

25 November 2024

Planning Policy Team Horsham District Council

#### SENT BY EMAIL

Dear Sir/Madam,

## West Chiltington Submission Neighbourhood Development Plan (NDP)

Thank you for consulting the South Downs National Park Authority on the Regulation 16 submission consultation of the West Chiltington Neighbourhood Development Plan (NDP). We welcome the publication of this NDP, which is the result of a considerable amount of hard work by the parish council and local community over several years. We have carried out a focused review on the elements which are most relevant to the South Downs National Park and its setting. In doing so, we have provided general comments in this covering letter and provided more detailed comments (and proposed amendments) overleaf.

### The South Downs National Park Area

The designated neighbourhood area includes a small area in the south-west which is within the South Downs National Park. This area broadly comprises:

- Land rear of properties off Monkmead Lane, including the River Chilt and accessible woodland within the Hurston Warren SSSI; and
- Land between Heather Lane and Monkmead Lane, including accessible woodland and car parking within the Hurston Warren SSSI, Monkmead Woods LWS / SINC, and Area Tree Preservation Order ref. 0197.

#### **General Comments**

The local planning authority and development plan for the areas inside and outside the National Park are the South Downs National Park Authority and the South Downs Local Plan, and Horsham District Council and the Horsham Local Plan, respectively. To this end, references to a "secondary" local planning authority are incorrect and the NDP (as written) suggests a misunderstanding of what constitutes the development plan for the parish. In addition, it is important to highlight that the built-up area of West Chiltington Common is in the setting of the National Park, and so **NPPF Paragraph 182** is applicable.

Thank you very much for the opportunity to comment, and please do not hesitate to contact us if there is anything that you would like to discuss or seek clarification on.

Yours sincerely

Claire Tester MRTPI
Planning Policy Manager
South Downs National Park Authority (SDNPA)
Contact: Lewis Ford, Senior Planning Policy Officer

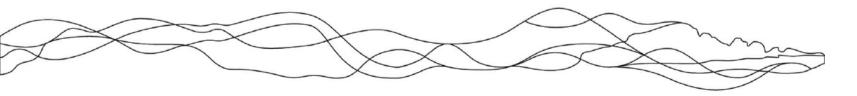
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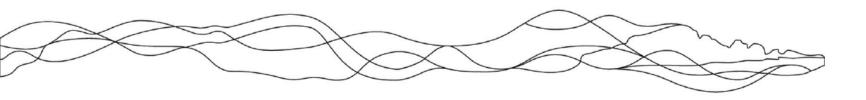
# SDNPA response to the West Chiltington (Regulation 16) Submission Neighbourhood Development Plan (NDP)

The comments set out below are the views of individual officers under the Delegated Powers of the SDNPA.

NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
General	The conformity references focus on NPPF conformity only, and do not	Observation.
	reference the Horsham Local Plan or South Downs Local Plan.	
Page 3, Foreword	When adopted made, the Plan will form part of the Local Development	Correction.
	Plan for the District Parish and, as such, its policies will have to be taken	
	into account consideration by Horsham District Council and the South	
	Downs National Park Authority when determining planning applications in	
	their respective local planning authority areas of the Parish. The Parish will	
	also receive enhanced CIL funding which can be used to deliver	
	infrastructure projects in the Parish.	
Page 5, Paragraph 1.3	That is, that Plans must be in line with:	Correction.
	The duty to seek to further the Statutory Purposes for National	
	Parks, as set out in the Environment Act 1995 National Parks and	
	Access to the Countryside Act 1949 and amended by Section 245	
	of the Levelling Up and Regeneration Act 2023, which state are:	
	<ul> <li>To conserve and enhance the natural beauty, wildlife and</li> </ul>	
	cultural heritage of the area; and	
	<ul> <li>To promote opportunities for the understanding and</li> </ul>	
	enjoyment of the special qualities of the National Park by	
	the public.	
	<ul> <li>ADD: The South Downs Local Plan (SDLP) and the emerging</li> </ul>	
	South Downs Local Plan Review.	



NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 5, Paragraph 1.7	Once approved made, the Neighbourhood Plan will form part of the Horsham District Local Plan 2023 40 Development Plan for the Parish.	Correction.
Page 8, Paragraph 2.3	Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Development Plan.	Correction.
Page 8, Paragraph 2.5	Once the Neighbourhood Plan is adopted made it becomes part of the Horsham District Development Plan for the Parish.	Correction.
Page 8, Paragraph 2.6	As the Parish is located within the Horsham District Council and the South Downs National Park Authority Local Planning Authority areas, the Neighbourhood Plan needs to generally conform with the policies of the Horsham District Planning Framework 2015 (HDPF) and the South Downs Local Plan 2019 (SDLP).	Correction.
Page 9, Paragraph 2.11	Please replace the last four sentences with:  A small area of West Chiltington is within the South Downs National Park. This area comprises the Hurston Warren Site of Special Scientific Interest (SSSI) and Monkmead Woods Site of Importance for Nature Conservation (SINC). The South Downs Local Plan (SDLP) was adopted in 2019 and is part of the Development Plan for this area of West Chiltington. The SDLP is currently under review with a proposed adoption date in 2027-8. All policies of the SDLP apply to this area of West Chiltington. However, the parish council has identified the following policies as being of particular relevance to the Parish:	Correction. The reference to the SDNPA as the "secondary" planning authority is incorrect. The SDNPA and HDC are the local planning authorities for the areas of the parish inside and outside the National Park, respectively. As such, all policies in the local plans are relevant to the parish. Those listed may be particularly relevant to the Parish given the scale, setting, and land use of the National Park Area of West Chiltington.

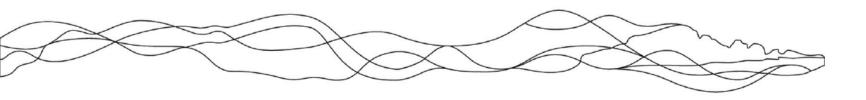


NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 9, Paragraph 2.11 (Bullet Points – 1st Half)	<ul> <li>SD4 Landscape Character – sets out how development proposals will be expected to conserve and enhance landscape character in the National Park.</li> <li>SD5 Design – seeks to ensure that all development is of the highest possible quality design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park.</li> <li>SD6 Safeguarding Views – seeks to ensure that development does not harm views or landmarks, encourages conservation and enhancement of key view types and patterns, and does not detract from the visual integrity, identity and scenic quality that are characteristic of the National Park.</li> <li>SD8 Dark Night Skies - seeks to avoid harm ensure that development does not harm the quality, and encourages enhancement, of the dark night skies.</li> <li>SD9 Biodiversity and Geodiversity – seeks to retain, protect and enhance features of biodiversity and geological interest sets out a positive strategy to ensure the conservation and enhancement of biodiversity and geodiversity across the National Park.</li> <li>SD10 International Sites – sets out specific requirements relating to international sites.</li> <li>SD11 Trees, Woodland and Hedgerows – seeks to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting is realised.</li> <li>SD12 Historic Environment – seeks to sets out a positive strategy for the conservation and enhancement of heritage assets and their setting.</li> </ul>	All policies of the SDLP apply to the National Park Area of West Chiltington. The list as currently written omits some key SDLP policies, for example Policies SD10 and SD11 are particularly evident given the issues around water neutrality and the fact that the majority of the National Park Area of the Parish is wooded. The SDNPA advise that either:  1) The list is removed and the corresponding paragraph explains that all SDLP policies are relevant to the National Park Area of the Parish; or  2) The suggested corrections on the left are made.

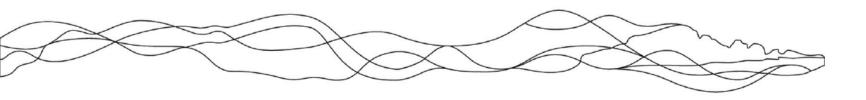
NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 9, Paragraph 2.1 (Bullet Points, 2 <sup>nd</sup> Half)	<ul> <li>SD20 Walking, Cycling and Equestrian Routes – seeks to safeguards and encourages enhancement of the extensive network of routes across the National Park.</li> <li>SD22 Parking Provision – expects new parking areas to contribute to a range of ecosystem services while protecting the landscape.</li> <li>SD23 Sustainable Tourism – seeks to encourage foster the responsible and sustainable delivery of tourism and recreation development.</li> <li>SD43 New and Existing Community Infrastructure – seeks to supports new and/or expanded facilities and protect existing community facilities infrastructure that serve the local communities of the National Park subject to certain criteria and seeks to prevent the loss of existing facilities.</li> <li>SD44 Telecommunications and Utilities Infrastructure – seeks to provide appropriate new telecommunications and utilities infrastructure without harm to the special qualities.</li> <li>SD45 Green Infrastructure – seeks to promote the provision of new green infrastructure whilst protecting existing assets and the integrity of the green infrastructure network as a whole and enhance green infrastructure.</li> </ul>	All policies of the SDLP apply to the National Park Area of West Chiltington. The list as currently written omits some key SDLP policies, for example Policy SD22 is particularly evident given the existing car park in the National Park Area of the Parish. The SDNPA advise that either:  1) The list is removed and the corresponding paragraph explains that all SDLP policies are relevant to the National Park Area of the Parish; or 2) The suggested corrections on the left are made.
Page 9, sub-heading above Paragraph 2.12	West Sussex Waste Local Plan <del>2014</del> and Joint Minerals Local Plan.	Correction.



NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 9, Paragraph 2.12	The West Sussex Waste Local Plan 2014 (WLP) and the West Sussex	Clarification.
	Joint Minerals Local Plan 2018 (partial review 2021) (JMLP) form part of	
	the development plan for West Chiltington. Areas of the plan area Parish	
	are safeguarded against non-mineral development under JMLP Policy M9 of the JMLP.	
Pages 9-10, Paragraph 3.1	The Parish of West Chiltington lies in an area of the Sussex Weald about	Clarification.
	12 miles north of Worthing on the South Coast and about 10 miles to the	
	south of Horsham, on the boundary of the South Downs National Park	
	which includes a section of the River Chilt and a part of Monkmead	
	Woods. There is also a the Hurston Warren Site of Special Scientific	
	Interest (SSSI) and a the Monkmead Wood Site of Nature Conservation	
	Importance (SNCI) within the Parish.	
Page 13, Paragraph 3.13	West Chiltington lies between the South Downs National Park and the	Correction.
	High Weald National Landscape (formerly Area of Outstanding National	
	Beauty), both considered to be of national importance.	
Page 18, Paragraph 3.46	West Chiltington lies between the South Downs National Park and the	Correction.
	High Weald National Landscape (formerly Area of Outstanding Natural	
	Beauty).	
Page 18, Paragraph 3.46	Is Monkmead Woods a SSSI or a SNCI?	Clarification.
Policy HI, Criterion C	Avoid or minimise any adverse Do not have a detrimental impact on the	NPPF Paragraph 182.
	South Downs National Park and its setting, and on the predominantly	
	open and undeveloped landscape setting of the Parish as a whole.	



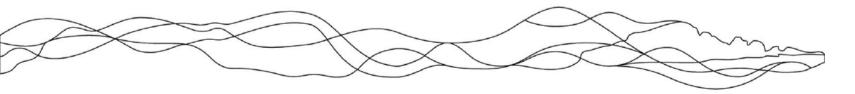
NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Policy HI, Criterion D &	All proposals should look to be compliant with the relevant strategic	Clarification and to ensure consistency
Policy H2, Criterion 13.	water neutrality policy in the Development Plan Horsham Strategic Policy	within all NDPs split across two LPAs.
	9: Water Neutrality with Horsham District Local Plan (2023-2040).	
Policy HI, Criterion E	Replace "this Neighbourhood Plan" with "the Development Plan".	"Development" has a broad definition and
		not all scenarios will be picked in NDP.
Page 25, Paragraph H1.6	They asked that HDC and the SDNPA ensure that any new development	Clarification.
	in their Local Plans is are water neutral. The NP respects this position and	
	will expect all new development to meet any conditions agreed by HDC,	
	SDNPA and/or Natural England.	
Policy H3, Criterion I	Proposals for new housing development, extending or altering existing	The policy should not be restricted to just
	dwellings buildings and structures must be of a high quality, be energy	residential development. Depending on
	efficient and designed to reflect the local character and reinforce, where	location of development, the relevant
	appropriate, local distinctiveness. Proposals for major development must	landscape character assessments (i.e.,
	demonstrate through their Design and Access Statement how they have	Horsham or South Downs LCA) should
	regard to the core principles set out in this Plan, and the Village Design	also be used to inform design.
	Guide (see Appendix 2), and landscape character assessments for the	
	area, as well as how they will enhance / improve local character.	
Page 31, Paragraph H3.1	The Village Design Guide adopted in 2003 has been updated and is	The SDNPA and HDC will both "make"
	submitted at in Appendix 2 for adoption by HDC.	the NDP (incl. appendices) if successful at
		Examination and Referendum.
Page 34, Paragraph EH1.1	These have potential to enhance biodiversity within the Parish and provide	Clarification.
	important connections between the South Downs National Park and the	
	High Weald National Landscape	



NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 34, Paragraph EH1.3	The HDC Landscape Character Assessment 2003 and South Downs	The South Downs Landscape Character
	Landscape Character Assessment 2020 contains guidelines relating to the	Assessment (LCA) 2020 is also of
	green infrastructure in the Parish and the need to conserve and enhance	relevance.
	it.	
Policy EH2, Criterion 4	Planning permission will only be supported for new development subject	Correction.
	to a drainage condition(s) in accordance with HDC the local planning	
	authority's standard conditions.	
Page 37, Paragraph EH4.2	The proximity of the Parish to the SDNP area South Downs National	NPPF Paragraph 182.
(Renewable Energy)	Park <del>would suggest a need to ensure</del> means that such infrastructure is	
	<del>sited so as</del> should be sensitivity located and designed to avoid or <del>to</del>	
	minimise adverse impacts on the National Park and its setting. This may	
	include, but is not limited to, visual impact by virtue of scale, and effect on	
	amenity and biodiversity.	



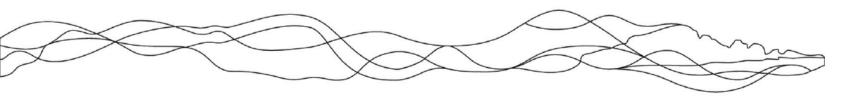
NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Policy EH6 (Dark Night Skies)	Policy SD8 (Dark Night Skies), and its explanatory text, in the South Downs Local Plan (SDLP) is a strategic policy which requires proposals to conserve and enhance the intrinsic qualities of the dark night sky, and to show that all opportunities to reduce light pollution have been taken, before then providing criteria / hierarchy for instances where lighting cannot be avoided. The latter is not included in the NDP policy, nor is the NDP policy positively worded.	Requested for local plan conformity. It is important to remember that Policy SD8 (SDLP) is a strategic policy, whereas NDP policies are a non-strategic. A pragmatic solution could be similar to that proposed by the Examiner for the Bramshott & Liphook NDP, whereby the NDP policy only applies to the parts of the parish
	The SDNPA supports the spirit of the policy but has concerns over its general conformity with Policy SD8 for the National Park Area of the Parish / Neighbourhood Area. A similar approach could be taken to that set out in Paragraph 5.44 of the Bramshott & Liphook NDP (Referendum Version), whereby the NDP policy "applies only in those parts of the parish within East Hampshire. Policy SD8 (Dark Night Skies) of the South Downs Local Plan applies in the National Park and includes its own specific guidance and environment zones."	outside the National Park.
Page 39, Paragraph EH6.1 (Dark Night Skies)	The South Downs National Park Authority is using its role as a planning authority to protect conserve and enhance the intrinsic quality of dark skies above the National Park through policies about lighting requirements that developers need to meet through SDLP Policy SD8 and its Dark Skies Technical Advice Note.	Correction.
Page 39, Paragraph EH6.2 (Dark Night Skies)	Further details of for lighting plan submissions in, and in the setting of, National Parks can be found in the South Downs Dark Skies National Park Technical Advice Note which is consistent with the policy above.	Clarification and consistency with comments raised above.



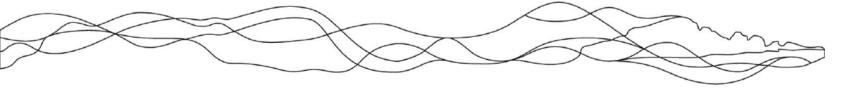
NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 39, Paragraph EH6.5 (Dark Night Skies)	Please delete as this is repetition of Paragraph EH6.1	Repetition.
Policy EH8 –	All development should: maintain conserve or enhance the local landscape	Conformity with SDLP Policies SD4 and
Landscape Character and	character of the Parish landscape within the neighbourhood planning area;	SD6.
Important Views	be informed by the <del>(see</del> South Downs, Horsham District, and West	
	Chiltington Landscape Character Assessments); and should be informed	
	by, and not have a detrimental impact on, significant views that currently	
	provide open field aspects, views to the South Downs, or views from the	
	village centres and other open spaces.	
Page 41, Paragraph EH8.2	The Viewshed Study Report of the South_Downs National Park*, the	Correction and clarification.
(Landscape Character and	South Downs Landscape Character Assessment, the Horsham District	
Important Views)	Landscape Character Assessment, and the West Chiltington Landscape	
	Character Assessment help us to understand the landscape character and	
	value of the Parish.	
	* Footnote to weblink for the Viewshed Study Report:	
	https://www.southdowns.gov.uk/planning-policy/south-downs-local-	
	plan/local-plan-evidence-base/evidence-and-supporting-	
	documents/viewshed-analysis/	



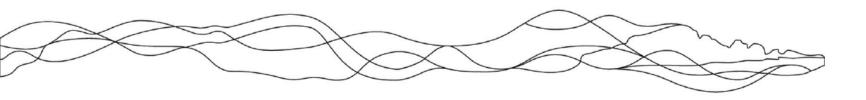
NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Policy EHII – Water Neutrality	This new policy, and its supporting text, repeats Strategic Policy 9 (Water Neutrality) and Paragraphs 5.30 to 5.38 in the emerging Horsham Local Plan 2023-2040, including proposed modifications included as part of submission materials. As set out in our response on 01 March 2024 to the Regulation 19 public consultation on the Horsham Local Plan 2040:  "We welcome and support the policy and introductory text which reflects ongoing joint working between all the affected local planning authorities. This is an important shared strategic cross boundary issue and South Downs National Park Authority will continue to work closely with Horsham and the other affected local planning authorities on this issue."  Water neutrality is a strategic cross-boundary issue. The National Planning Policy Framework (December 2023) makes it clear that local	n/a
	plans should include both strategic and non-strategic policies, whilst neighbourhood development plans should include non-strategic policies only – see Paragraphs 13 and 18, and Annex 2. In terms of Policy EH11, we note that the policy approach to this strategic cross boundary issue, including policy wording, is being addressed through the Local Plans and examinations of the affected local planning authorities.	
Policy EHII, Criterion I	West Chiltington Neighbourhood Plan is fully supportive in the	Water neutrality is an identified issue in
	implementation of water neutrality policies which are in alignment with the Horsham District Local Plan (2023-2024) Development Plan in order	the National Park Area of the parish, and the South Downs Local Plan Review will
	to protect the Arun Valley SAC/ RAMSAR.	include policy criteria for water neutrality.



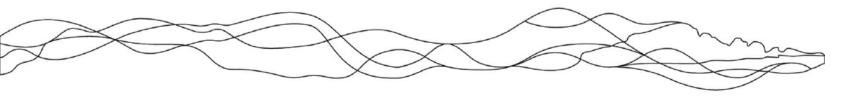
NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 46, Paragraph EHII.10	In the event that the requirement for development to be water neutral is no longer required, 50-residential development should continue to be	Correction.
	water efficient and will instead be required to meet the optional	
	requirement as identified in Part G of the Building Regulations and be	
	designed to utilise no more than 110 litres per person per day. This has	
	been a requirement in Horsham District since the adoption of the	
	Horsham District Planning Framework in 2015 and the South Downs	
	Local Plan in 2019.	
Page 48, Paragraph GA3.3	Is this paragraph needed? The policy, itself, explains that development	Longevity.
	should meet the most current standards.	
Policy LC5 –	Monkmead Wood (16.72ha) is within the South Downs National Park.	Agreement.
Designation of Local	The green area is already afforded protection by virtue of its ecological	
Green Spaces	designations (i.e., SNCI, and part SSSI). However, the Planning Practice	
	Guidance explains that if land is already protected by an existing	
	designation, then consideration should be given to whether additional	
	local benefit would be gained by designation as a local green space. In this	
	instance, we agree with the parish council's evaluation in Appendix 5 that	
	local green space designation would be beneficial given that the site is also	
	demonstrably special to the community for recreation and tranquility.	
	The green area mapped in Appendix 5 includes all the National Park Area	Clarification.
	of the Parish, but the local green space shown on the NDP Proposals	
	Map, Map C, and Map D is a smaller area (and the area also differs	
	between these maps). Please can you confirm the local green space	
	area / boundary?	



NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 55, Paragraph LC5.1 (Local Green Spaces).	It is NPPF Paragraphs 105-107, as per the December 2023 publication.	Correction.
Page 56, Paragraph 11.1	The West Chiltington Neighbourhood Plan (WCNP), once adopted made, becomes part of the development plan for the area and will be used by the local planning authorities in deciding determining planning applications.	Correction.
Page 56, Paragraph 11.2	The Parish Council will also have regard to the WCNP when framing its representations on planning applications to Horsham District Council and the South Downs National Park Authority.	Correction.
Page 56, Background Documents	Please add the following to the list of Background Documents:  • South Downs Local Plan (2024-33).  • South Downs Landscape Character Assessment (2020).	Correction.
Pages 66-67, Glossary	Please include a description / explanation for the Development Plan.	The Development Plan comprises the West Sussex Waste Plan, West Sussex Joint Minerals Local Plan, Horsham Local Plan, and South Downs Local Plan.
Page 67, Glossary	The Local Plan is the principal forms part of the development plan document and sets out the long-term spatial vision for an area the Horsham District. In the parish, the Horsham Local Plan and South Downs Local Plan cover the areas outside and inside the South Downs National Park, respectively.	Correction.
Appendix 5 – Local Green Space	The appendix references an earlier version of the National Planning Policy Framework (NPPF) and does not reference the South Downs Local Plan (SDLP) which is applicable as one of the proposed local green spaces is within the South Downs National Park.	Correction.



NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Appendix 6 – Green Infrastructure and	The ambition to designate biodiversity corridors which extend across the parish and link with adjoining parishes and the National Park is supported.	Correction.
Ecosystem Services	Please note that the conformity reference is SDLP Policies SD2 and SD45.	
Basic Conditions Stat	ement	
Page 3, Paragraph 2.4	The SDNPA designated the Neighbourhood Area on 17 February 2024.	Correction.
Page 5, Paragraph 3.1	Neighbourhood Planning (General) Regulations 2012 (as amended).	Correction.
Page 6, Paragraph 3.7	This sentence states the plan period is 2023-2040 whilst the main NDP document states that the plan period is 2023-2031.	Clarification.
Page 7, Paragraph 4.5	Once the Neighbourhood Plan is adopted made it becomes part of the Horsham District Development Plan for the Parish.	Correction.
Page 11, Table	The following South Downs Local Plan (SDLP) Policies are applicable:  • HI – SDI0 and SD25 • H2 – SD4, SD5, SDI0, SDII, SD26-28, SD45, and SD48 • H3 – SD4 and SD5 • H4 – SD25 • EHI – SD45 • EH2 – SD49 and SD50 • EH3 – SDII • EH4 – SD48 and SD5I • EH5 – SDI2	Correction.



NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning
Page 12, Table	The following South Downs Local Plan (SDLP) Policies are applicable:	Correction.
	<ul> <li>EH6 – SD8</li> <li>EH7 – n/a</li> <li>EH8 – SD4 and SD6</li> </ul>	
	<ul> <li>EH9 – SD2, and SD39 to SD41</li> <li>EH10 – n/a</li> </ul>	
	• EHII – SDI0 • GAI – SDI9	
	• GA2 – SD20 • GA3 – SD22	
	• EEI – SD34 to SD38	
	<ul> <li>EE2 – SD34 and SD35</li> <li>EE3 – SD36 to SD38</li> </ul>	
	<ul> <li>EE4 – SD52 and SD53</li> <li>EE5 – SD23</li> </ul>	
	<ul> <li>EE6 – SD44</li> <li>LCI – SD25 and SD27</li> </ul>	
	<ul> <li>LC2 – SD43</li> <li>LC3 – SD43</li> </ul>	
	<ul> <li>LC4 – SD43</li> <li>LC5 – SD47</li> </ul>	

