



West Chiltington Submission Neighbourhood Plan 2023 to 2031



**YOUR PLAN FOR THE FUTURE OF
WEST CHILTINGTON PARISH**

Contents

Foreword	3
Introduction	4
Policy Context	7
About West Chiltington Parish	9
Vision and Core Objectives	21
Neighbourhood Plan Policies	23
Housing Policies	24
Environment and Heritage Policies	33
Getting Around Policies	47
Employment and Enterprise Policies	49
Leisure and Community Policies	53
Implementation	56
Proposals Map	58
Map A - Settlement/ Built up Area Boundaries	59
Map B - Separation Zone/Local Gap	60
Map C - Green Infrastructure and Ecosystem Services	61
Map D - Local Green Space	62
Map E - Sunken Lanes and Stream Lane	63
Policies Table	64
Glossary	66
Appendix 1 - Removed as no longer relevant	
Appendix 2 - Village Design Guide	
Appendix 3 - Finger Way-posts	
Appendix 4 - The Wells' Houses	
Appendix 5 - Local Green Space	
Appendix 6 - Green Infrastructure and Ecosystem Services	
Appendix 7 - Getting Around West Chiltington	
Appendix 8 - Landscape Character Assessment	
Appendix 9 - Local gap/settlement separation zone	
Appendix 10 - Infrastructure Delivery Plan	

Foreword

The Parish of West Chiltington lies in an area of the Sussex Weald about 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.

West Chiltington's Neighbourhood Plan sets out a vision to ensure that the special, attractive and valued characteristics of the Parish, including its rural feel, historic buildings, low-density construction, relative tranquility, gardens, wildlife and relationship with the surrounding countryside, are protected and enhanced. The vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within the Parish, economically, environmentally and socially.

The Plan sets objectives on key identified themes such as housing, getting around, business and tourism, community, leisure, well-being and the environment. It builds on current and future planned activity and states what the Parish Council and its partners will work towards.

The first section of the Plan introduces the Parish today and the second part sets out policies to ensure that the vision is met.

When made, the Plan will form part of the Development Plan for the Parish and as such its policies will have to be taken into 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.

The whole document should be read in conjunction with the online evidence base found at <https://www.westchiltingtonnp.co.uk>

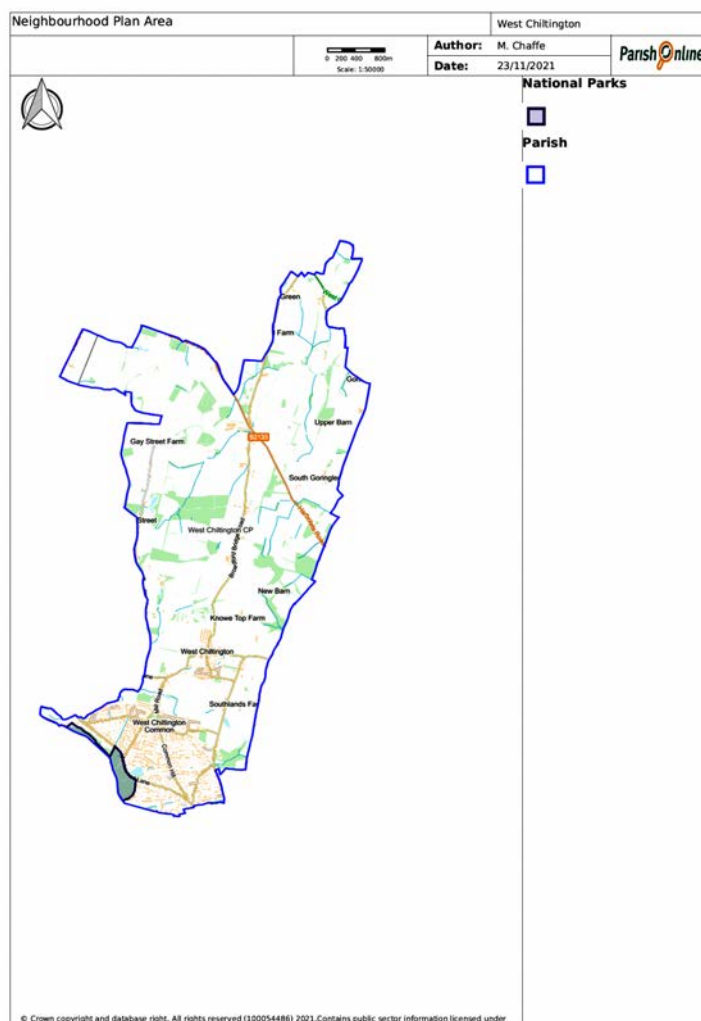
SECTION 1

1. Introduction

1.1 The Neighbourhood Plan has been prepared by West Chiltington Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of West Chiltington. The Plan period is 2023 to 2031.

1.2 The purpose of this section is to summarise the evidence base and the context within which the Neighbourhood Plan has been prepared. It identifies the sustainability constraints within the Parish and sets out a framework within which the economic, social and environmental issues in the Plan will be used to determine the detailed policies and proposals.

Neighbourhood Plan Designated Area



How the Neighbourhood Plan fits into the Planning System

1.3 Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act 2011 sets out some important requirements. One of these is that all Neighbourhood Plans must have regard to higher level planning policy. That is, that Plans must be in line with:

- National Planning Policy Framework (December 2023) (NPPF) & national guidance.
- The duty to seek to further the Statutory Purposes for National Parks, as set out in the National Parks and Access to the Countryside Act 1949 and amended by Section 245 of the Levelling Up and Regeneration Act 2023, which are:
 - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
 - To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- The South Downs Local Plan (SDLP) and the emerging South Downs Local Plan Review.
- Horsham District Council Planning Framework (HDPF) and the emerging Horsham District Local Plan 2023-2040.
- European Regulations retained by the UK post Brexit including key environmental matters.

1.4 The Plan has been developed through consultation with the people of West Chiltington and others with an interest in the Parish. Details of the consultations have been recorded on the Parish Council NP web site www.westchiltingtonnp.co.uk

1.5 Neighbourhood Plans must be compatible with retained European Regulations on strategic environmental assessment and habitat regulations.

1.6 The Plan gives local people the power to decide where new housing should go and how the Parish could change.

1.7 The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise this vision. These policies accord with higher level planning policy, principally the NPPF, as required by the Localism Act 2011. Once made, the Neighbourhood Plan will form part of the development plan for the Parish.

How the Plan is organised

1.8 The Plan is organised into the following sections:

Section 1 Introduction; provides an introduction to the Neighbourhood Plan process and how the Plan was formulated.

Context; provides the evidence base and baseline conditions which support the Plan proposals.

The Parish today; includes selected statistics.

Vision and Core Objectives.

Section 2 Neighbourhood Plan Policies; provide the criteria and framework upon which future development will be judged and how the community should grow.

Implementation; how the Plan will be used once adopted.

Infrastructure delivery; projects the Parish wishes to pursue.

Background documents; used to inform the Plan process.

Maps and Appendices.

Plan Preparation Process

1.9 The Plan has been led by West Chiltington Parish Council, as a qualifying body under the Regulations, with the day to day work delegated to the AECOM Report Working Group.

1.10 West Chiltington is partially within the South Downs National Park (SDNP). As the main settlements are outside the SDNP, Horsham District Council is the lead authority for the Neighbourhood Plan. The Neighbourhood Plan will need to be submitted to Horsham District Council for independent examination.

1.11 The Neighbourhood Plan has already been through two pre-submission consultations. Most of the policies have carried across from previous iterations which have been extensively consulted upon. The Plan-making process for the WCNP comprised the following stages:

- Steering group established - 2013
- Neighbourhood area designated - February 2014
- Housing Needs Survey undertaken - April 2014
- Neighbourhood Plan launch event - July 2014
- Residents' Survey / Business survey - July 2014
- Survey feedback event - August 2014
- HDC requested SA/SEA - Scoping report produced - August 2014
- Call for sites and site assessments - October 2014
- State of the Parish Report - a report that summarised all of the evidence on which the West Chiltington NDP was based - November 2014
- First Pre-submission Plan advertised - September 2015 (Plan subsequently amended)
- Project re-started with open event - November 2016
- Business survey undertaken - November 2016
- Local school children involved in the process - January 2017
- Second Pre-submission Plan - May 2017 (Plan subsequently amended)
- Housing Needs survey undertaken - March 2018
- Submission Plan November 2018 (this Plan was not accepted by HDC)

- Call for Sites 2020
- Sites Review by AECOM January 2021
- Third Pre-submission Reg 14 Plan - July 2021
- September 2021 Natural England Position Statement halts new development

Statement of Community Involvement

1.12 The purpose of the Neighbourhood Plan is to articulate the views and issues that are important to the residents of West Chiltington Parish and give those residents a voice in shaping the future of their community. In doing so, the Neighbourhood Plan encourages members of the local community to:

- be more aware of their surroundings and understand the local needs
- identify what features of the community they want to protect and enhance
- give the Parish Council greater support and a mandate for taking actions on their behalf
- identify initiatives and funding that can be delivered by the community itself

1.13 To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

1.14 To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance, consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

Strategic Environmental Assessment and Habitat Regulations Assessment

1.15 Neighbourhood Plans must be compatible with retained post Brexit European Regulations on Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). A SEA report and a HRA report have been provided.

2. Policy Context

Planning Policy Context

2.1 This section provides an overview of the planning policy context affecting West Chiltington Parish.

National Policy

2.2 The National Planning Policy Framework (updated December 2023) (NPPF), originally published in March 2012, informs the approach of local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications. The

Framework was revised in 2023 during the creation of the Plan and work was undertaken to revise the references and to align them with the updated Framework.

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 Development Plan.

2.4 Paragraph 11 of the NPPF requires that Neighbourhood Plans should apply a presumption in favour of sustainable development. This means that Neighbourhood Plans should positively seek opportunities to meet the development needs of their areas, and be sufficiently flexible to adapt to rapid change.

2.5 At examination, the submitted Neighbourhood Plan must be in general conformity with the development plan and respect the integrity of the nationally important environmental sites. Once the Neighbourhood Plan is made it becomes part of the Development Plan for the Parish.

Local Plan policy

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). The Neighbourhood Plan was prepared at a similar time as the initial phases of work were being undertaken on updating the Horsham Local Plan. Once adopted the Local Plan will replace the 2015 Planning Framework. The Parish Council decided to proceed with the current Neighbourhood Plan and for it to be submitted and examined against the currently adopted Horsham District Planning Framework. However Strategic Policy 14 Table 1 Smaller Sites Options in the emerging 2019-40 Draft Local Plan identified two sites to provide 25 homes in the Parish of West Chiltington. The Parish Council has discussed this with HDC and it was agreed that those sites could be brought forward through the NP process. Any subsequent uplift in housing numbers in the area identified through the emerging Local Plan would be the subject of a later revised NP.

2.7 Issues with water neutrality have delayed the Neighbourhood Planning process as HDC would not permit the NP to move to Reg15 until those issues were resolved. Therefore the NP is now being progressed alongside the Reg 19 Consultation for the HDLP.

2.8 The vision of Horsham District Local Plan 2023-40 (HDLP) is of "A place where people from all backgrounds can choose to live and work, with access to high quality jobs, services and facilities that are close to home, in a low carbon economy and high quality natural environment." (HDLP Chapter 3 para 3.13).

2.9 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).

2.10 HDLP Strategic Policy 2 Development Hierarchy recognises the District's existing settlement patterns and their varying capacity for development, stating: "The strategy recognises the existing settlement pattern and hierarchy which can be used to inform how the appropriate

level of growth should be planned. The larger settlements such as Steyning, Southwater, Storrington, Billingshurst and Broadbridge Heath have a role to play and can support development in accordance with their size and role in the settlement hierarchy. Medium and smaller villages have the potential to address identified local needs and limited development should be pursued to meet these needs and support the rural services and infrastructure...." (HDLP para 4.31, page 30).

2.11 Although the two settlements of West Chiltington are listed in HDLP Policy 2 as being the same level within the settlement hierarchy (medium village) they are clearly very different in character and size. West Chiltington is divided into two quite distinctive settlements, The Old Village and West Chiltington Common each with its own built up area boundary (BUAB).

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 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:

- SD4 Landscape Character – sets out how development proposals will be expected to conserve and enhance landscape character in the National Park.
- 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.
- 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.
- SD8 Dark Night Skies – seeks to ensure that development does not harm the quality, and encourages enhancement of the dark night skies.
- SD9 Biodiversity and Geo-diversity – sets out a positive strategy to ensure the conservation and enhancement of biodiversity and geodiversity across the National Park.
- SD10 International Sites - sets out specific requirements relating to international sites.
- 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.
- SD12 Historic Environment – sets out a positive strategy for the conservation and enhancement the historic environment, including the safeguarding of heritage assets.
- SD20 Walking Cycling and Equestrian Routes – seeks to safeguard and enhance the extensive network of routes across the National Park.
- SD22 Parking Provision - expects new parking areas to contribute to a range of ecosystem services while protecting the landscape.
- SD23 Sustainable Tourism – seeks to foster the responsible and sustainable delivery of tourism and recreation development.
- SD43 New and existing community facilities – seeks to support new facilities and protect existing community facilities that serve the local communities of the National Park.
- SD44 Telecommunications and Utilities Infrastructure - seeks to provide appropriate new telecommunications and utilities infrastructure without harm to the special qualities.

- 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.

West Sussex Waste Local Plan

2.12 The West Sussex Waste Local Plan 2014 (WLP) and Joint Minerals Local Plan 2018 (partial review 2021) (JMLP) form part of the development plan for West Chiltington. Areas of the Parish are safeguarded against non-mineral development under JMLP Policy M9.

3. About West Chiltington Parish

3.1 The Parish of West Chiltington lies in an area of the Sussex Weald about 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 the Hunston Warren Site of Special Scientific Interest (SSSI) and the Monkmead Wood Site of Nature Conservation Importance (SNCI).

3.2 West Chiltington Parish is long and narrow – six miles (9.65km) north to south and an average of a mile (1.6km) from east to west, giving a total area of 1732 ha. Since 1945 the population has burgeoned: figures show that there were 1,244 residents in 1921, rising to 1,718 in 1931, with the most recent known figure at 3,500 in 2013.

3.3 The Parish is roughly divided into three sections. In the south there are two distinct settlements; the Old Village being one mile north of The Common. The third area, and by far the largest - though the most sparsely populated - is the predominantly northern agricultural section (The Agricultural/Horticultural Area) which occupies about three-quarters of the land.

3.4 West Chiltington Village is characterised by its narrow streets and conservation area. It has a large number of Listed buildings and is accessed via old drovers' roads with sunken lanes, steep banks and overhanging trees. These roads are mainly single track with pinch points and passing places.

3.5 The Common has the majority of the built-up area and is treated as a separate settlement. It contains largely low density dwellings with tree-lined lanes, some no more than a single track. To the west of the Parish is agricultural land that leads to Pulborough three miles away. The south-west corner consists of Monkmead Woods and the South Downs National Park.

3.6 The principal access is from Storrington and Pulborough but on each of these routes the lanes are narrow, winding and largely without pavements. Walking on the lanes is a hazardous business throughout the village.

3.7 Between the two settlements is a recre-



ation ground with the Village Hall and West Chiltington Sports Pavilion. A network of footpaths and other public rights of way extends throughout the area which affords views of the South Downs.

Strengths and Weaknesses

3.8 Following a review of comments received from the public and the WCNP team, the strengths and weaknesses of the Parish were identified as follows:

Strengths

- Two general stores both incorporating Post Offices, two pubs, a butcher's, an auto workshop, a blacksmiths, beauty salon/hairdressers and hotel;
- Church and church hall;
- Village hall and recreation ground, on which many activities for the majority are centred;
- Local primary school;
- Pre-school;
- Community sports pavilion;
- Tennis club; Cricket Club, Croquet Club and many others;
- Quiet country lanes and footpaths, and bridleways for horses and bicycles – lovely walks;
- Many beautiful old buildings;
- Great history and culture;
- A semi-rural character with low density housing;
- Large network of footpaths and bridleways;
- Several vineyards and a brewery.

Weaknesses

- Limited public transport access to local stations;
- Skewed population age distribution, with the majority of residents aged over 50;
- Poor road network with no pavements;
- Threatened by traffic congestion and pollution in Storrington to the south;
- No medical facilities;
- Limited care/elderly persons facilities; Limited residential care/nursing homes
- Limited attraction to young families due to high cost of land/housing;
- Limited employment opportunities.

History

3.9 The Parish is roughly divided into three sections: towards the south is the Old Village of West Chiltington, part of which is a Conservation Area. The earliest historical evidence is contained in the 1086 Domesday Book which records a church and about 30 heads of families. The present church was erected about 1100 AD and the surrounding village contains buildings dating back to the 14th century. Many of the remaining farmhouses are of 15th or 16th century and the Parish contains no fewer than 69 individually Listed Buildings and one group value Listing. A Parish questionnaire showed that there were also 48 other homes over 100 years old which were not Listed.

3.10 Further to the south is The Common, a more recent development from the turn of the 20th century, and this area, too, has its historical buildings such as Daux Farm, Gentle Harry's and Lilac Cottage. The Common has developed from the main crossroads with its shops and workshop, and was originally built on common land. Reginald Fairfax Wells began development in the 1920s with 'country cottages' inspired by the Arts and Crafts Movement. The hallmarks were modern homes of a rustic style, local materials, relatively large gardens set in a quiet, rural environment with unmade-up tracks often with difficult access; they were largely intended as weekend retreats for the wealthy, and artists from London. Wells' Cottages are still much sought after. The LPA considered the Parish request to make the Wells' Cottage area a Conservation Area which was designated in 2024. Later local developers including the Carver and Slater families continued to reflect many of these characteristics.



3.11 The third area, and by far the largest, though the most sparsely populated, is the predominantly northern agricultural section (The Rural Area) which occupies about three quarters of the land. Until 1939 the whole Parish was largely agricultural and mostly self-sufficient, with many scattered farms, and smaller hamlets at Broadford Bridge, Conehurst and Gay Street. Now agriculture in the northern part of the Parish comprises three beef units (including one rare breeds), arable, two deer units, poultry, and one mixed farm, while in the south there are two dairy units, turf growing, and the historic Nyetimber Manor (given by William the Conqueror to Earl Roger and later by Henry VIII to Anne of Cleves) which now produces prize winning sparkling wines.

Community Profile

3.12 Selected statistics taken from the 2021 Census (see Evidence Base 1 for full report).

	West Chilton Parish
Population	3,400
Residents aged over 65	44.1%
Residents aged 20 to 64	43.6%
Residents aged under 19	24.2%
Number of dwellings	1,579
Detached, Semi-detached houses or bungalows	95.9%
Flat / Maisonette	61 (4%)
Caravan or other mobile/temporary structure	5 (0.3%)
Properties owned outright	1,397 (90.4%)
Private rented	77 (5%)

Social rented	53 (3.4%)
Shared ownership	3 (0.2%)
Other (living rent free)	15 (1.0%)
Employment	Not in employment: 7.9% Not in employment: Not worked in the last 12 months 83.1% Not in employment: Never worked 9.0% (These figures reflect the high level of retirement in the parish)
Employment types	1. Managers, directors and senior officials 27% 2. Professional occupations 23.4% 3. Associate professional and technical occupations 15.5% 4. Administrative and secretarial occupations 9.7% 5. Skilled trades occupations 7.4% 6. Caring, leisure and other service occupations 5.6% 7. Sales and customer service occupations 4.6% 8. Process, plant and machine operatives 1.9% 9. Elementary occupations 4.9%
Deprivation	Household is not deprived in any dimension 60.3% Household is deprived in one dimension 31.9% Household is deprived in two dimensions 6.8% Household is deprived in three dimensions 0.9% Household is deprived in four dimensions 0.1%

Environment and Heritage

3.13 West Chiltington lies between the South Downs National Park and the High Weald National Landscape (formerly Area of Outstanding National Beauty), both considered to be of national importance. One of the special features of the Parish is its broad range of wildlife habitats, connected by a network of corridors. These habitats include lowland heath at Hurston Warren Site of Special Scientific Interest (SSSI) to the south, streams, ponds and wetlands, hedgerows and mature trees (especially veteran oaks) leading to drier, acid sandstone ridges on the higher altitudes.

3.14 The northern section of the Parish is predominantly agricultural with considerable areas of Ancient Woodland. The developed area includes a Conservation Area in the Old Village, and large areas of land recorded on the Priority Habitat Inventory.

3.15 An extensive biodiversity survey was conducted across the Parish using the Sussex Biodiversity Centre Records as a baseline (see Evidence base 2 and Appendix 6). While only a



snapshot in time, it demonstrates that the Parish currently supports a number of rare and rapidly declining species within varied habitats. The study recorded cuckoo, fieldfare, lesser spotted woodpecker, redwing, skylark, song thrush, sparrow and starling on the “high risk” red list and 14 bird species on the “urgent attention” amber list. The Parish also supports protected species such as bats, badgers, slow-worms and dormice and their habitats.

Protecting, maintaining and enhancing the local environment both now and for future generations is a significant challenge.

There is a continuing need to protect, enhance and manage locally designated landscapes, waterways, habitats and species, and to prevent the spread of invasive species within the Parish.

Residents’ surveys show that local people are very in touch with the environment around them, noting varied wildlife and flora. All want to see the environment and heritage protected and enhanced.

Historic Environment

Conservation Areas

3.16 The Parish contains two Conservation Areas (see Evidence Base 3). The LPA created a second Conservation Area in 2024 to encompass the Wells Cottages.

Listed Buildings

3.17 There are 68 Grade II Listed Buildings within the Parish, plus one Grade I: St Mary’s Church

and one group listing (Evidence Base 4). According to the West Sussex Historic Environment Record and Historic Landscape Character Assessment there are no listings relating to archaeology for the Parish.

Wells Houses

3.18 The Wells Houses, built in the 1920's as the 'perfect English village' are an unusual feature of the Parish (see Appendix 4). Residents surveyed want the Wells Houses to be protected before any more of the original features are lost) see 3.16).

Natural Environment

SSSI

3.19 A small area of the SSSI site of Hurston Warren (Monkmead Woods) lies in the south of the Parish (see Evidence Base 6).

Trees

3.20 There are 100 Tree Preservation Orders covering a wide range of trees across the Parish (see Evidence Base 7).

Ancient Woodland

3.21 The Parish has significant areas designated as Ancient Woodland (see Evidence Base 8).

Traditional Orchards

3.22 The Parish has eight recorded areas of traditional orchard (see Evidence Base 9).

Footpaths, Bridleways and Cycle paths

3.23 The Parish has an extensive network of well used footpaths and bridleways. There are no official cycle paths but the Parish is part of a 28 mile cycle route from Horsham to Dragons Green using public roads (see Evidence Base 10 and 11). The Parish has many equestrians who value the network of bridleways.

Flooding and Drainage

3.24 During periods of heavy rain and after snow many Parish roads become subject to flooding. Areas in the north and south are recorded as at risk of flooding by the Environment Agency (see Evidence Base 12).

Housing

3.25 Throughout the Parish the housing is predominately detached houses and bungalows set in well-proportioned plots, mainly with off street parking and surrounded by mature gardens and countryside, but often bordered by narrow country lanes.

3.26 In the 1920s there was a shortage of accommodation which resulted in many local families living in caravans or converted railway carriages. To alleviate this situation The Birches was built by the then Rural District Council from 1926-36, but many of the houses have now been sold off, reducing the available stock of houses for social rent. The Juggs at the south east corner of the old village was completed in 1946-7 and was part of the Council Housing Scheme. Orchard Dell was built on the orchard land of Palmer's Lodge in 1957. In 1962 Kensington Close, a block of one and two bedroom flats was built for further social housing. By accommodating older people from The Birches in these flats, their houses became available for rent by younger couples with children.



3.27 Holly Close and Curbey Close were added in 1975 and sheltered housing for over 50's at Wheelwrights was built in the 1980s. In 1994 a part rented (4 houses) and part shared equity housing (2 houses) scheme at Steele Close was opened to help the young people of the village to remain in West Chiltington. Church Grove was finished in 1994. Properties built within these developments show a variety in type and size of accommodation although the more recent additions have tended to be larger 4, 5, or 6 bedroom properties.

3.28 2014 saw three new developments - Jayswood, a small development of 4 semi-detached and three detached properties, Bracklyn Close a development of 9 bungalows and Castle Rise where three 4 bed dwellings were erected. All infill on existing plots. Most recently 10 apartments were permitted in a conversion of Rambledown House.

3.29 The main evidence base pertinent to housing needs in support of the West Chiltington Neighbourhood Plan is the West Chiltington Parish Housing Needs Survey Report, produced in 2014 by Action in Rural Sussex (AirS). The purpose of the survey was to determine the existing and future housing needs of residents. 43.8% of residents responded to it (see Evidence Base 13).

3.30 The report largely concentrated on affordable housing needs and may not have effectively addressed the wider assessment of Objectively Assessed Housing Needs (OAHN) in West Chiltington.

3.31 It should be noted that the AirS survey is a snapshot at the time undertaken. Nonetheless, it was assessed that there were 32 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market in West Chiltington. It is considered that such evidence is both robust and vital in assessing affordable housing need within the Parish, but that open market housing needs in the Neighbourhood Plan area should also be considered.

3.32 Following discussion with Horsham District Council (HDC) on this matter of OAHN a Housing Need Study (HNA) was commissioned by WCP and carried out by AECOM in 2017. The purpose of this HNA was to investigate specific local needs relevant to West Chiltington whilst supporting the strategic development needs set out in the HDPF.

3.33 The AECOM unconstrained housing need assessment indicated in West Chiltington that 363 dwellings are required to the end of the plan period in 2031, which is an average 18 dwellings per annum between 2011 and 2031.

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.

Getting Around

3.35 The Parish suffers from use as a 'rat-run' for drivers trying to avoid delays on the A283 and A29. The narrow lanes without footways are not suited either to high speeds or large vehicles. Residents complained through the surveys (Evidence Base C) that not enough is done to enforce speed restrictions with some lanes described as very dangerous to pedestrians, cyclists and horse riders.

3.36 Parking in and around the school at drop off and pick up times is a constant issue and some residents support the possible allocation of land for additional parking. Others, mainly those who do the dropping off and picking up, have stated that they would not use a car park as they want to 'drop and run'.

Trains

3.37 The nearest rail connections are Pulborough 3 miles to the west, Billingshurst station 5 miles north west and Horsham station 12 miles north all of which provide a range of services to London, Portsmouth and Southampton.

Buses

3.38 There is a very limited bus service which changes regularly:

- Route 1 (Midhurst to Worthing) this service provides a link to the closest railway station Pulborough, where the London Victoria to Bognor Regis service with links to Brighton Portsmouth and Southampton can be accessed. However it does not operate early or late in the day;
- Route 74 three buses on Tuesdays to Horsham;
- Route 71 once on Wednesdays to Chichester.

Community Transport

3.39 A village minibus provided through the West Sussex minibus charity provides regular but limited services to a number of locations for shopping and recreation for those reasonably unable to use public transport. However this service must be pre-booked by its users.

Footpaths and Public Rights of Way

3.40 The Parish has an extensive network of footpaths and Public Rights of Way covering over 27 miles (see Evidence Base 10).

Roads and Traffic

3.41 The Parish is situated in a rural location accessed by narrow and twisting country roads that connect the A283 at Storrington and Pulborough, and narrow sunken lanes, largely single track with a few passing places, that link ultimately to the A29 at Adversane and the A272 at Coolham. The community school is located in the heart of the old village and has poor access through sunken, single track lanes. With a large number of pupils coming from outside the Parish, traffic movements are concentrated around the start and end of the school day. The number of parked vehicles at this time, particularly around the crossroads at the centre of the old village, results in further restrictions on already narrow lanes with implications for road safety. See Appendix 7 - Getting Around West Chiltington.



Street Lighting

3.42 The Parish is largely unlit and free from light pollution. There is a strong view by most residents (Evidence Base A) that general street lighting would be inappropriate and would spoil the rural setting of the Parish.

Parking issues

Cycling

3.43 There are no designated cycle paths in the Parish.

Employment and Enterprise

3.44 In the 2021 census 42.2% of residents aged 16 to 74 were economically active and 34% of those residents commuted to work outside of the Parish. The biggest change has been that now 52% work from home.

Most businesses are small with a few retail and service providers and a number of 'run from home' businesses in the Parish. The business surveys (see Evidence Base 15) identified poor communications both broadband and mobile, as well as public transport as constraints on businesses. Most of the employees come from outside of the Parish.

3.45 Harwoods is a big local employer planning to relocate the head office and some small industrial units to the western edge of the Parish, bringing much needed employment to the area.

Tourism

3.46 West Chiltington lies between the South Downs National Park and the High Weald National Landscape (formerly Area of Outstanding Natural Beauty). There are a number of natural and other attractions located either in, or close to the Parish which attract visitors to the area, these include:

- St Mary's Church (12th Century)
- Monkmead Woods SNCI
- The Wells' Houses
- The Roundabout Hotel
- The Museum in Church Street Reading Room
- The Queens Head and Five Bells Pubs

The Parish attracts visitors for a variety of reasons, including:

- Visitors to the village shops
- Church weddings and wedding venues
- As a starting point for walkers and cyclists using the country lanes, public footpaths and bridleways around the Parish
- Walkers visiting the woodland areas
- Visitors to Nyetimber Vineyard

Accommodation

3.47 The Parish has one hotel, The Roundabout Hotel, which has 26 rooms and a restaurant. The Five Bells PH has rooms which are used by business people and tourists. There are three self-catering holiday cottages at Woodhill. There are a growing number of Airbnb properties and a glamping site.

Community Facilities and Wellbeing

Schools

3.48 West Chiltington Community School is a co-educational primary school administered by West Sussex County Council Education Committee. It caters for children 4 plus to 11 years. The usual transition is to Steyning Grammar School, a 11 to 18 comprehensive school with a sixth form. The Weald at Billingshurst is also an option.

Pre-School

3.49 There is a Nursery School which has places for up to 20 children and is currently located at the Community School.

Churches

3.50 The Parish Church of St Mary's, is a Grade 1 Listed Anglican church dating from the 12th Century. As well as holding regular services, there are facilities for groups such as the Guides and

Brownies, Mothers' Union, men's breakfasts, monthly friendship lunches and art classes in the Church Hall.

Medical and care facilities

3.51 There is no medical provision in the Parish. Residents have to travel out of the Parish to reach a GP, or dentist, principally to surgeries in Storrington (3.5m), Pulborough (3.7m) or Billingshurst (6.9m).

Allotments



3.52 The Parish has an allotment site located off Haglands Lane. It is owned by the Parish Council and has 32 plots. It is a popular, active and valued facility.

Broadband and Mobile Communications

3.53 Responses to the business survey and shared experience demonstrate that broadband capability and access to mobile networks is widely inadequate, inhibiting business development and home-working activity as well as modern social and entertainment activities.

Recreation Facilities

3.54 The recreation ground, children's play area and Sports Pavilion and Village Hall, are the Parish's main centres of sports providing cricket, football, tennis, table tennis, indoor bowls and croquet. A fitness trail has been provided and a refurbished skateboard ramp was reopened in 2021. There is an extensive range of clubs and societies including the Women's Institute, jazz and theatre clubs, a dramatic society, a horticultural society and many others.

Museum and Heritage Centre

3.55 A small museum and heritage centre exists inside the Old Reading Room in the Old Village. It contains village history, archive materials, artefacts and photographs of the Parish through the ages. Rejuvenation of the museum is included in the Parish Council's five year plan.

Police

3.56 The nearest police station is at Southwater.

4. Vision and Core Objectives

4.1 The Vision and Core Objectives have been derived from comments received at open events where residents expressed what was important to them about living in the Parish and what they wished to see going forward.

Vision

4.2 To ensure that the special, attractive and valued characteristics of the Parish, including its rural feel, historic buildings, low-density construction, relative tranquility, gardens, wildlife and relationship with the surrounding countryside, are protected and enhanced.

Core Objectives

4.3 The vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within the Parish, economically, environmentally and socially.

1. Housing:
 - a) Contribute to meeting some of the locally identified housing need
 - b) Complement the current character, local distinctiveness and cultural heritage of the village
 - c) Contribute to the provision of local infrastructure and facilities
2. Environment:
 - a) Protect agricultural land
 - b) Protect and enhance existing green spaces
 - c) Protect and enhance the Parish's biodiversity and rural setting
 - d) Minimise the risk of flooding
3. Getting around:
 - a) Encourage provision of improvements to roads, cycle ways and footpaths
 - b) Promote greater connectivity within the Parish and the wider area
4. Employment and enterprise:
 - a) Support local shops and other businesses
 - b) Encourage greater digital and internet connectivity
5. Leisure and community:
 - a) Ensure provision of a range of facilities for leisure and recreation
 - b) Promote improvements to health and wellbeing provision

SECTION 2



For illustration only

5. Neighbourhood Plan Policies

5.1 The preceding chapters have set out the overall vision for West Chilton. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- Environment and Heritage
- Housing
- Getting Around
- Employment and Enterprise
- Leisure and Community

5.2 Each topic has its own chapter. Each chapter is broken down into sections relating to the objectives and containing policies relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it.

The Presumption in Favour of Sustainable Development

5.3 The Neighbourhood Plan supports the principles of sustainable development as set out in the NPPF namely:

“There are three overarching objectives to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

6. Housing Policies

Objectives

Housing will be well designed to meet local needs and will respect the character and heritage of the Parish by:

- 6a. Meeting identified local needs;
- 6b. Complementing the current character, local distinctiveness and cultural heritage of the Parish;
- 6c. Contributing to the provision of local infrastructure and facilities.

Policy H1 Spatial Strategy and Built Up Area Boundaries

Development proposals within the Built-Up Area Boundaries will be supported where the following criteria as applicable, are met:

- a) Respond to the individual identities of The Common and The Old Village as detailed in the Landscape Character Assessment at Appendix 8.
- b) Avoid or minimise any adverse impact on the South Downs National Park or its setting and on the predominantly open and undeveloped landscape setting of the Parish as a whole as described in the Landscape Character Assessment.

Land outside the Built-Up Area Boundaries is identified as countryside.

Development proposals will only be supported in this part of the neighbourhood area where they are the subject of a specific policy in this Plan or can demonstrate a need to be in the countryside, as set out in national and local policies.

H1.1 This policy sets out the spatial plan for the Neighbourhood Plan. Sustainable development is at the heart of National Planning Policy. There are three dimensions to sustainable development: an economic role, a social role and an environmental role. Locally, all three dimensions are important. Consultation with the local community has identified a significant desire to preserve our unique natural, built and historic environment that consists of two individual settlements, surrounded by rural land. This spatial strategy provides locally specific emphasis in support of sustainable development.

H1.2 The boundaries as defined by HDC on Inset Map 26 set the distinction between the built form of the two settlements of West Chiltington and the surrounding countryside and will protect the countryside from unnecessary development in accordance with Policy 14 of the HDLP. The community wishes to retain the visual separation and important views between different settlements within and adjacent to the Parish. Each settlement has a unique identity and development should respond to the settlement in which it is located.

H1.3 The Landscape Character Assessment clearly identifies the main characteristics of this area. (see Appendix 8).

H1.4 A Landscape Character Assessment completed by a resident provides a good overview of a large portion of the southern section of the zone (see Evidence Base 19).

H1.5 Appendix 9 provides details of the importance of the individual identities of the two parts of the Parish and why the land between them is important as a gap between settlements.

Justification: Objective 7a,7b,7c ; NPPF 11, 15; HDLP Policies 9, 27,28 and 29

Policy H2 Land for Housing

As appropriate to their scale, nature and location, proposals for new residential development should address the following matters:

1. New development should attain a Home Quality Mark minimum 3 to 4 star rating at final stage certificate and Level 4 in the 'My Footprint' indicator (see H2.1 for details).
2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where they do not harm the historic semi-rural character of the Parish. Examples would include but would not be limited to:
 - a. siting and orientation to optimise passive solar gain;
 - b. the use of high quality, thermally efficient building materials;
 - c. installation of energy efficiency measures such as loft and wall insulation and double glazing;
 - d. the use of low carbon heating systems.
3. High quality design including permeable surfaces for pedestrians, cyclists and vehicles with visually robust outdoor spaces giving a sense of place and sense of orientation. Support will be given to proposals which reflect the key design elements found in the Wells' Houses;
4. Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, areas for re-wilding, links to the biodiversity buffers and wildlife corridors, and which softens the impact of the built form;
5. All mature trees, hedgerows and green corridors within the site are retained unless their removal is essential, and then only the minimum should be removed to facilitate an efficient development layout - any removals must be mitigated with replacement species in keeping with surroundings;

6. Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and bio-diversity value.
7. Where hard boundaries are mandated they should be screened by hedgerows and tree planting to soften their appearance and reduce the impact of pollution and noise.
8. Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. These should be either:
 - a. to the front of dwellings as an integral part of the new public realm;
 - b. to define green spaces;
 - c. to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be normally retained or planted to the rear of the plot edge and separated by a buffer and maintenance strip of 2m minimum width to facilitate maintenance.
 - d. Hedgerows and buffers should be maintained as part of the development's communal green space.
9. Affordable Housing should be provided in line with the current Horsham DC Housing Strategy. The size and tenure of affordable units should reflect latest available housing needs evidence. Proposals must respect and enhance the built character of the Parish and its high-quality countryside setting. Innovative and contemporary designs must be complementary to their context and must meet the requirements of the West Chilton Design Guide 2021.
10. The density of new development should be appropriate to its location by virtue of size, height, siting and relationship to existing properties including topography.
11. Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

H2.1 The Home Quality Mark (HQM) is a customer-focused, third-party assessment and certification scheme. It recognises new homes where performance meets best-practice standards that are often significantly above those required by regulation. It defines a rigorous, evidence-based, relevant and independent voluntary standard for new homes, and is built on tried and tested processes commonly used in the UK and the rest of the world. Level 4 in the 'My Footprint' indicator aligns with the government's Climate Change PPG (2019). In the PPG 'Local plans can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes'. Level 4 of the HQM 'My Footprint' indicator can be aligned to the Code for

Sustainable Homes level 4 energy requirement, whilst also ensuring that other environmental standards and quality issues have been addressed. The Parish Council feels that in a time of climate emergency building homes that are energy efficient and sustainable is of paramount importance.

H2.2 The housing needs study (see Evidence Base 13) showed a need in the Parish for a range of affordable housing, mid range housing and housing for the elderly to downsize to. Over 44% of the Parish are aged over 65 (compared to 19% in Horsham). A site at Steele Close was identified early in the Neighbourhood Plan process which has provided 14 affordable homes on a single site. This site has delivered 93% affordable housing. To have achieved this level normally would have required the Parish to build 70 homes.

H2.3 The HDC Landscape Character Assessment 2003 management guidelines state that any small scale housing development in the village should respond to traditional street patterns and local design and building materials.

H2.4 Sites that are close to a shop will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize.

H2.5 Lifetime Standard equivalent (the standards have been scrapped) will assist with the needs of our ageing population. Whilst the revised Part M of the Building Regulations relates to accessibility, the Lifetime Homes Standards went further, by helping to make dwellings adaptable for differing households' accessibility needs, with potential for improved access to storeys above the entrance level and key facilities. Given the higher than average number of older residents within the Parish (43% over 65), the improvements that Lifetime Homes Standards can bring are considered to be part of the way in which the needs of different sectors of the community can be met.

H2.6 Much of the Parish is characterised by large plots surrounded by mature planting. New development should reflect and respect the density of surrounding properties to ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.

H2.7 The AECOM report 2018 identified a need for affordable housing in the Parish (see Evidence Base 13). Land prices within the Parish are high and house prices are higher than those for neighbouring parishes and for Horsham (average for a semi detached property in Horsham is £457,291 compared to around £815,810 in West Chiltington - source Zoopla).

H2.8 Developers will be expected to use the latest available housing needs evidence from Horsham District Council to determine the appropriate size and tenure for the affordable homes. Appropriate arrangements should be made to ensure that the affordable housing is delivered and managed in accordance with any relevant adopted guidance produced by Horsham District Council. Developers are advised to engage in pre- application discussions with Southern Water to evaluate whether changes to the Hardham abstraction would have any impacts for the timing of delivery of their developments to keep pace with infrastructure investment.

H2.9 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Policy H2a Land at Hatches Estate

1. The West Chiltington Neighbourhood Plan allocates, within the Plan period, housing on land at Hatches Estate and identified on the Policies Map provided that the development meets the requirements of the policies set out in this Plan, the Horsham District Planning Framework and the West Chiltington Design Guide 2021.

2. The Neighbourhood Plan allocates the land for a residential development of a minimum of 15 units.

3. Development proposals will be supported provided that the following requirements included but not limited to the below are met:

- a. The developable land for residential uses comprises no more than 4ha (excluding any off-site highway works);
- b. The residential scheme delivers a minimum of 15 dwellings which include 5 bungalows for older people and 5 affordable dwellings;
- c. Vehicular access is off Broadford Bridge Road with pedestrian and cycle access to a specification to be agreed with the Highways Authority;
- d. Dwellings must be no more than two storeys in total and complement the topography of the site;
- e. Parking to meet West Sussex County Council Guidance on Parking at New Developments (September 2020) must be situated within the curtilage of individual plots. Visitor parking must be dispersed throughout the development;
- f. Wherever practicable all existing trees and hedgerows on the western and eastern boundaries must be retained and enhanced;
- g. Appropriate vehicular access into the site is secured from Broadford Bridge Road which also maintains vehicular access to the agricultural land to the east;
- h. Proposals for development must show what measures are in place to stop the overspray/runoff of pesticides used on the land to the north impacting on properties;
- i. Development proposals should be sympathetic to the traditional settlement pattern and use local design and materials as set out in the management guidelines contained in the HDC Landscape Character Assessment, the West Chiltington Landscape Character Assessment 2021 and the Village Design Guide 2021.
- j. All other relevant policies in this Plan are met.

H2.10 The land to the east of the proposed housing allocation at Hatches Estate must remain accessible and viable as agricultural land. Access from Broadford Bridge Road must be maintained for this to happen.

H2.11 The land to the north of the site is a commercial vineyard. In order that the viability of the commercial enterprise is not compromised through complaints about spraying, a green buffer should be maintained around the residential development.

Policy H2b Land at Smock Alley

1. The West Chiltington Neighbourhood Plan allocates, within the Plan period, housing on land at Smock Alley and identified on the Policies Map provided that the development meets the requirements of the policies set out in this Plan, the Horsham District Planning Framework and the West Chiltington Design Guide 2021.

2. The Neighbourhood Plan allocates the land for a mixed development of 14 units.

3. Development proposals will be supported provided that the requirements included but not limited to the below are met:

- a. The developable land for residential uses comprises no more than 2.47ha;
- b. The residential scheme delivers 14 dwellings which include 6 bungalows and 5 affordable dwellings;
- c. Dwellings must be no more than two storeys and complement the topography of the site;
- d. Parking to meet West Sussex County Council Guidance on Parking at New Developments (September 2020) must be situated within the curtilage of individual plots. Visitor parking must be dispersed throughout the development;
- e. All existing trees and hedgerows on the northern, western and eastern boundaries must be retained and enhanced wherever practicable;
- f. Evidence must be provided to show how groundwater quality will be protected;
- g. Development proposals should reflect the traditional settlement pattern and use local design and materials as set out in the management guidelines contained in the HDC Landscape Character Assessment 2003, the West Chiltington Landscape Character Assessment 2018 and the Village Design Guide 2018.
- h. All other relevant policies in this Plan are met.

H2.11 Both locations have been identified as suitable for development in the HDC Housing Assessment Outcomes (Evidence Base 22). HDC has given the Parish an allocation of at least 25 homes to be met through the Neighbourhood Plan process.

H2.12 The land at Smock Alley is located upon/in close proximity to a Source Protection Zone 1 area. Therefore, any developer should ensure that suitable measures are incorporated into the development to protect groundwater quality. Planning permission has been granted for the development of the site. The policy has been retained in the Plan to provide a context for any revised planning applications on the site.

Justification: Objective 6a, b, c; NPPF 2, 5, 12

Policy H3 Quality of Design

1. Proposals for new housing, extending or altering existing dwellings should be of a high quality, be energy efficient and designed to reflect the local character and reinforce, where appropriate, local distinctiveness. Proposals for major development should demonstrate through their Design and Access Statement how they have regard to the core principles set out in this Plan and the Village Design Guide 2021 (see Appendix 2) as well as how they will enhance/improve local character.

2. In addition to the specific requirements detailed in the Village Design Guide, the following items should be considered early in the design process and integrated into the overall scheme:

- a) Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores should be placed in a position that meets the County Council's Highways standards.**
- b) Satellite dishes should be positioned carefully and as inconspicuously as possible.**
- c) Telephone and power lines should be placed underground.**
- d) Photo-Voltaic panels, and other devices using solar energy for domestic purposes should be designed and positioned to respond positively to the character of the immediate area.**
- e) Meter boxes should be bespoke, unobtrusive and complement the materials used for the remainder of the building.**
- f) Boundary treatments should be planted and close boarded fencing avoided.**

H3.1 To ensure that development and materials respect the history and local character of the location. This is central to the NPPF. The Village Design Guide adopted in 2003 has been updated and is in Appendix 2.

H3.2 To ensure that development includes sustainable design and construction principles.

H3.3 To meet the requirements of the management guidelines contained in the Landscape Character Assessment 2021 (Appendix 8) and the Village Design Guide 2021. West Chilington demonstrates its historical timeline with no one single style across the Parish. The Village Design Guide seeks to set out the styles and building materials common to the Parish.

H3.4 The detailed items are all often too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the design requirements outlined above. In addition to the larger-scale features of country lanes, grass verges, hedgerows and historic cottages and farmhouses, the rural character of the village is influenced by the absence of

such items of visual clutter or suburban character and by the distinctive style of the minor features, for which this policy provides a management tool.

Justification: Objective 1b : NPPF 12

Policy H4 Windfall Sites

1. Proposals for residential development on infill and redevelopment sites within the built-up area boundaries shown on Map A will be supported subject to the proposals being well-designed, and where such development:

- a. Complies with the other relevant policies of the Development Plan;
- b) Preserves the essential character of the Parish and does not lead to the subdivision of larger sites of a unified character;
- c) Is of a scale and design appropriate to the size and character of the settlement and is sympathetic of the amenities of adjoining residential properties;
- d) Conserves or enhances the built and landscape character in accordance with the findings of the Landscape Character Assessment;
- e) Integrates with the current infrastructure network and provides access to public and community transport, to connect with the social, community and retail facilities of the two parts of the Parish;
- f) Minimises disturbance to and, where appropriate, takes opportunities to conserve and enhance wildlife habitats;
- g) Applicants should demonstrate how the proposal will integrate effectively with existing development and meet with the requirements of other policies in this Plan. Any new development with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority. Traffic impact includes effects of adverse road safety, congestion and pollution on both the main roads and rural lanes.

H4.1 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained. It is also important that developments provide residents with safe and easy access connections to the social, community and retail facilities of the two parts of the Parish as rural isolation is an increasing issue.

Justification: Housing Needs Study, AECOM report; Objective 6b; NPPF 2, 15

7. Environment and Heritage Policies

Objectives

Agricultural land production will continue to be a major land use over the larger part of the Parish. Ecosystem services will contribute to climate change, habitat management and cultural and recreational benefits:

- 7a. Protecting agricultural land
- 7b. Protecting and enhancing existing green spaces
- 7c. Minimising the risk of flooding
- 7d. Protecting and enhancing the Parish's biodiversity
- 7e. Minimise the impact from mineral, oil and gas exploration

Policy EH1 Green Infrastructure and Ecosystem Services

- 1. New development within, or adjacent to the Biodiversity Corridors identified on Map B and Appendix A should respond positively to the natural environment and should not give rise to any significant harm to the integrity or function of the relevant Biodiversity Corridors.**

Development proposals should contribute to, and where practicable, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity using the Defra approved biodiversity metric, which should be delivered on-site.

Where it is not practicable to deliver biodiversity net gains on site, development proposals should contribute to new or restoration projects off site to deliver overall net gains within the neighbourhood area.

As appropriate to their scale, nature and location, development proposals which directly or indirectly affect an identified Biodiversity Corridor should seek to deliver the following opportunities where it is practicable to do so:

- a) Sustainably manage land and water environments and manage and mitigate the risk of flooding;**
- b) Protect and provide more, better and joined up natural habitats;**
- c) Reduce levels of pollution;**
- d) Improve opportunities for residents health and wellbeing, such as providing recreational opportunities for walking and cycling if possible;**

e) Increase the opportunity to store carbon through new planting or other means; and

f) Support the sustainable production and use of food, forestry and raw materials.

EH1.1 Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The Parish of West Chiltington has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the Parish and provide important connections between the South Downs National Park and the High National Landscape (formerly) Area of Outstanding Natural Beauty, if they are better connected to form wildlife corridors. The Green Infrastructure and Ecosystem Services report at Appendix 6 provides more detail.

EH1.2 West Chiltington supports a number of rare and rapidly declining species within varied habitats. A study carried out across the Parish recorded cuckoo, fieldfare, lesser spotted woodpecker, redwing, skylark, song thrush, sparrow and starling on the high risk red list and 14 bird species on the urgent attention amber list. The Parish also supports protected species such as bats, badgers, slow-worms, adders and dormice.

EH1.3 The HDC Landscape Character Assessment 2003 and South Downs Landscape Character Assessment 2020 contain guidelines relating to the green infrastructure in the Parish and the need to conserve and enhance it.

EH1.4 Developers are strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management and enhancement of key features within the Biodiversity Corridor can be achieved.

Justification: Objective 7c; NPPF 15

Policy EH2 Flooding, Drainage and New Development

- 1. Development proposals on undeveloped land should demonstrate that peak surface water run-off rates and run off volumes from the application site will be returned to pre-development greenfield levels as far as reasonably practicable.**
- 2. All development proposals on previously developed land should demonstrate that surface water run-off from the application site as a result of the development will be as close as reasonably practicable to equivalent greenfield run-off rates for the same rainfall event and should not exceed the rate of discharge from the site prior to its redevelopment..**

EH2.1 During heavy periods of rain and after snow many of the Parish lanes become subject to flooding. The Strategic Flood Risk Assessment report 2010 produced by Horsham DC identified 70 properties in the Parish susceptible to surface water flooding. The Environment Agency maps extracts show areas in the north and south of the Parish as at High to low risk of flooding.

However the extract taken from the EA surface water flooding maps show considerably more areas at risk. See Evidence Base.

EH2.2 Policy EH2 has been designed to add value to the details set out in Section 14 of the NPPF. In this context development should not take place in areas at risk from flooding identified on the latest Environment Agency flood risk maps or locally known areas of flooding (see Map E), unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The exception test may have to be applied in accordance with the NPPF. The need for a sequential test does not apply to changes of use or residential extensions. Planning applications within Flood Zones should be accompanied by a site-specific flood risk assessment in accordance with paragraph 167 of the NPPF. Where appropriate and necessary, planning permissions for new development will be subject to drainage conditions.

Justification: Objective 7d; NPPF 14

Policy EH3 Protection of Trees and Hedgerows

1. Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss. Proposals which remove trees the subject of a TPO should make provision to replace the tree like for like or with a native species of similar character.
2. Wherever practicable, main roads, secondary and access roads and residential streets in new development proposals should be tree-lined with appropriate soil/tree-pit preparation, anti-compaction, and surface water infiltration (such as grids, permeable surfaces, and sustainable drainage) to ensure tree health.
3. Development proposals which would significantly affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. Existing trees and hedges should be addressed early in the design and layout of development proposals to avoid future issues such as large trees close to houses; root problems by roads, footways, utilities; trees/hedgerows not maintained on private land. Where necessary, retained hedgerows should be laid and filled-out to improve their health and appearance.
4. Wherever practicable, development proposals should incorporate new hedges on all boundaries. Hedging plants should be mixed native species as set out in the Design Guide. Any timber/masonry boundaries used should be screened with hedge planting.
5. All main roads, secondary and access roads and residential streets shall be tree-lined, with adequate soil/tree-pit preparation, anti-compaction and surface water infiltration (grids, permeable surfaces; SUDS) to ensure tree health.

6. Houses, utility and roadway structures shall be constructed to avoid conflict with retained trees, and future growth of new plantings. Species shall be selected to minimise contention with these structures.

EH3.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat such as unimproved grassland can have a significant effect on wildlife such as small mammals and bats.

EH3.2 The Parish has over 100 Tree Preservation Orders covering many hundreds of trees (see Evidence Base 7).

EH3.3 Conserving and managing the hedgerow pattern, restoration and planting of new hedgerows, extending and maintaining woodlands and orchards are all featured as management guidelines contained in the HDC 2003 Landscape Character Assessment. Where appropriate long term maintenance arrangements (e.g. funded management company) shall be set up for hedge cutting, tree pollarding, leaf collection, annual safety inspections, remedial and replanting works.

Justification: Objective 7c; NPPF 15

Policy EH4 Renewable and Low Carbon Energy

1. Proposals for energy-generating infrastructure using renewable or low carbon energy sources will be supported provided that:

- a) The energy-generating infrastructure is located as close as practicable and is in proportion to, the scale of the existing buildings or proposed development it is intended to serve**
- b) The siting, scale, design, materials and impact on heritage assets and their setting, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way**
- c) The amenity of adjoining uses are not adversely impacted in terms of noise, lighting, vibration, or electromagnetic interference**
- d) The proposal has no adverse effect on the integrity of the Arun Valley SPA / Ramsar site.**
- e) Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported unless it is utilising the product of farming operations.**

EH4.1 Where appropriate, the energy generating infrastructure and its installation should comply with the Micro-generation Certification Scheme or equivalent standard. Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation technologies used to produce electricity and heat from renewable sources.

EH4.2 Maintaining the agricultural land uses surrounding the Parish is of paramount importance to this rural Parish, not just for the employment that it supports but also the biodiversity it protects. The proximity of the Parish to the South Downs National Park means that such infrastructure should be sensitively located and designed to avoid or 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. By being located close to existing buildings or the development it serves it should not introduce additional traffic movement which can be a major problem when biomass fuel is imported from outside of the Parish.

EH4.3 Central to the NPPF is the concept of sustainable development and central to this is the need to mitigate and adapt to climate change. Criterion d) of the policy comments about the Arun Valley SPA/Ramsar site. Development proposals which may affect this protected site should be accompanied by a proportionate assessment of their impacts on the protected site and any associated mitigation measures.

Justification: Objective 7c; NPPF 14

Policy EH5 Conserve and Enhance the Heritage Environment

1. The Plan identifies the following non-designated heritage assets:

- a) The Telephone Boxes at The Hollow and Haglands Lane
- b) The Bus Shelter at Common Hill
- c) The Reading Room, Church Street
- d) The Wells' Cottages - see Appendix 4
- e) The Heritage Finger Posts - see Appendix 3

2. Development proposals should respect and where practicable enhance the local distinctiveness and character of the area, landscape, and the significance of heritage assets. Development proposals should demonstrate that they would conserve and where practicable enhance the natural beauty and wildlife and cultural heritage of the area and protect the setting of designated and non- designated heritage assets. Proposals that have the potential to directly or indirectly affect a designated or non-designated asset and/or its setting should be accompanied by a proportionate heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset.

3. Development should be in keeping with existing designed or natural landscapes and maintain the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area

EH5.1 The Parish has a large number of Listed Buildings as well as two Conservation Areas (see Evidence Base). Conserving and enhancing these historic assets is important to all residents.

EH5.2 Monitoring and management of the Conservation Areas is important and the Parish Council will look to set up a sub-committee to carry out this role.

EH5.3 The Council will work with HDC to produce a Conservation Area Character Statement in line with Policy 21 of the HDLP.

EH5.4 The non-designated heritage assets identified contribute to the rich history and character of the Parish. The Parish Council will seek to work with the LPA to seek to bring about the use of Article 4 Directions to remove 'permitted development' rights which can lead to key features being removed or inappropriate extensions being added which detract from that character.

EH5.5 The criteria used for the selection of buildings or structures of character are as follows:

1. Buildings or structures of outstanding design, detailing, appearance or special interest because of the use of materials.
2. Buildings or structures which are extremely good examples of traditional or established style, or unusual type.
3. Buildings or structures which contribute towards the local townscape or have important historical associations.
4. Buildings or structures which make a positive contribution to their surroundings or the street.

EH5.6 The Wells' Houses, built in the 1920's as the 'perfect English village' are an unusual feature of the Parish and make a significant contribution to local distinctiveness and identity. Each property is an original design and the loss of features such as the thatched roofs, small windows and white washed walls must be resisted. As a result of work undertaken by the Neighbourhood Plan team the Wells' Houses have been recognised as important and a Conservation Area created in 2024 shows most of the houses as non-designated heritage assets.

Justification: Objective 1b; NPPF 16

Policy EH6 Dark Night Skies

- 1. Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution. Any new external lighting should conform to the highest standards of light pollution restrictions. Security and other outside lighting on private and public premises (including floodlighting at equine establishments and on sports fields or sports grounds) should be restricted so that it is neighbourly in its character. Wherever practicable, roads within new developments should use motion-sensitive street lighting.**

2. Development proposals which unacceptably detract from the unlit environment of the neighbourhood area will not be supported.

EH6.1 The vast majority of the Parish is free of street lights; light pollution is minimal and the full night sky can be seen. Its location next to the South Downs National Park, an International Dark Sky Reserve, justifies attempts to keep light pollution to a minimum as the Parish can be viewed easily from the South Downs Way (see Evidence Base 21 for response from SDNPA). The South Downs National Park Authority is using its role as a planning authority to conserve and enhance the intrinsic quality of dark skies above the National Park through Policy SD8 of its Local Plan and its Dark Skies Technical Advice Note. Residents value the unlit status of the Parish. A recent addition of external security lighting on an agricultural building has highlighted how easy it is to destroy the character of an area with inappropriate lighting. The West Chiltington Character Appraisal identifies the unlit areas of the Parish. Policy EH6 applies only in those parts of the parish outside of the South Downs National Park. Policy SD8 (Dark Night Skies) of the South Downs Local Plan applies in the National Park and includes its own specific guidance and environmental zones. The Neighbourhood Plan has not chosen to add further detail to the policy already in place in the South Downs. Equally it recognises that the circumstances in the South Downs do not necessarily apply elsewhere in the parish.

EH6.2 Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use by using best practice design principles. Low powered lighting outside planning control should also follow best practice and be neighbourly in use. Further details for lighting in, and in the setting of, National Parks can be found in the South Downs Dark Skies Technical Advice Note.

EH6.3 West Sussex County Council also supports the initiative to keep lighting levels to a minimum and would not consider additional lighting that requires to be maintained under the PFI contract, on the grounds of the area being close to the national park and their support for the dark skies initiative and energy/carbon usage. The West Sussex County Council PFI street lighting specification is available from <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/road-agreements/> under 'Lighting of developer promoted highway schemes'.

EH6.4 The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife and tranquility. Outside lighting needs to be regulated (where planning permission is required) to be neighbourly in its use. This can be achieved by ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off at midnight at the latest and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum. This is particularly important at non-residential locations such as equine establishments.

Justification: Objective 7c; NPPF 15

Policy EH7 Sunken Lanes and Stream Lane

1. Development that damages or results in the loss of the sunken lanes listed below and shown on Map E will not be supported, unless the need for, and benefits of, development in that location clearly outweigh the loss or damage.

- a) East Street
- b) The Hollow
- c) Little Hill
- d) Mill Road
- e) Sunset Lane
- f) Spinney Lane
- g) Bower Lane
- h) Westward Lane
- i) Juggs lane
- j) Southlands Lane
- k) Haglands Lane

2. Development proposals should respond positively to the biodiversity, landscape and amenity value and character of the identified sunken lanes. Development proposals that would reduce the biodiversity, landscape and amenity value and character of the sunken lanes will not be supported. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic.

EH7.1 The sunken lanes, single track roads incised below the general level of the surrounding land and lined with high trees are a feature of the Parish. Many are hundreds of years old. Their removal would have a significant impact on the visual amenities and character of the Parish. See Appendix 7 - Getting Around West Chiltington. However, they also suffer from excessive traffic and from vehicles that are too large for the roads many of which are very narrow.

EH7.2 These routes play a major part in the biodiversity of the Parish. They are lined with mature trees and hedgerows and support a range of wildlife.

EH7.3 Stream Lane, as the name suggests is a lane bounded by a stream. It floods during heavy rain. It is a very unusual feature with a deep open gully bordering the lane.

EH7.4 Conservation of the character of the leafy sunken lanes and the water and wetland quality in Stream Lane is a management guideline contained in the HDC 2003 Landscape Character Assessment.

Justification: Objective 1b, 7d; NPPF 15, 16

Policy EH8 Landscape Character and Important Views

1. Development proposals should conserve or enhance the local landscape character of the neighbourhood area and should be informed by South Downs, Horsham District and West Chiltington Landscape Character Assessments.

2. Development proposals that would 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 will not be supported.

EH8.1 The Parish has wonderful open views from many points giving views of open farmland, views into and out of the Conservation Area and views from outside of the Parish from the South Downs Way.

EH8.2 The Viewshed Study Report of the South Downs National Park*, the South Downs Landscape Character Assessment, the Horsham District 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-localplan/local-plan-evidence-base/evidence-and-supportingdocuments/viewshed-analysis/>

Justification : Objective 1b; NPPF 15, 16

Policy EH9 Agricultural Land

1. Proposals for development should safeguard the best and most versatile agricultural land from development and will be resisted on land Graded 1, 2 and 3a as designated in the Agricultural Land Classification Map produced by Natural England (See the OpenGov data website) unless it can be demonstrated that it would meet the following criteria:

- a) It supports the diversification of an existing agricultural enterprise or other land-based rural business;**
- b) The need for the development clearly outweighs the harm;**
- c) To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by an HRA.**

2. Insofar as planning permission is required, development on agricultural land subdivided into holdings of less than 0.4 hectares and involving enclosure and/or the erection of small structures (temporary or permanent) will not be supported. The same requirements will apply to proposals for development on holdings of between 0.4 and 5 hectares unless it can be demonstrated that such development is reasonably necessary for agricultural, viticultural, or horticultural purposes.

EH9.1 In order to safeguard future farm production and in turn, future employment in the locality, and to maintain the rural aspect of the Parish. Land based rural businesses would include crop and animal production and veterinary activities.

EH9.2 This policy seeks to prevent inappropriate development in the countryside where subdivision and small structures can harm the character of open countryside and put pressure on rural roads. In some cases, such development falls within permitted development rights. The

policy therefore anticipates the making by HDC of one or more Article 4 directions which may remove some or all of these rights.

EH9.3 Where planning permission is required, proposals for the fencing of small plots of 0.4 hectares or less will not be supported. In addition, the erection of small structures such as sheds and field shelters on small plots, including temporary structures will not be supported. These plots are artificially small and do not constitute agricultural units in planning terms (even though the activities carried out on site may in essence be agricultural) and therefore their small size does not support the needs of agriculture. For plots between 0.4 and 5ha permission may be granted if the effect of development on the visual amenities of the landscape is insignificant and if development is reasonably necessary for the purposes of agriculture. However, proposals will not be supported where they would result in a proliferation of small buildings which will harm open landscape or will have an impact on skylines or important views.

EH9.4 This policy responds to a recent increase in the subdivision of agricultural land into small plots and multiple ownership, with the enclosure and subsequent proliferation of small buildings harming the character of open countryside and where access is poor, putting pressure on verges, footpath, tracks and roads. The policy therefore seeks to protect the visual amenities of the countryside landscape of the Parish.

Policy EH10 Settlement Separation

Development proposals within the Settlement Separation Zone shown on Map B will not be supported unless they are for essential utility infrastructure or where it can be demonstrated that they will not result in a significant reduction in the openness of the Zone and the contribution that it makes to the separation and distinctiveness of the two built-up parts of West Chiltington.

EH10.1 It is clear from Map B that the two parts of West Chiltington are settlements in their own right. This is further evidenced by the fact that each settlement has its own shop and Post Office a fact that is very rare in rural communities today.

EH10.2 Policy 14 of the HDLP sets out controls to protect the countryside outside of Build Up Area boundaries to 'protect the rural character and undeveloped nature of the countryside'. It is clear that as there are two distinct Built Up Area Boundaries designated for West Chiltington Policy 14 must apply.

EH10.3 Policy 15 of the HDLP deals with Settlement Coalescence and at para. 7.24 talks about the need to retain the sense of 'leaving one place and arriving at another', very much the case between the two settlement areas.

EH10.4 Paragraph 6.27 of the HDC Local Plan 2023 -2040, Policy 15 and Policy ST01 reinforce the need to ensure that coalescence does not occur between the two parts of West Chiltington.

8. Getting Around Policies

Objectives

The Parish will be well connected to its neighbours by:

- 8a. Encouraging provision of improvements to traffic management, cycle ways and footpaths
- 8b. Promote greater connectivity within the Parish and the wider area

Policy GA1 Connection to Sustainable Transport

As appropriate to their scale, nature and location development proposals should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the two parts of the village. Wherever practicable, this green infrastructure should be extended to enable the inter-connection between adjacent developments enabling pedestrians and cyclists to avoid main vehicle roads.

GA1.1 Connections within the Parish and to and from neighbouring villages are important as they share a range of community facilities such as shops, medical facilities and schools. Reduction in traffic volumes and speeds on the narrow, largely single track lanes, which are used to access these services must be encouraged.

GA1.2 Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction. It is difficult for people from the Parish to fully access the rail network without their own transport due to infrequent bus services.

GA1.3 The Parish will, after completion of the Neighbourhood Plan adopt a Community Action Plan which will identify infrastructure priorities within the Parish and target CIL funds accordingly.

Justification: Objective 8a; NPPF 8, 9

Policy GA2 Footpaths, Bridleways and Cycle Path Networks

1. Proposals for the improvement and extension of the existing footpath, cycle path, and bridleway network to create public bridleways, allowing greater access to the village centres, green spaces and the open countryside for walkers, cyclists and horse riders will be supported. The loss of existing footpaths, cycle paths and bridleways will not be supported.

2. Development proposals that incorporate alterations and enhancements to footpaths, cycle paths and bridleways should ensure that any such measures are adequately screened from existing properties.

GA2.1 There are opportunities to upgrade the path between the old Village and The Common which would make access easier between the two settlements and further opportunities outwards towards the northern part of the Parish and to neighbouring villages. Ensuring that surface treatments are sustainable and allow access not just to walkers but also those using mobility aids and pushing buggies is important.

GA2.2 Consultations have repeatedly identified the potential for serious risk to pedestrians using the largely unpaved and unlit roads in the Parish.

Justification: Objective 8a, 8b; NPPF 8,9

Policy GA3 Parking and New Development DELETED

9. Employment and Enterprise Policies

Objectives

Local shops and businesses will continue to flourish within the Parish by

- 9a. Support for local shops and other businesses.
- 9b. Encouraging greater digital and internet connectivity.

Policy EE1 Supporting Existing Employment and Retail

Development proposals to upgrade or extend existing employment sites and retail units will be supported where they respond positively to the amenities of adjacent properties, and to the character and landscape of the immediate area, including any flora and fauna.

EE1.1 Encouraging employment opportunities in the Parish is important given the limited number of employment opportunities. Proposals to upgrade or extend existing employment sites should be encouraged to try to ensure that they remain in the Parish.

EE1.2 The village shops in the Parish are an essential part of the fabric of life for residents, many of whom use them daily. The Plan seeks to support and promote local shops and businesses.

Justification: Objective 9a ; NPPF 6,8

Policy EE2 Employment Land

1. Change of use to Class E uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be generally be resisted.
2. Development proposals that would result in the creation of small scale employment opportunities in residential properties or other non-commercial premises will be supported where they have no unacceptable impacts on the amenity of neighbours and the wider community by virtue of noise, fumes, vibration and odours, transport system, traffic flows, parking or infrastructure.
3. Proposals for the redevelopment or change of use of land or buildings in employment use to non-employment uses will not be supported, unless it can be shown that the existing use is no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.

EE2.1 Opportunities for employment within the Parish are limited, which contributes to the large amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the Parish and also support trade in Parish shops. It should be noted that changes of use from offices or storage/distribution uses to residential use benefit from permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Such changes of uses are subject to certain 'prior notification requirements' but would otherwise not require planning permission.

EE2.2 Light industrial uses will be supported. However, general industrial use (B2) and distribution and storage (B8) are considered inappropriate for the Parish due to the heavy goods traffic they can generate. The village centres are very small confined areas and many roads through are single track and winding with considerable parking and traffic issues. Any increase in heavy goods traffic will have a detrimental effect on the Parish and on existing businesses.

Justification: Objective 9a; NPPF 6,8

Policy EE3 Local Shopping Facilities

Changes of use at ground floor level from Class E(a) uses (retail) will not be supported unless it can be demonstrated that the existing use is no longer economically viable.

EE3.1 The Parish has limited local shopping facilities and it is important that they be retained. Use of local village shops saves travel to larger towns, which is more sustainable. It should be noted that small retail units (currently of up to 150 square metres) may change to residential use under permitted development rights, subject to a prior approval procedure.

EE3.2 Evidence should be provided to show that the premises concerned has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been possible during that period.

Justification: Objective 9a; NPPF6,8

Policy EE4 Improving Signage

Proposals for the improvement of signage for local businesses will be supported where they are appropriate to their surroundings.

EE4.1 Improving signage to promote the facilities available in the Parish will support local shops, businesses and tourism. However, illuminated signage is not appropriate in a rural Parish and will be resisted. There are currently no internally illuminated fascia signs on shopfronts in the Parish.

Justification: Objective 1b; NPPF 12; DoT TAL 01/13

Policy EE5 Recreational and Tourism activities

1. Sustainable tourism development proposals and/or extensions to, or expansion of, existing tourism uses of land outside the Built-Up Area Boundary will be supported where they

respond positively to the amenity of any adjacent residential properties, and to wildlife and the built heritage in the immediate locality.

2. Proposals for agricultural diversification will be supported where they can demonstrate that they:

- a) sustain the long-term operation of the farm business; and
- b) do not compromise the working of the farm business; and
- c) are located within or well related to existing building groups; or
- d) are a small-scale renewable or low carbon energy scheme

3. Proposals for equestrian development that are ancillary to an existing dwelling will be supported, provided that any new buildings or structures are located within close proximity of the existing dwelling and in keeping regarding scale.

4. Proposals for the re-use, conversion and adaptation of rural buildings in the countryside for small businesses, recreation or tourism purposes, will be supported subject to the following criteria:

- e) They are confined to the existing area of buildings, and capable of conversion without substantial reconstruction or extension
- f) The use proposed is appropriate to a rural location
- g) The conversion/adaptation works respect the local character of the surrounding area and/or buildings and do not result in a significant increase in the building footprint or height
- h) The use proposed will not have an unacceptable impact on any archaeological, architectural, historic or environmental features
- i) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site
- j) In cases outside the BUAB where conversion consent has been secured for an existing structure under prior approval regulations, further proposals to demolish and replace such structures with entirely new dwellings will be resisted unless the further replacement scheme presents a clearly superior design/visual outcome, which also delivers a type of new housing that is consistent with the housing policies of this plan
- k) The proposals have no adverse effect on the integrity of the Arun Valley SPA / Ramsar site.

EE5.1 Sustainable tourism and appropriate diversification can benefit the local economy but will only be appropriate if it protects the existing character of the built environment, the rural landscape and biodiversity.

EE5.2 Management of equestrian development can avoid sporadic development in the countryside. An equestrian use of land should therefore be an ancillary use to an existing dwelling and new buildings should be close to the existing dwelling.

EE5.3 Whilst seeking to reuse existing buildings, it is important to retain and protect the existing character of the buildings and to ensure that the development is compatible with its countryside location and designed to minimise potential impact on the countryside. Proposals where substantial re-building works or extensions are required will not be supported, as these can often intrude on a landscape where there has been no significant structural presence for many years. Residential conversions to provide accommodation tied to an existing business on the same land can assist with retaining the rural workforce. Criterion 3 k) of the policy comments about the Arun Valley SPA/Ramsar site. Development proposals which may affect this protected site should be accompanied by a proportionate assessment of their impacts on the protected site and any associated mitigation measures.

Justification: Objective 10a; NPPF 6

Policy EE6 Communications Infrastructure DELETED

10. Leisure and Community Policies

Objectives

Recreation and community facilities to meet the needs of the Parish will be provided by:

10a. Ensuring provision of a range of facilities for health, leisure and recreation

Policy LC1 Support Independent Living

Proposals for new and extended independent living and care homes will be supported within the Built-Up Area Boundary where their design and scale are in keeping with the character of the location and the impact on the amenity of any residential properties in the immediate locality is acceptable.

LC1.1 44% of the community is aged over 65. Provision of services for the elderly and for those with disabilities is limited and not considered sufficient to meet the demands of our population.

Justification: Objective 10a, NPPF 8

Policy LC2 Healthcare Facilities

Proposals for new D1 uses, including medical facilities will be supported within the BUAB.

LC2.1 There is no medical provision in the Parish. Residents have to travel out of the Parish to reach a GP or dentist, principally to surgeries in Storrington (3.5m), Pulborough (3.7m) or Billingshurst (6.9m).

Justification: Objective 10a; NPPF 8

Policy LC3 Provision of Buildings for Community Use

Provision of buildings for community use will be supported provided that:

- a) Their design and scale are in keeping with the local character**
- b) The impact on the residential amenity is acceptable**
- c) Parking can be accommodated within the site**
- d) The impact on the wider road infrastructure can support the use**

LC3.1 Surveys have shown how well valued the existing leisure facilities are to residents. However four areas of improvement were identified. The Parish Council will seek to deliver small scale improvements through the Community Action Plan.

LC3.2 The facilities at the existing skate park have been updated and the old youth centre building has been demolished.

LC3.3 The Parish recognises the value that children's play has in the growing up process; children learn to explore and exercise and become aware of themselves and others. Providing suitable play areas for children of all ages is high on the agenda and play features have recently been upgraded.

LC3.4 Funds collected under the provisions of the Community Infrastructure Levy will be targeted at the creation of new community facilities.

Justification: Objective 10a; NPPF 8

Policy LC4 Protection of Assets of Community Value

1. Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value will be supported.

2. Development proposals that would result in either the loss of the asset or significant harm to the community value of an asset will not be supported unless it can clearly be demonstrated that the operation of the asset is no longer economically viable.

LC4.1 The following facilities will be submitted for inclusion in the Register of Assets of Community Value held by Horsham District Council.

1. NISA Local, Haglands Lane
2. Post Office Stores, Church Street
3. The Five Bells PH
4. West Chiltington Village Hall
5. The Sports Pavilion
6. The Reading Room
7. The Church Hall

Policy LC4 sets out the Plan's approach towards proposals which would affect the seven Assets of Community Value listed above. Any such proposals should provide evidence that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no interest in acquisition has been expressed.

LC 4.2 The loss of the shops in the village would have a significant impact on the community. The Public Houses are part of the social fabric of the village as are the community halls. Each asset is a major feature of daily life for residents and each plays a central part in the vitality of the Parish and the sense of community.

LC4.3 Voluntary and community organisations can nominate an asset to be included on their local authority's register of assets of community value. This is a separate legal process initiated by the Parish Council but undertaken by HDC. The inclusion of these sites on the Local Planning Authority's register of Assets of Community Value will provide the Parish Council, or other community organisations within the Parish, with an opportunity to bid to acquire the asset on behalf of the local community once placed for sale on the open market. Separately therefore, the Parish Council will undertake an exercise, outside of developing its NDP, to register these community assets; it encourages the community to support registration to ensure the retention of assets of community value into the future.

LC4.4 The Recreation Ground Playing fields are held in trust by Fields in Trust and cannot be sold so have not been included in this list. The allotments are owned by the Parish Council who would replace the provision if it were deemed necessary to sell the current site, so they have also been excluded from the list.

Justification: Objective 4a,10a; Localism Act 2011

Policy LC5 Designation of Local Green Space

1. The Plan designates the following Local Green Spaces:

- a. Monkmead Wood
- b. West Chiltington Primary School Playground
- c. St Mary's Church Graveyard and Church Meadow
- d. Parish Allotments
- e. Pond in Southlands Farm

Proposals for development within the local green spaces will only be supported in very special circumstances.

LC 5.1 West Chiltington is a rural Parish defined by its open spaces, surrounding fields and woodlands and views. Maintaining existing green spaces encourages biodiversity and reinforces village identity. Each piece of land has been carefully identified with reference to the NPPF para's 76-78 and a justification for their allocation provided. Of the eight sites evaluated three were rejected.

Justification : Objective 7b, NPPF para 102

11 Implementation

11.1 The West Chiltington Neighbourhood Plan (WCNP), once adopted, becomes part of the development plan for the area, the policies of the WCNP will have statutory force to be taken into account with other components of the development plan when proposals for development are made, and will be used by the local planning authority in deciding planning applications. Under the current planning legislation, decisions on planning applications are to be made in accordance with the development plan unless material considerations indicate otherwise.

11.2 The Parish Council will also have regard to the WCNP when framing its representations on planning applications to Horsham District Council.

12 Infrastructure Delivery Plan

12.1 During the survey work carried out to create this plan, it became apparent that some feedback comments from the community included issues or proposals that are not suitable for including as policies in a Neighbourhood Plan as they did not relate to land use.

12.2 To ensure that these issues are not lost they have been made into an Infrastructure Delivery Plan (see Appendix 10) which sets out projects that the Parish wishes to pursue as funds become available.

13 Background Documents

[National Planning Policy Framework](#)

[Horsham District Council Planning Framework](#)

[Horsham District Local Plan 2019-36 Reg 18 Consultation](#)

[Horsham District Local Plan 2023 – 2040 Regulation 19](#)

[Horsham District Council SHLAA 2016](#)

[Horsham District Council Housing-Strategy-2021-26](#)

[Horsham District Council Landscape Capacity Assessment 2014](#)

[Horsham District Council Landscape Character Assessment 2003](#)

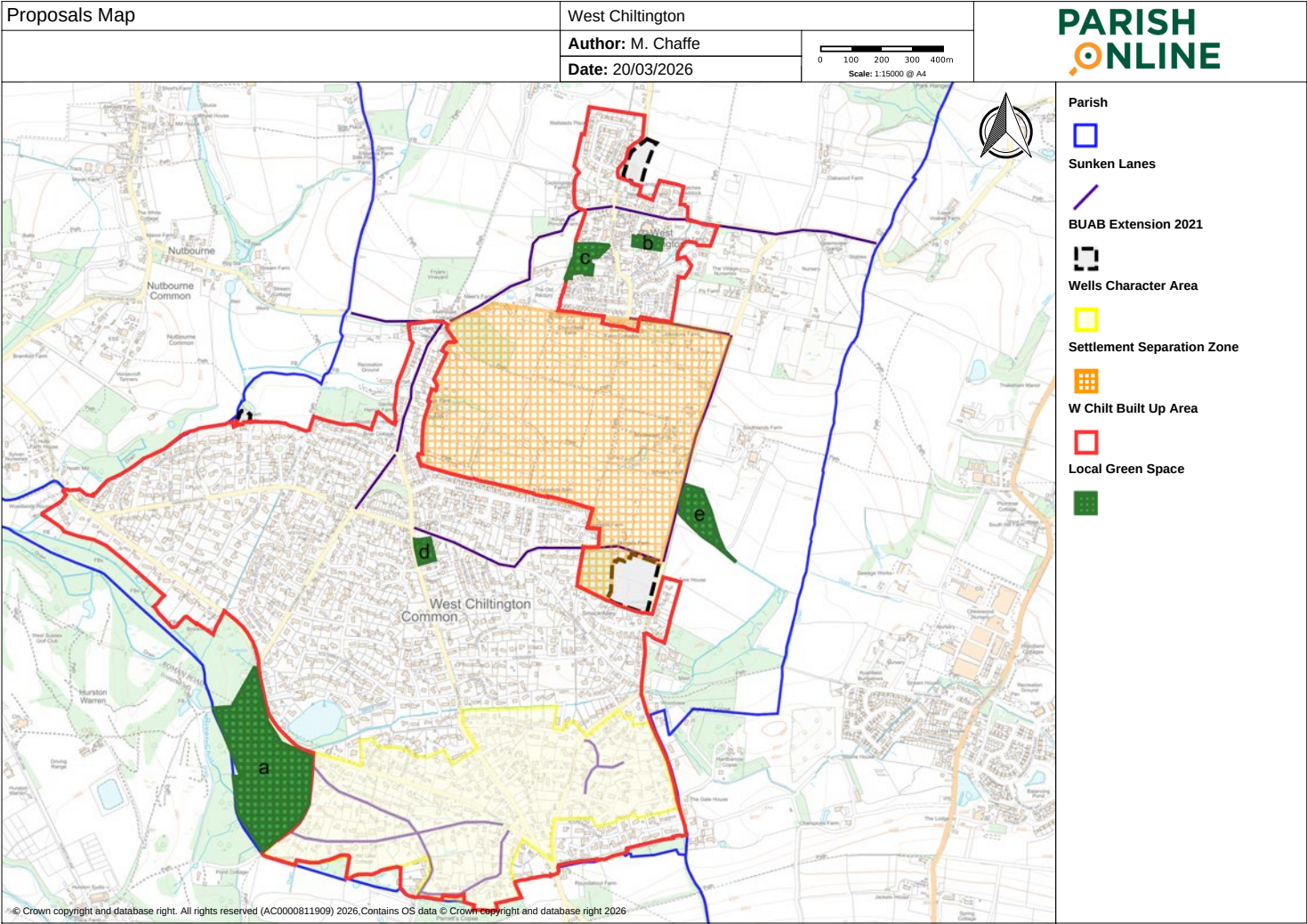
[Horsham District Council Open Space and Recreation Assessment 2014](#)

[GL Hearn - Housing Need in Horsham District 2015](#)

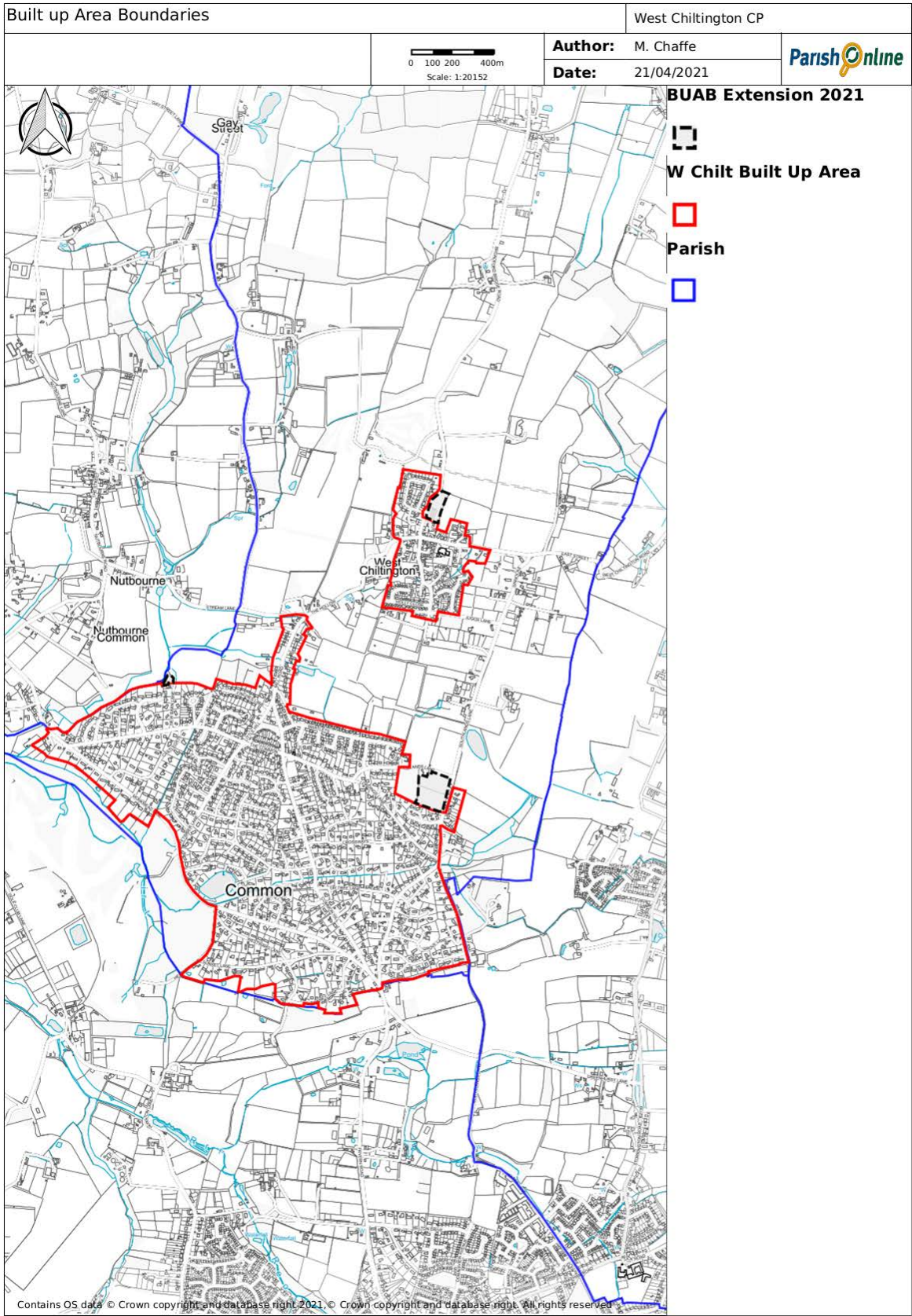
[South Downs National Park Management Plan](#)
[Sussex Biodiversity Centre - Desktop Biodiversity Report](#)
[Action in Rural Sussex - Housing Needs Report](#)
[AECOM Housing Needs Report 2018](#)
[Appeal Decision APP/Z3825/W/15/3022944 Haglands Lane](#)
[Appeal Decision APP/Z3825/W/16/3146231 Smock Alley](#)
[Appeal Decision APP/Z3825/W/16/3146083 Hatches House](#)
[West Chiltington Village Design Statement](#)
[West Chiltington Landscape Character Assessment](#)
[West Chiltington Neighbourhood Reg 14 Pre-submission Plan 2015](#)
[West Chiltington - Determining an appropriate housing scale for West Chiltington](#)
[West Chiltington Neighbourhood Plan HRA \(June 2024\)](#)
[Addendum SEA Water Neutrality and WCNP August 2024.pdf](#)

This document should be read in conjunction with the online Evidence Base found at www.westchiltingtonnp.co.uk

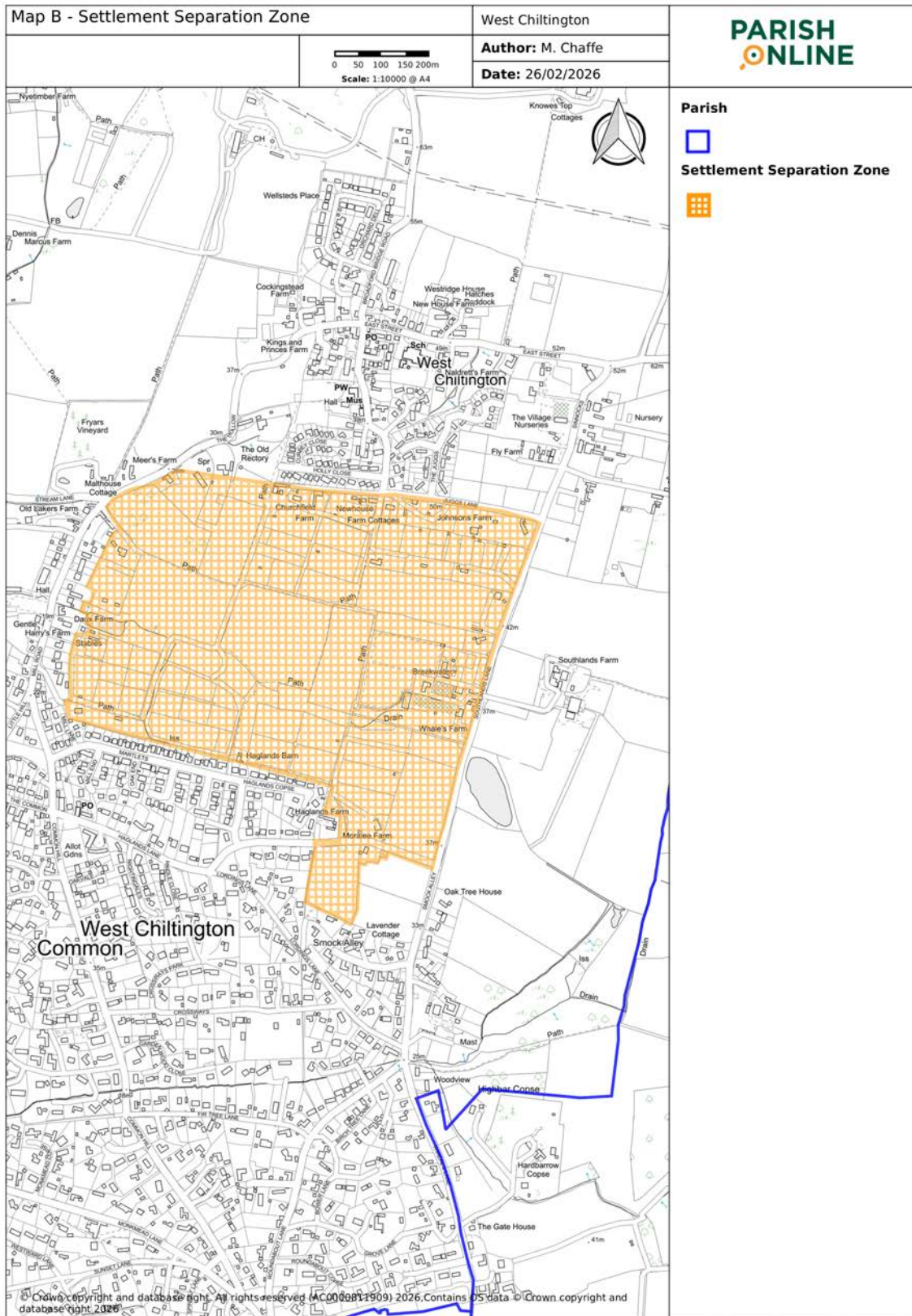
Proposals Map



Map A - Built Up Area Boundaries - Policy H1

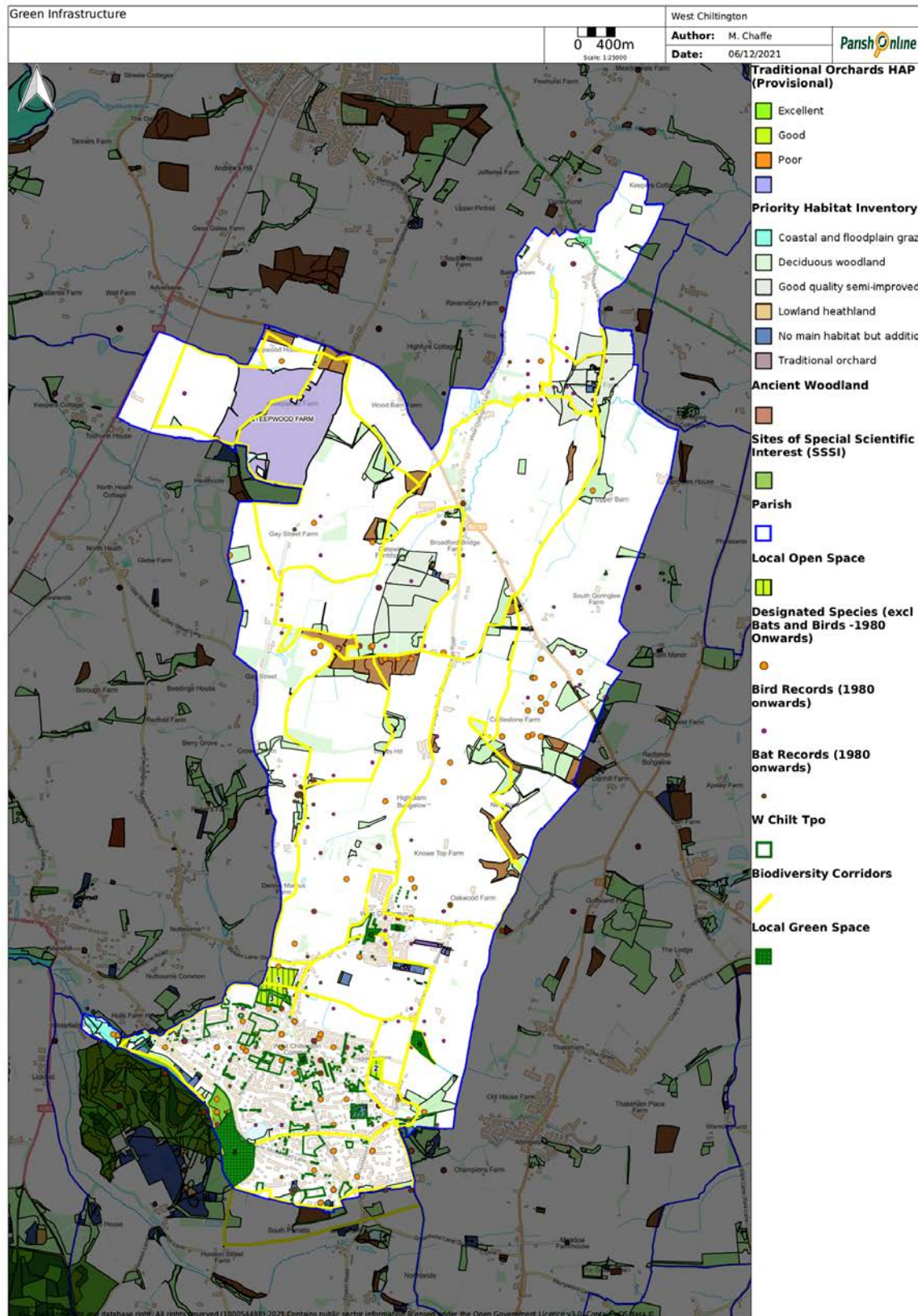


Map B - Separation Zone/Local Gap - Policy - H1

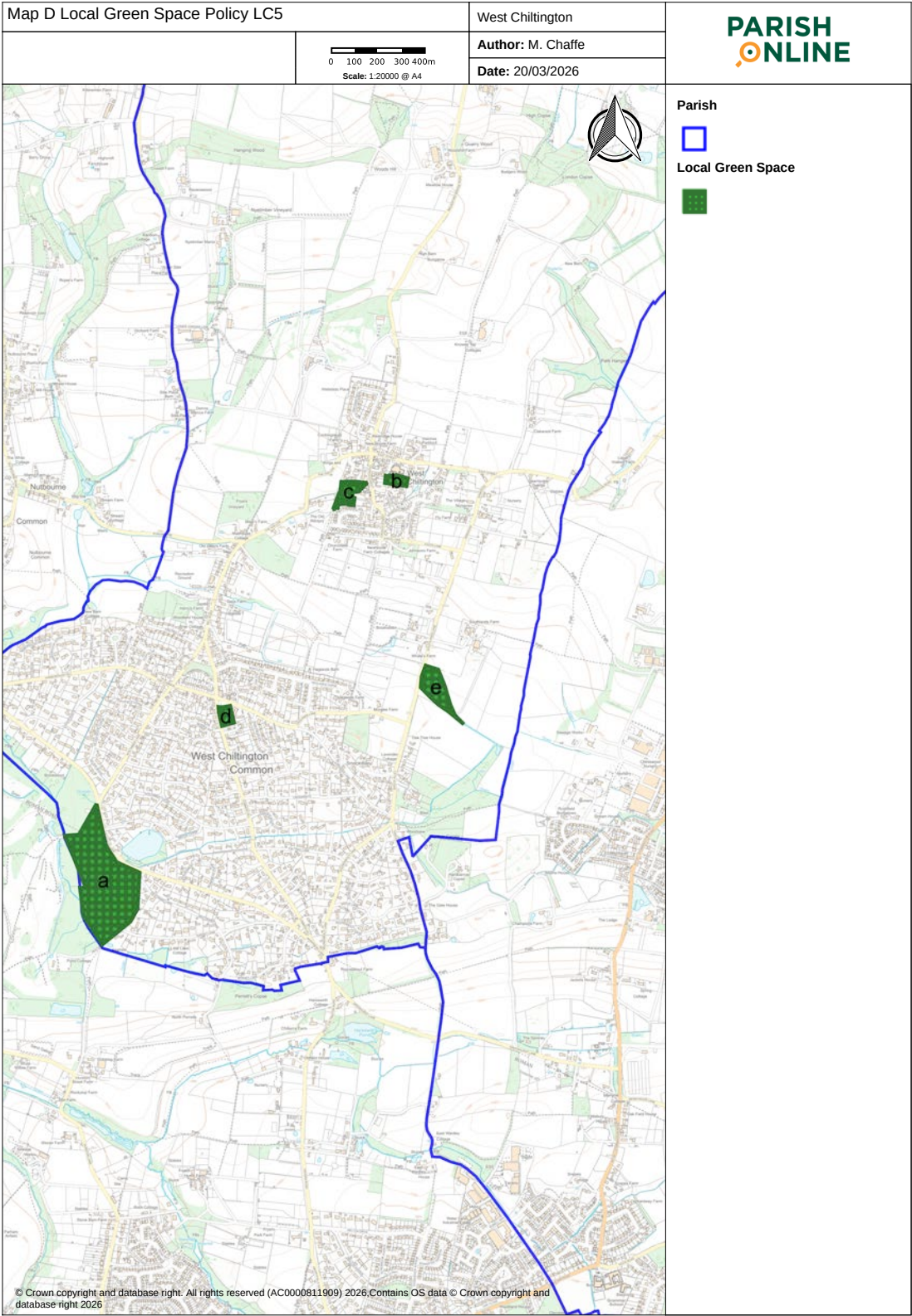


Map C - Green Infrastructure and Ecosystem Services

Detailed maps in the evidence base



Map D Local Green Space Policy LC5



Map E Sunken Lanes and Stream Lane



List of Policies

Policy Number	Detail	Page
H1	Spatial Strategy and Built Up Area Boundaries	24
H2	Land for housing	25
H2a	Land at Hatches Estate	28
H2b	Land at Smock Alley	29
H3	Quality of design	30
H4	Windfall sites	31
EH1	Green Infrastructure and Ecosystem Services	33
EH2	Flooding, Drainage and New Development	34
EH3	Protection of Trees and Hedgerows	35
EH4	Renewable and Low Carbon Energy	36
EH5	Conserve and Enhance the Heritage Environment	37
EH6	Dark Night Skies	39
EH7	Sunken Lanes and Stream Lane	40
EH8	Landscape Character and Important Views	41
EH9	Agricultural land	41
EH10	Settlement separation	42
EH11	Water Neutrality	43 Deleted by Examiner
GA1	Connection to Sustainable Transport	47
GA2	Footpath, Bridleways and Cycle Path Network	47
GA3	Parking and New Development	48 Deleted by Examiner
EE1	Supporting Existing Employment and Retail	49
EE2	Employment land	49
EE3	Local shopping facilities	50
EE4	Improving signage	50

EE5	Recreational and Tourism activities	50
EE6	Communications Infrastructure	52 Deleted by Examiner
LC1	Support independent living	53
LC2	Healthcare facilities	53
LC3	Provision of buildings for community use	53
LC4	Protection of Assets of Community Value	54
LC5	Designation of Local Green Space	55

Glossary

Affordable housing

Affordable housing is defined as housing for rent or through low-cost home ownership initiatives which is available at a cost below that of market housing for those unable to satisfy their housing needs without financial assistance.

Ageing population

This occurs when the median age of a region rises and a rise in the proportion of the population that is elderly. This happens because of rising life expectancy and/or declining birthrates and migration patterns e.g. out-migration of young people and families and in-migration of elderly people to an area.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

BAP Habitat

This list contains 1149 species and 65 habitats that have been listed as priorities for conservation action under the UK Biodiversity Action Plan (UK BAP).

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Brownfield land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure (see full description on page 70 of the NPPF July 2021).

Built-up Area Boundary (BUAB)

The boundary is important in setting the distinction between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it.

Conservation Area

An area of special architectural or historical significance, the character or appearance of which it is desirable to preserve or enhance.

Green infrastructure

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats Regulations Assessment (HRA)

The European Directive requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on Natura 2000 sites.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significant merit in consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local Listing).

High-quality communications infrastructure

Includes super-fast Broadband which provides connection speed of 20 Megabits per second (MBPS), up to 100 MBPS or above. The delivery of super-fast Broadband requires infrastructure which includes fibre optics serving exchange cabinets and fibre optic connections direct to premises.

Home Quality Mark

The Home Quality Mark (HQM) is an independently assessed certification scheme for new homes. It awards certificates with a simple star rating for the standard of a home's design, construction and sustainability. The assessments are focused on the needs and expectations of people living in the home.

Local Plan

The Local Plan is the principal development plan document and sets out the long-term spatial vision for the Horsham district.

Mineral Safeguarding Area

An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

Neighbourhood plan

A plan prepared by a Parish Council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Ramsar

An internationally important wetland site given protection at the 1971 Ramsar Convention in Iran.

Renewable and low carbon energy

Renewable energy is energy which comes from natural resources such as sunlight, wind, rain, tides and geothermal heat. The energy sources are naturally replenished and do not require the burning of fossil fuels.

Strategic Environmental Assessment (SEA)/sustainability appraisal (SA)

The Planning and Compulsory Purchase Act required Strategic Environmental Assessment/Sustainability Appraisal for Local Development documents. Sustainability Appraisal is a systematic appraisal process. The purpose of SA is to appraise the social, environmental and economic affects of the strategies and policies in the Local Development documents from the outset of the plan preparation process to ensure that decisions are made that accord with sustainable development.

Wildlife corridor

Areas of habitat connecting wildlife populations.