

Chiseldon Neighbourhood Development Plan

Chiseldon Vision

Chiseldon House, 13 December 2021

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What is a Neighbourhood Plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place

Locality

Neighbourhood planning was introduced in the [Localism Act 2011](#). It is an important and powerful tool that gives communities statutory powers to shape how their communities develop.

Locality

- **Should take precedence over all other policies**
- **100% “legitimate” in the minds of all stakeholders**
- **25% of CIL receipts towards local community infrastructure (15% if not)**
- **Government is giving clear messages that they are here to stay**

But, neighbourhood plans are only as good as the policies they contain!

NDP's can be "made" and still be ignored when decisions are taken.

It is important to do them correctly.

What can an NDP achieve?

- **Add detail to existing and emerging local plan policy**
- **Alert developers to the needs of the local community so that you negotiate more successfully**
- **Help your parish council prioritise its infrastructure spending**

What can it NOT do?

- **Prevent allocated development (especially housing) from proceeding**
- **Change or conflict with higher tier policies**
- **Deal with anything that is not material to the planning system**
- **Over-ride the powers of statutory undertakers**

Policy LA 22

Land east of Hodson Road, Chiseldon

Land east of Hodson Road is allocated for residential development about 42 dwellings as shown on the policies map and should make provision for:

- a. a single point of access from Hodson Road that combines the two existing accesses and access to the development site. A safe pedestrian connection to the existing footway provision on Hodson Road is also required;
- b. a high quality entrance with no development near to the SW corner. At the more open NE corner any development must stay back from sensitive edge and manage impacts on adjacent wildlife site. Additional perimeter vegetation to southern and eastern boundaries to respect Sustrans route should be considered;
- c. at least 0.3ha of useable public open space (in addition to landscaping areas). This should be provided adjacent to Sustrans Route 45 which passes along the eastern edge of the site;
- d. enhancement to the Sustrans route through a public art installation and provision of benches/a picnic area and interpretation board on the history of Chiseldon;
- e. a local level equipped Play Space;
- f. Ensure any contamination from historic landfill does not pollute groundwater and any require remediation is carried out to the required standard; and
- g. pedestrian connectivity to the existing village and via the existing route through Home Close, with the opportunity taken to improve this route. A Landscape and Visual Impact Assessment must be submitted with any application to identify ecologically and visually sensitive areas where there should be no development. Additionally, an archaeological assessment will be necessary.

Draft Local Plan Review 2036

Land at Hodson Road Hodson Road, Chiseldon



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Key

 Local Site Allocation

0 100 200 m

Scale 1:5,000



Masterplan policy for Hodson Road

- Map out walking and cycling routes (including Sustrans route) to rest of settlement and other villages
- Inter-relationship with wildlife site and set out required biodiversity net gain
- Design/focus of public open space, picnic area, etc.
- Specification of public art

- **Set out clear developer contributions so that development delivers completely and on time**

- **Design policy to ensure new development is in keeping with existing character**
- **Seek to ensure that new development meets expectations of climate emergency**

- **Footway and cycle way improvements**
- **Signage improvements and way marking**
- **Where possible, manage impacts from A436**

- **Identify and protect local green spaces from development pressure**
 - **Playing fields**
 - **Recreation ground**
 - **Smaller green spaces**

- **Identify wildlife corridors**
- **Set out how biodiversity net gain should be delivered**
- **Identify any special species or features that require special attention**

Any questions?

What do you think?

- **Strengths**
- **Weaknesses**
- **Opportunities**
- **Threats**

Vision to 2031?

AP

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**How would you like to see this all
develop by 2036?**

**What policies would you
like to see in the NDP?**

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