



**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	Judith Mays
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	6 December 2024

PART B

To which part in the plan does your representation relate?

Paragraph Number:	See below	Policy Reference:	H2a
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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:

Policy H2a Land at Hatches Estate is included in the West Chiltington Neighbourhood Development Plan 2023 - 2031. **I OBJECT TO THIS PROPOSAL.**

Introduction

At a HDC Cabinet meeting on 25 September 2024, the Council agreed to extend their "Wilder Horsham District" a 5 year partnership with Sussex Wildlife Trust for another 3 years to 2028. This partnership was initiated to **create green corridors and deliver a Nature Recovery Network in the District to assist nature recovery.** The Wilder Horsham District partnership has been stated as being a unique and innovative partnership between HDC and Sussex Wildlife Trust established in response to **the urgent pressures on biodiversity.**

Hatches Estate is WSCC owned farmland of 4 hectares currently grazed by livestock. The land is outside the Built Up Area Boundary and is a Greenfield Site. It has been grazed for generations and as it has been undisturbed for decades is a rich native wildflower meadow pasture, a habitat to pollinators and as such should be considered **an area of important biodiversity.** It lies within a Bat Sustenance Zone and there are Tree Preservation Orders on 5 Oak Trees along the eastern boundary, as detailed in the SHELAA report ref SA066.

If HDC are serious about protecting and enhancing the natural environment in their partnership with Sussex Wildlife Trust they should utilise this land as a Wildlife Study Area for the local and wider community, continuing to graze livestock, as they do on HDC land at Chesworth Farm in Horsham, instead of developing the land for housing. Once this type of land is lost it can NEVER be replaced. Horsham District Council are not adhering to WSCC Pollinator Plan 2019 2022 by including this land, if they are serious about their partnership with Sussex Wildlife Trust, nor should WSCC allow nature rich pasture land to be developed for housing when it professes to wish to increase their contribution to pollinator conservation on their land.

The West Chiltington Neighbourhood Plan - Getting Around Section 3.35– states that the Parish suffers from use as a “Rat Run” for drivers. The narrow lane without footways are not suited either to high speeds or large vehicles. Some lanes described as very dangerous to pedestrians, cyclists and horse riders.

Roads and Traffic Section 3.4.1 states that the Parish is situated in a rural location accessed by narrow and twisting county roads that connect the A283 at Storrington and Pulborough are narrow sunken lanes largely single tract with a few passing places.

I refer to West Chiltington Parish Council proposed Plan, section - **Local Green Space Appendix 5 item 2.2**, where it is stated that "National Planning Policy Framework says that local communities should be able to identify green spaces of particular importance to them through local and neighbourhood plans. These designations would rule out development other than in very special circumstances

In item 2.3 of Appendix 5 of this Plan, the criteria set out can be met by the land at Hatches Estate as it is in close proximity to the community; is special to the community along East Street and Broadford Bridge Road and holds a particular local significance due to its beauty, tranquility and richness of its wildlife. These criteria can be applied to Hatches Estate which meets these demands.

Appendix 6 of this Plan refers to **Green Infrastructure and Ecosystem Services**

An extensive biodiversity survey was carried out across the Parish. It was demonstrated that the Parish currently supports a number of rare and rapidly declining species within varied habitats. 8 birds on the high-risk red list and 14 bird species on the urgent attention amber list, as well as protected species such as bats, [REDACTED] and dormice and their habitats.

If the proposed site is developed at Hatches Estate, where there is no right of way, another access would need to be created onto Broadford Bridge Road, which is a narrow high hedged road without pavement. It has been identified that in order to provide vehicular access it is likely to lead to the loss of existing hedgerows including a number of trees. **Policy GA2 Footpaths, Bridleway and Cyclepath Networks. GA2.2** Refers that consultation identified potential Risk to pedestrians using the largely unpaved and unlit roads in the Parish.

The site is totally inappropriate for the following reasons:-

- The Hatches Estate site is outside the Built Up Area Boundary was selected following the AECOM report used by WCPC as being the 'least harmful for the village overall'. No consultation sought with the Parishioners over the inclusion.
- The site access would be onto Broadford Bridge Road which is a narrow country lane and was previously considered too hazardous to have a new access point.
- Traffic in this part of the lane which leads to the crossroads at the centre of the village can be very busy due to its proximity to the Village School and is used for parking to access the school and by pedestrians. The road has no pavement nor room to make such. This part of the village already has traffic speeding issues and is becoming a rat-run cut through for traffic wishing to avoid driving to Thakeham/Storrington to get to the main roads.
- The site is near the conservation area and there is no current access into the site. Any access would involve the removal of a huge area of high natural stone banked hedgerow and destroy the rural impact on entering the old part of the village. **See Policy EH3**

- The removal of hedgerow would create an urbanisation of the surrounding area which leads to the Old Village.
- The site is outside of the Built-up Area Boundary. **See Policy H1**
- During the winter months Broadford Bridge Road and surrounding roads into the village which includes East Street suffers from water run off from the vineyard and fields above the site. The road conditions in consequence have deteriorated as well be being subject to regular flooding. **See Policy EH2**
- Any development and associated hardstanding will only add to the flooding issue. The Parish Council have been investigated "Operation Watershed" to try to address current flooding issues and these are ongoing.
- The proposed 15 dwellings will constitute an overdevelopment out of keeping with the area.
- Hatches Estate land provides a natural barrier between the Vineyard monoculture as well as providing a vital wildlife corridor between the Vineyard and their use of pesticides. As such it provides an important wildlife habitat (foxes, ████████, buzzards and owls). **Policy EH1**
- The use of pesticides by the Vineyard would be a cause for health concerns.

Do not not allow this farmland which can be used for rural employment; as a benefit the community as a Wildlife Study Area with its rich biodiversity to be developed. In these times of climate change and uncertainties following the pandemic we need to preserve these spaces for our wellbeing, for our children and future generations.

What improvements or modifications would you suggest?

(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 Chiltonington Neighbourhood Development plan?

Please tick here if you wish to be to be notified: