance to the future wellbeing and the quality of life when living in Chilton. These issues are summarised below to inform follow-up by the Parish Council and local government.

9a. All Saints' church churchyard

Although not of immediate concern All Saints' church burial land as currently defined will at some stage become fully utilised. Current projections indicate there will be space available to meet ongoing needs to at least 2031. However, it is recognised that securing appropriate new burial land is a long-term requirement for Chilton Village.

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

9b. Public Transport

Public transport provides an essential service for those without private or other transport for accessing employment, shops, schools, doctors, hospitals, chemists, dentists, friends, relations, or entertainment in local towns and settlements.

Over recent years the bus services available to Chilton have frequently changed being dependent both on commercial viability and subsidies from local government. The need for maintaining or enhancing existing bus services was covered in our survey in 2018 (see appendix 2). At that time, the main concern was to re-establish a service between Chilton and Newbury. Since then Thames Travel has changed the timetable for the X32 service such that it no longer provides an hourly direct service between Chilton and Oxford or Wantage.

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

9c. Recreation Facilities

During the course of our consultation a number of suggestions have been received as to how the existing recreation facilities for all ages and play facilities for younger people available at Chilton Field and close to the village hall might be further enhanced.

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

9d. Accessibility to the surrounding AONB and access to A34 Service Station

Our survey in 2018 identified frequent usage and a high importance attached to local footpaths, bridleways, cycleways, and byways. 70% of respondents said they use these public rights of way once or more per week and 96% of respondents attached either a high or very high importance to maintaining access by rights of way, other than roads, to the surrounding areas of Chilton Village.

Furthermore, two responses received during the pre-submission regulation 14 consultation requested improvement of the existing public footpath access to the service station on the southbound carriageway of the A34 so improving the non-vehicular access to nearby shopping facilities. The current public footpath goes across a farmer's field. Re-routing and/ or enhancing the existing path are potential enhancements that would require a full examination of the possible options before proceeding further.

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

10. Glossary/Defined Terms

Affordable Housing: There are three categories: *social rented*, *affordable rented* and *intermediate* housing. These are provided for eligible households whose needs are not met by *market housing*. Eligibility is determined with regard to local incomes and local house prices and is also determined by meeting relevant, district based, local connection criteria.

Affordable housing should remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

Affordable rented housing: Housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is no more than 80% of the local market rent (including service charges, where applicable).

AONB: Area of Outstanding Natural Beauty; designated in recognition of national importance and to ensure that its character and qualities are protected for all to enjoy.

'the Plan': Chilton Neighbourhood Development Plan.

Chilton Village Survey: Survey on housing, village infrastructure, transport, business and related matters distributed to all households in Chilton in September 2018. The results have been used to inform the policies in this Plan.

Curtilage: An area of land attached to a house and forming one enclosure with it.

Development Plan: A set of documents that set out a local authority's policies and proposals for the development and use of land. This plan guides and shapes day-to-day decisions as to whether or not planning permission should be granted. By law, all decisions made should be in accordance with the Development Plan unless material considerations indicate otherwise.

Employment Zones: Figure 1.1 shows the area, situated outside of the Chilton Neighbourhood Plan designated area, defined as a strategic employment site in Core Policies 6 and 15 of the VWHDC Local Plan Part 1, and is land safeguarded for employment uses. Figure 4.1 shows the two largest employment sites within the Chilton Neighbourhood Plan designated area as identified within the Neighbourhood Plan.

Enterprise Zone: Areas around the country that support both new and expanding businesses by offering incentives through means such as business rates relief and simplified planning procedures.

Landscape character: The distinctive and recognisable pattern of features that makes a landscape type different from others.

Listed building: A building which has been designated because of its special architectural or historic interest. Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover:

- 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.)

Local Plan: 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.

Market housing: Housing available to buy or rent privately at open market prices.

NPPF: National Planning Policies Framework; sets out the Government's planning policies for England and how these are expected to be applied.

OCC: Oxfordshire County Council.

Parish Council: In our case Chilton Parish Council

Plan Area: The geographical area covered by the Plan as designated by VWHDC following a statutory consultation.

Plan Period: From the commencement date of this Plan to 2031.

Rural Exception Site: Affordable housing on a site where housing would not normally be permitted, provided the development meets a proven local need and is supported or initiated by the Parish Council.

Science Vale UK Enterprise Zone: Harwell is one of two enterprise zones in the region housing a significant proportion of its scientific, research and development, and high technology businesses. New businesses can benefit from business rates discounts, superfast broadband and simplified planning.

Significance (for heritage policy): The value of a *heritage asset* to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Social rented housing: Housing owned by local authorities and private registered providers, on which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements, as agreed with the local authority or with the Homes and Communities Agency.

Steering Group: A group of volunteers who progressed the development of the Plan on behalf of the Parish Council, the members of which are listed in the Credits and Acknowledgements section.

VWHDC: Vale of White Horse District Council

11. Credits and Acknowledgements

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

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

Steering Group Members

Stephen Druce (Coordinator)

Bob Girling

Kevin Williams

Chris Broad (Chairman)

Steve Hughes

Jane Woods

Hazel Benton

Chris Pickford

Keith Woods

Richard Benton

Pam Rolls

Ros Page (Secretary)

Janet Cockburn

Janet Williams

List of Appendices

The following appendices are available separately:

Appendix 1: Village Character Assessment and Design Styles

Appendix 2: Village Survey and Results

Appendix 3: Local Green Spaces Infrastructure Audit data

Appendix 4: Traffic Noise Levels in Chilton