



**Horsham
District
Council**

Representation Form

West Chiltington Neighbourhood Plan (2031) Regulation 16 Consultation - The Neighbourhood Planning (General) Regulations 2012 (as amended)

West Chiltington Parish Council has prepared West Chiltington Neighbourhood Development Plan (WCNDP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the West Chiltington Neighbourhood Development Plan and associated supporting documents will go out to consultation from **18 October 2024 to 29 November 2024** for 6 weeks inviting representations on the submission draft WCNDP, basic conditions statement, consultation statement and the SEA/AA and HRA assessment. Copies of the West Chiltington Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website and at selected deposit points. To view the plan, accompanying documents and to download the comment form please view:

<https://strategicplanning.horsham.gov.uk/WestChiltingtonReg16/consultationHome>

Hard copies of the documentation are available upon prior request for inspection at **Horsham District Council offices**; Parkside, Chart Way, North Street, Horsham, RH12 1RL between 9am and 5pm Monday to Friday (01403 215398), **West Chiltington Parish Office**, The Parish Office, Church Street, West Chiltington, RH20 2JW, Opening 10am-1pm Tues & Wed (01798 817434). **West Chiltington Village Hall**, Mill Road, West Chiltington, RH20 2PZ.

There are a number of ways to make your comments:

1. Download and complete the comment form available from the link above and email it to: neighbourhood.planning@horsham.gov.uk; or
2. Print the comment form available to download by clicking on the link above and post it to: Neighbourhood Planning Officer, Horsham District Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

All comments must be received by 5:00pm on 29 November 2024

NOTIFICATION

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line with the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of this document only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	Terence John Clare
Address	██
Postcode	██████████
Telephone	██████████
Email	████████████████████
Organisation (if applicable)	
Position (if applicable)	
Date	29 th November 2024

PART B

To which part in the plan does your representation relate?

Paragraph Number:	6. Housing Policies	Policy Reference:	H1 a,b,c,d,e. H1.2, 1.3
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Why is Smock Alley still in the Neighbourhood Plan?
 Why does our Parish Council seem hell bent on destroying an area that is teeming with wildlife: ██████████
 ██████████ use these two fields and have done so for at least 50 years. Campaign for Rural England, Sussex Wildlife Trust, ██████████ and Rural Planning Ltd have all spoken out against development here.
 Perhaps "by aligning with Horsham DC" there is a better chance of having the plan approved?
 Twice refused at appeal by HM Planning Inspectors and recently by the Planning South Committee in a unanimous vote, the site is situated in the separation zone between the Village and the Common, outside the built-up area boundary. Tiny lanes with no pavements and very poor drainage abut the site. The recent traffic survey found close on 1,000 vehicles per day using this part of Smock Alley and 500 per day on Haglands Lane – single track and many pot holes. Additional vehicles generated by these proposed dwellings would make an already dangerous stretch of road extremely hazardous to walkers, cyclists and horse riders who currently frequent it.
 There is a new element of this application which warrants further objection. Since the advent of water neutrality directives the proposer has drilled a bore hole in the northern field. The associated treatment plant, pump house and maintenance facility are to be located a few metres from existing gardens in the southern field. This is undoubtedly going to be noisy and intrusive – the height of the pump

house alone extending to 14feet. Adjacent to the maintenance area it is planned to build the affordable housing block which again will be very close to existing houses.

Furthermore, a balancing pond to take water run- off from this steep bit of land, is to be positioned next to this proposed pumping/treatment facility. It is understood water is intended to percolate from the pond into the ditch running alongside in Smock Alley. This is invariably blocked and overflows down the incline of the road. In cold weather this freezes over making the carriageway extremely dangerous to all users. Another point to make is that any household can ask to be put onto mains supply so why would anyone want to use this borehole water not overseen by Southern Water? Going forward who would maintain all of this.

Pointless saying private enterprise and what happens if trading ceases for whatever reason. Would the Parish Council then pick up the tab?

Meanwhile, Southern Water is currently sinking two bore holes approx. 200 metres from the site at their old pumping station. This is intended to help out with the water extraction problems at Hardham. The depth of these will be deeper than the one proposed by the developer. In effect water from the aquifer feeding the site would be taken by the Southern Waters project, thus negating the applicant's attempt to provide water neutrality for the new housing. We are also told the full implications of running the two boreholes in such close proximity (including possible contamination) would not be known for at least two years. Indeed, HDCs own Water Neutrality Officer has said the reinstated borehole by Southern Water "may impact on the borehole at this site".

We know our weather extremes will become more frequent with global warming . Smock Alley already becomes flooded regularly after heavy rain. With extra water from the site together with more concentrated rainfall the area would be at risk of severe flooding in years to come.

It seems there has been a lack of transparency getting the Plan to its current status. Where was the public consultation and community input to help formulate the suggested sites for development? Smock Alley and Hatches were introduced before parishioner involvement which is surely not right. The timetable for this consultation period has been kept pretty quiet. Unless you go onto the Parish Council website for information you are unlikely to be aware of what is going on. Lack of posters, leaflets etc. to inform people of progress.

No it isn't "a done deal" which was quoted to some local people recently by a senior member of West Chiltington Parish Council. The forces of common sense and democracy may yet prevail.

What improvements or modifications would you suggest?

Withdraw Smock Alley from the Neighbourhood Plan.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 26 of the Neighbourhood Plan (General) Regulations 2012 (as amended) in relation to the West Chiltonon Neighbourhood Development plan?

Please tick here if you wish to be notified: