



**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	Mark Richard RUSSELL
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	6 th December 2024

PART B

To which part in the plan does your representation relate?

Paragraph Number:	Various, but including Appendix 9, 4.4 and 4.5	Policy Reference:	Various, but including The Horsham District Planning Framework 2015
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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:
<p>There is much to commend about this draft Neighbourhood Plan. It characterises accurately both the strengths of, and the challenges facing, West Chiltington, notably in areas such as</p> <p>Appendix 7 – Getting Around</p> <p>Articulates well the challenges facing the village, and correctly highlights the fanciful and unsubstantiated claims made by some developers regarding the facility of cycling or walking around the village. Both modes of transport are frequently hazardous in West Chiltington, where single track roads with cars parked on verges adds to the hazards for both road. To quote the plan “4.2 Developers seeking to justify planning applications invariably cite the accessibility of their site to local facilities by bike as a reason for gaining consent. WSCC in response to such applications invariably also comments that facilities can be accessed by bike. However the view of residents cycling down leafy country lanes appears idyllic, but it is far from reality. In today’s world of speeding cars, cycling on such roads is hazardous. Cars can often be seen screeching to a halt as they meet a cyclist on a dark winding road.</p>

Allowing a child to cycle such routes would be foolish.”

Appendix 9 - West Chiltington Settlement Separation Zone

Makes clear the trifold nature of the Parish (West Chiltington Old Village, West Chiltington Common, and the predominantly agricultural area within the parish north of the Old Village) and the importance of the Settlement Separation Zone between the Old Village and the Common.

The plan also notes that the draft policy EH10 of the West Chiltington Neighbourhood Development Plan states:

“Proposals for development requiring planning permission within the Settlement Separation Zone shown on Map D and Appendix 9 will not be supported and strongly resisted unless it is for essential utility infrastructure or where the benefits outweigh any harm.”

The Appendix makes clear the long-standing and continuing weight given to this separation by restating key facts such as

- Policy CS6 of the Horsham District Council Core Strategy 2006 designating the land between the two settlements as a Local Gap
- The Horsham District Planning Framework 2015 designating completely separate Built Up Area Boundaries
- The appeal Inspector for one of the refused housing applications at Smock Alley stating ...“the encroachment and coalescence of these two distinct elements would alter the individual characteristics of this settlement ... the cumulative erosion of the gap by small scale development would undermine the gap and any distinction between the separate elements to the detriment of the characteristics of the settlement”

Where the Neighbourhood Plans ceases to reflect the desires of those in the Parish is where the heavy hand of Horsham District Council (HDC) can be seen seeking to impose its own agenda whilst at the same time seeking to get apparent validation from the Parish. To the credit of the plan no attempt has been made to disguise this unwanted and unwarranted intervention from HDC: as an example, the statement in 2. Policy Context – “The HDLP 2023-40 Regulation 19 acknowledges the important, complementary role of Neighbourhood Plans in forming the Development Plan for the District. However it then removes the choice of the NP by allocating three sites for housing (policy HA21)”. The concerns of the Parish Council about this approach by HDC are stated further reiterated in Appendix 9 – quoting,

“4.4 The Neighbourhood Plan has always sought to retain the Separation Zone, however Horsham District Council has brought forward a site at Smock Alley which lies within the Zone. The site is being promoted for development in the revised Local Plan which will supersede the 2015 Planning Framework.

4.5 Horsham DC have justified the allocation by stating that the Zone does not have any legal status until the Neighbourhood Plan is made and that planning policy has changed. The Parish Council does not accept this view but feels that the site will be developed as part of the Local Plan review whether it wishes it or not and it is better to have some control over how the site is developed than to leave it to the developers to decide. The Local Plan allocation is even less understandable in the light of Policy 15 of the HDLP seeking to protect “local identity and an individual sense of place” and specifically mentioning at para 6.27 that .. particular regard should be given when

considering proposals between West Chiltington Common and West Chiltington”

The non-consensual approach below followed by HDC is further highlighted in section 3.34 of the main document – once again quoting,

“3.34 HDC published its Draft Local Plan in February 2020 in which it cited that it required a contribution from West Chiltington Parish of 25 dwellings towards its housing numbers over the 15-year period of the Plan. This changed without consultation in the HDLP 2023 - 2040 Reg 19 Consultation to 38 homes. The Parish Council is contesting this revised allocation, not least because it dictates where the houses will be located. However since the 2020 Plan was published the Parish has seen an increase of 16 new properties through organic growth.

What improvements or modifications would you suggest?

The aspects of the plan developed by the Parish Council, other than where it has reluctantly incorporated changes imposed by HDC, provide for a robust plan.

The HDC-imposed changes do not reflect the desires of the Parish and as such cannot be considered to have a place in this neighbourhood plan. They either need to be removed, or HDC need to come clean and state that they are disinterested in the views of the Parish and “know better” and will follow a path of their own choosing, not that chosen by West Chiltington.

(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 Chiltington Neighbourhood Development plan?

Please tick here if you wish to be notified:

