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Begin forwarded message:

From: Michele Clare [REDACTED]
Date: 30 November 2024 at 14:14:57 GMT
To: planning@horsham.gov
Subject: West Chiltington Neighbourhood plan consultation

	Representation Form West Chiltington Neighbourhood Plan (2031) Regulation 16 Consultation - The Neighbourhood Planning (General) Regulations 2012 (as amended)
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West Chiltington Parish Council has prepared West Chiltington Neighbourhood Development Plan (WCNDP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

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

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

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

There are a number of ways to make your comments:

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

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

NOTIFICATION

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

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How to use this form

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

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

PART A	Your Details
Full Name	Michele Clare
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	30.11.24 (date extended to 6.12.24)

PART B

To which part in the plan does your representation relate?

Paragraph Number: 6	Housing Policies Page 24	Policy Reference:	H1
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

I object to the inclusion of Smock Alley as a suitable site for housing development for the following reasons.

- The site is in the Settlement Separation zone and therefore in conflict with Policy EH10 of the WCNDP
- Policy CS 6 of the HDC Core Strategy 2006 designated the land between the two settlements as a Local Gap
- The HDPF 2015 designates completely separate BUAB for the Old Village and The Common.
- Chapter 9 of the HDLP 9.15 states that “Maintenance of the existing settlement pattern is a key objective for the Council, and in particular maintaining separation between settlements.”
- Policy 15 of the HDLP seeks to protect “local identity and an individual sense of place” and specifically mentions at para6.27 that....particular regard should be given when considering proposals between.....West Chilton Common and West Chilton Village.

SO WHY HAS THIS SITE BEEN SELECTED BY THE PARISH COUNCIL AND HDC FOR DEVELOPMENT?

The development of the site at Smock Alley is in **conflict** with WCNP Housing Policy Policy H1

- A and E It is **outside** the BUAB so should be considered countryside
- B It allows **coalescence** between the Common and The Village
- C It would have a **detrimental impact** on the open and undeveloped landscape
- D It claims to be Water Neutral but at any point new residents could ask to be connected to Southern Water

Over the last ten years the site has been rejected 3 times by HDC and twice at Government Inspector Appeals. The two Government Inspectors had many reasons for refusing plans for a housing estate on this site which can be read in the Appeals Decision documents, so I will just highlight a few of the many which are still relevant today.

- Development should be within built up area boundaries with a focus on Brownfield sites
- The Smock Alley Site has more relationship with the rural character outside the built up area than the adjoining settlement
- The site would be isolated and not well integrated with the adjacent built up area. This would be true of any form of housing estate development on the site whether 19 or 14 units
- Housing development would be completely at odds with the character of this part of the settlement
- The development would result in material harm to the character and appearance of the area
- The proposal would not be sustainable and should not be supported

The Smock Alley site is not in a sustainable position. Access to public transport is via narrow lanes with no lighting or pavements, meaning most journeys would need to be made by car. Any development on the site would increase the traffic making the lanes even less safe for walkers, cyclists and horse riders. The

current plan to accommodate a mix of older residents in bungalows, families in houses and affordable single units fails to recognise the constraints and unsuitability of the site.

The local ecology would be severely damaged by the erection of a housing estate on this site. The woodland to the west of the site would become isolated as the development would close the last remaining open boundary. Wildlife corridors and buffers will not compensate for the loss of habitat and foraging land for the many wildlife species, some protected, which currently frequent this area. The CPRE have objected to the detrimental impact that would be experienced by the wildlife on this site, if development is allowed.

The Neighbourhood Plan should reflect the wishes of West Chilton residents. There was no open discussion of suitable sites and the developer has been allowed to resubmit his plan again, despite a unanimous refusal by HDC Planning South in April of this year. There have been over 200 letters of objection to development of this site on the HDC planning portal, which makes it very clear that this site is not wanted by the local community. It is a local wildlife haven, re-wilded over 50 years which should be protected. The site at Smock Alley is unsuitable for development and should be removed from the Neighbourhood Plan.

What improvements or modifications would you suggest?

Find a suitable Brownfield site.

(Continue on separate sheet if necessary)

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

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

Please tick here if you wish to be notified: