

17 February 2014

### **Designation of West Chiltington neighbourhood area (SDNP part)**

The South Downs National Park Authority Planning Committee at its meeting on 13 June 2013 noted that future neighbourhood area applications, where the main centre of population is outside the National Park, will be undertaken through the Scheme of Delegation to Officers. West Chiltington is such an area.

The power to designate a neighbourhood area is exercisable under Section 61G of the Town and Country Planning Act 1990. West Chiltington Parish Council as the 'relevant body' submitted an application for designation of a neighbourhood area to both Local Planning Authorities:- Horsham District Council (HDC) and South Downs National Park Authority (SDNPA).

The application was publicised and consulted on by the Authorities as required by the Regulations for a minimum 6 week period ending on 23 December 2013. The Neighbourhood Planning Officer at SDNPA consulted with Members of the Authority. No objections were received.

It is considered that the proposed neighbourhood area – the part which falls within South Downs National Park – is appropriate to be designated. As already stated West Chiltington Parish Council is a 'relevant body' to apply for designation. The application consists of or includes the whole area of the parish council. It is the first time an application has been made to the Local Planning Authorities.

It is not considered there is a case for the area concerned to be designated as a business area.

The reasons set out in West Chiltington Parish Council's area statement and background information explain why the area is appropriate to be designated namely:

*"At a meeting held on the 30<sup>th</sup> September attended by Parish Councillors and parishioners it was unanimously agreed that the area to be covered by the Neighbourhood Plan should include the whole of the parish. Although close to 90% of the population live within the built-up area the parish still regards itself as semi-rural and therefore it was deemed appropriate to include all the population. Most of the roads within the parish are narrow lanes, often single width with passing places and very few have footpaths so this further binds the parish.*

*The built-up area is categorised as a Category 2 Settlement with limited local services in which any new development should meet an identified local need. The Parish Council has carried out a Housing Needs Survey to identify the need for development and have worked with developers to build dwellings to meet those needs...It is equally important to protect the area outside the built-up area from unwanted development in the wrong location and this is why the Neighbourhood Plan will cover this area.*

*The Parish Council has demonstrated that they are not anti-development but they want appropriate development in the right location to enhance the environment and not dominate it. A further Housing Needs Survey will be carried out early next year to be used as supporting evidence in the preparation of the Neighbourhood Plan.*

The objectives of the proposed Neighbourhood Plan are stated.

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The above statement is noted and considered to be an appropriate basis on which to prepare a neighbourhood plan.

It is concluded, therefore that the application for the proposed area for West Chiltington should be designated. The decision to designate relates only to that part of the neighbourhood area within South Downs National Park. The results of the consultation lend support for the designation.

Through the joint working protocol with Horsham District Council, the Authority has mandated Horsham District Council to issue the decision notice to West Chiltington Parish Council in respect of this matter. This will provide confirmation to the Parish Council of both Local Planning Authorities decision to designate.

Any further correspondence relating to the designation should be addressed to Andrew Triggs, Planning Policy Officer (Neighbourhood Planning) or Tim Richings (Planning Policy Manager).

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