



**Horsham
District
Council**

Representation Form

West Chiltington Neighbourhood Plan (2031) Regulation 16 Consultation - The Neighbourhood Planning (General) Regulations 2012 (as amended)

West Chiltington Parish Council has prepared West Chiltington Neighbourhood Development Plan (WCNDP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

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

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

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

There are a number of ways to make your comments:

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

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

NOTIFICATION

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

How to use this form

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

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

PART A	Your Details
Full Name	Bruce John REA-PALMER
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	04 /12 / 2024

PART B

To which part in the plan does your representation relate?

Paragraph Number:	1.6 – 1.12 – 2.4 – 3.8 - 4 – 6(H1) – 6(H2b)- 6(GA1)	Policy Reference:	Core objectives - 5 NP policies – H1 – H2B – GA1
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:
<p>Sirs</p> <p>The context in which the plan has been assembled emphasises the need to give the people the power to decide where housing should go (1.6), and at 1.12 requires community involvement, both of which are sadly lacking in the proposed plan. At (2.4) the plan emphasises a presumption of sustainable development, which arguably has been over-ridden by the inclusion within the plan of the policy H2B relating to land at Smock Alley, of which more later.</p> <p>Turning to the Vision and Core Objectives (section 4), the vision anticipates that the relationship with the surrounding countryside is protected and enhanced. Furthermore, included within the core objectives is a requirement that the plan makes a contribution to sustainable growth, specifically as to:-</p> <ol style="list-style-type: none">1. Housing – contribute to the provision of local infrastructure and facilities2. Environment – Protection and enhancement of existing green spaces, and minimise the risk of flooding3. Getting around – provision of improvements to roads, cycleways and footpaths <p>How are any of these objectives satisfied by the inclusion of the proposed development of Smock Alley?</p> <p>Under 5.3 of the Neighbourhood Plan, the principles of sustainable development as set out in the NPPF require three overarching objectives to be met vis:-</p>

1. Economic objective – by identifying and coordinating the provision of infrastructure
2. Social objective – by the provision of accessible services and open spaces
3. Environmental objective – by protecting and enhancing our natural, built and historic environment

Again, how are any of these objectives satisfied by the inclusion of the Smock Alley project?

Let me now turn to the Housing Policies set out a section 6.

Policy HI – Development proposals will be supported where the following criteria are met:-

- a) Are located within a Built up Area Boundary(BUAB) – it has long been argued that The Smock Ally site lies outside the BUAB, thus contravening the first of the policy criteria,
- b) Respond to the individual identities of the Common and the Old Village- this item goes to the core of coalescence between the two parts of the village. Indeed, at H1.1 “consultation with the local community has identified a significant desire to preserve our unique natural, built and historic environment that consist of two individual settlements. Again at H1.5 the plan underscores 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.

Against this background, it is difficult to see why the land at Smock Alley deserves to be included in the Neighbourhood Plan under Policy H2B. One can only imagine that the Parish Council has been forced / coerced by Horsham District Council to include this Policy H2B to achieve a desired number of housing allocations, notwithstanding the failure of the proposed development to adhere or satisfy other policy issues. It is for this reason that the Policy H2B, and for that matter Policy H2A have been included in the Plan as specific policies. Were it not so these development proposals would fail against Policy H1e.

Policy GA1 as written – Connection to Sustainable Transport – requires that new developments must integrate with the current green infrastructure network and provide access to public and community transport. With regards to the proposed new developments this policy is clearly undeliverable, thereby rendering the proposals unsustainable. Either this policy needs to be amended, or preferably proposed developments outside of this policy should be rejected.

What improvements or modifications would you suggest?

Elimination of sections H2A and H2B from the neighbourhood plan. The Neighbourhood plan should merely recognise the requirement to accept the allocation of 25 homes (H2.11) without according the development proposals separate policy status. This would enable parish councillors to reflect how best to meet the allocation within the other policy constraints.

(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 Chiltonton Neighbourhood Development plan?

Please tick here if you wish to be notified: