



**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	Philip R E Tapsfield
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	N/A
Position (if applicable)	N/A
Date	6 th December 2024

PART B

To which part in the plan does your representation relate?

Paragraph Number:	H2b Smock Alley pp29-30	Policy Reference:	H2b
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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:

As a member of the Neighbourhood Plan Council that produced the 2015 Pre-Submission West Chiltington Neighbourhood Plan, I have some idea of the amount of work and effort that has gone into producing the current document. Sincere thanks to everyone involved.

Generally, I agree with the tone and aims of this West Chiltington Submission Neighbourhood Plan. It reminds us that West Chiltington is indeed a very special place. I feel lucky to live here.

Where I do part company with this Plan, however, is over the decision to continue to identify land at Smock Alley as suitable for development. It's as if the authors and their HDC advisers haven't been following the story of planning applications relating to this site.

It is a story of repeated rejection.

Applications to build on this land have been turned down FIVE times: three at council level by elected members and twice on appeal after public enquiries. Planning inspectors are expert, government-appointed officials, said to "stand in the shoes of the secretary of state".

If our system of representative democracy is to work, we must all respect decisions reached through due process, however unpalatable or inconvenient they may be. You win some, you lose some.

In reality, Smock Alley should have been dropped from the Neighbourhood Plan a long time ago – long before members of Horsham District Council’s planning committee voted unanimously to reject the latest application on 23rd April last.

Local residents, who have had to put up with a decade of this stressful saga, had every right to believe this matter was settled after the first appeal was refused. But still it drags on. The authors of this Plan and their HDC advisers seem to be in a state of denial. Why?

Whatever the motivation for wanting to build on this land, it should no longer be on the agenda. The arguments for and against have been tested beyond anything that’s reasonable. Indeed, council taxpayers are entitled to ask why public money continues to be thrown at an issue that was, in effect, settled long ago through the designated processes.

This is not the place to go over in detail – yet again – the reasons why Smock Alley shouldn’t be developed. But I will say that if we really are serious about sustainability and preserving and enhancing biodiversity this is an entirely unsuitable site. Any non-car owners moving into the area would find themselves living in a neighbourhood that lacked easily accessible amenities. Any wheelchair user or parent with a pram or pushchair wouldn’t enjoy negotiating the local roads. They are narrow, poor quality and mostly lacking footways. The first section of Haglands Lane, for instance, has a width of useable tarmac of only 8-9 feet.

As for biodiversity, the UK already has a deplorable record in that regard. Building on Smock Alley, a greenfield site that is a *de facto* nature reserve, would inflict great damage on the local environment and ecology.

And if we do want to maintain the old village and the Common as separate settlements, we should not develop this site. It would erode the gap between them. Indeed, the Proposals Map confirms as much: the blue hatching drawn to identify the Smock Alley Proposed Housing Site has been imposed *over* the orange hatching that designates the Settlement Separation Zone.

A picture does indeed paint a thousand words.

One more map point: checking the parish council’s website, I find that the land in question still lies outside the BUAB: <https://www.wcpc.org.uk/built-up-area-boundaries/>

Now is the time to do the right thing. Please withdraw land at Smock Alley from the Neighbourhood Plan’s list of developable sites.

Many thanks for reading this representation.

P R E Tapsfield
6th December 2024

What improvements or modifications would you suggest?

Withdraw land at Smock Alley from list of developable sites

(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 to be notified: