

From: [REDACTED]
Subject: Comments on the West Chillington Neighbourhood Plan: Pre-Submission Draft v 10
Date: 21 June 2017 at 16:51
To: westchillingtonnp@gmail.com



My comments are below:

Policy E12 Mineral and Hydro-carbon Extraction

I agree that development proposals for unconventional hydrocarbon extraction should not be supported. However, owing to the fact that the term "conventional hydrocarbon extraction", as currently defined for planning purposes, is used to describe certain extraction techniques, such as acidisation, that could pose a serious risk to our environment and wildlife, I believe that development proposals for **conventional hydrocarbon extraction should not be supported either** and that this policy should only be reviewed when the definitions for planning purposes have been amended to reflect the true position.

[REDACTED]

From: [Redacted]
Subject: [Redacted]
Date: 20 June 2017 at 21:59
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name: [Redacted]
Email: [Redacted]

Subject West Chiltington plan

Message Looked at the plan for West Chiltington, looks like it has been well thought out, meeting the needs of the Village, the flats at the centre with facilities nearby for residents needs, the area of separation left for natural habitat.. I think the parish Council have worked hard to deliver a sensible plan to compliment the Village and meeting the Governments requirements..

Sent on: 20 June, 2017

Thank you!

From: [Redacted]
Subject: [Redacted]
Date: 28 May 2017 at 17:59
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [Redacted]
Email [Redacted]

Subject Neighbourhood Plan Reports

Message It is not possible to download all the reports relating to the Draft Plan. The SA/SEA Scoping Document cannot be downloaded.

Sent on: 28 May, 2017

Thank you!

From: [Redacted]
Subject: [Redacted]
Date: 5 June 2017 at 10:35
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [Redacted]
Email [Redacted]

Subject Draft Neighbourhood Plan

Message Having just read the draft, I would like to congratulate those responsible for the hard work and reasoning that is contained within. However, in order to preserve our lovely village I make no apology for again stressing the importance of keeping the designated separation zone between WCV and WCC intact. Development should rightly be resisted if future pressure is forthcoming. This area enhances the local wild life and should remain for agricultural use and nothing else. No development should be allowed outside our current built-up boundaries. Where housing is allowed at suitable spaces, then generally the sentiments expressed in H4.1 should prevail i.e. it should reflect existing density and not be cramped. Thank you. Terry Clare

Sent on: 5 June, 2017

Thank you!

5

From: [REDACTED]
Subject: [REDACTED]
Date: 19 June 2017 at 16:48
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [REDACTED]
Email [REDACTED]

Subject Neighbourhood Plan

Message Great piece of work from the Councillors. I agree with the plan, the proposed sites for development, the omission of Smock Alley as a development site which is consistent with the decision of two Inspectorates, and the priority given to the Separation Zone.

Sent on: 19 June, 2017

Thank you!

6

From: [REDACTED]
Subject: [REDACTED]
Date: 19 June 2017 at 14:19
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [REDACTED]
Email [REDACTED]

Subject Neighbourhood Plan Consultation

Message You have described well what makes West Chiltington special to us that live here. Long may it last.

Sent on: 19 June, 2017

Thank you!



From: [Redacted]
Subject: [Redacted]
Date: 20 June 2017 at 07:01
To: westchiltingtonnp@gmail.com

You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [Redacted]
Email [Redacted]

Subject Neighbourhood Plan response

Message After many years of hard work, effort and sometimes painful decisions in moving this plan forward, I have read the final draft plan with the great anticipation The plan seems to be well laid out, easy to read and follow One of the most important areas obviously involves planning and housing issues. I feel that this was previously subject to bias but has now been thoroughly revisited and reflects what, in my opinion, the village wants from a residents point of view. Existing residents who settled here many years ago have as much right to enjoy village life as those who wish to enjoy a more vibrant community and there needs to be restraint on building for buildings sake. I applaud the plan in its balanced approach to this subject Also I strongly support the policy providing green spaces and separation zones, which should help the village retain its identity. This has clearly been evidenced by refused appeals on green land outside of the built area and should be resisted wherever possible. It also is good reason to support valuable wildlife corridors, as once wildlife disappears it rarely returns. We have a huge variety of animals, birds, and insect life in the village once again supported by good evidence which needs to be properly managed and protected from decline One thing I believe we need to really look at with care is mineral extraction. With the current drilling beginning at Broadford Bridge I am mindful that as a village we hold very little sway in the outcome of these decisions. I suggest a policy should be introduced where a monetary bond is in place for the full cost of returning the land to original state prior to any drilling work commencing. This would ensure that any drilling company who uses our village as a point of entry to the world below ground would not be able to leave the village in a poorer condition, should they be subject to bankruptcy or other reason they may use to not carry out there responsibilities. I fully support the plan in its current state and trust the parish councilors to get it ratified

Sent on: 20 June, 2017

Thank you!

From: [Redacted]
Subject: [Redacted]
Date: 20 June 2017 at 22:35
To: westchillingtonnp@gmail.com



You have a new message:

Via: <https://www.westchillingtonnp.co.uk/>

Message Details:

Name [Redacted]
Email [Redacted]

Subject West Chillington Neighbourhood Plan

Message I am a resident of Haglands Lane In West Chillington. I have read the draft West Chillington NP and wish to give my support to the document as it stands. The proposed Steeles Close development will provide family homes and and Moto di Marino garage sites will provide much needed smaller flats for elderly people. The proposed separation zone between the Old Village and the Common will prevent settlement merging and and, together with the proposed biodiversity corridors, will give local wildlife essential protection. I am very pleased to see that the Smock Alley site has not been proposed for future development. It is a completely unsuitable and unsustainable site for housing as has been demonstrated by the rejection of various development bids in the recent past. Please be kind enough to register my comments with the appropriate council department. Than you. Teena Fox

Sent on: 20 June, 2017

Thank you!

From: [REDACTED]
Subject: Neighbourhood Plan Submission
Date: 21 June 2017 at 14:20
To: westchiltingtonnp@gmail.com



Neighbourhood Plan comments 21st June 2017.

Sirs,

Many thanks for the extensive work that you have undertaken in preparing this Plan, it is obvious in the detail of the work. However, I do have reservations about the plan, especially as it does not seem to go far enough. In some cases (detailed below) it highlights issues only, whilst proposing no way of dealing with them, mainly relating to the existing Parish Infrastructure.

To start with, I approve completely of the points in EH11 (pp32) as I feel that the Sunken Roads are a real feature of the Parish.

I also find Section 3.6 (pp16/17) very interesting, as it at least addresses some of the issues.

These issues are brought up as well in the Parish 'Weaknesses List' on page 11, showing that the Parish is aware of the problems, at least in part. This is shown more in depth in the GA Policies (pp34/35), especially in GA 3.1 "*Parking in some parts of the Parish is a constant issue*". The NISA shop needs specific signage, as well as limited stay parking outside the shop itself. People are also using Allotment Car Park as a long stay parking area. If there is an awareness of this problem, as well as the issues relating to roads and the existing infrastructure, why is this not being addressed at this stage, before any further construction commences?

On Page 19, shouldn't "improving the existing road network" be taken into account as part of point 4.2.3, not just cycleways and footpaths, and why just look at Communications Infrastructure on page 21? For example, the road leading into Storrington caters for a number of surrounding villages. All this leads into ONE single arterial road passing through Storrington, the A283. The traffic is horrendous currently, and the pollution levels in Storrington are way above what should be allowed. WCPC SHOULD WORK IN TANDEM WITH STORRINGTON PARISH COUNCIL WITH THE SOLE OBJECT TO RESOLVE THIS GRAVE TRAFFIC PROBLEM.

In my opinion the Village School should be re-sited, as currently it really is

extremely dangerous with the amount of traffic that currently exists, a serious accident waiting to happen as it is?.

Policy EH4 (pp28/29) looks at surface water management. Has there been any review of the existing sewerage facilities in the parish?

Once again, my compliments for producing this plan, if there is a specific reason why it has not been taken further I would be very interested in hearing it.

Unfortunately, the plan itself is like starting to renovate a house on the first floor, whilst ignoring the fact that the front door is too small for the people to get in...!

I have circulated the details of the Neighbourhood Plan to my Neighbourhood watch group, replies were all complimentary, and they have no additional comments to make at this time, therefore the above are my personal feelings.



Reg 14 Consultation



Just a small point

Page 53 Schedule C - Non-designated heritage assets - The Telephone Boxes at East Street, should be "The Hollow"

In light of more information having come forward re Mineral and Hydro-carbon Extraction, should EH12 read 'Development proposals involving conventional mineral extraction will NOT be supported, unless it is proven that:'?



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Pre- Submission Draft Neighbourhood Plan West Chiltington
[REDACTED] resident in Holly Close since 1988

Firstly:

Leisure facilities in the village

The comment about the golf course is now out of date.

There is no mention of the new West Chiltington Sports Pavilion. This caters not only for the village football, cricket and croquet clubs, but is also a venue for Pilates and many other leisure activities. It is well used and very much enjoyed by many residents and visitors.

Secondly:

Comments relating to the Summary of Planning Guidance Recommendations.

1. I agree that the rural aspect of the village should be retained
2. We are so privileged to have a SSSI and SNCI in the village and I agree these areas enhance the village character and diversity and biodiversity and should be treasured and maintained.
3. I agree that in any development hedges, ditches and trees should be retained, created, reinstated and protected especially if they are native species.
4. I agree that Leylandii should be discouraged and native species planted instead
5. I agree that any housing development should be in character of the village and to suit local needs. We are fortunate to have many Swifts nesting in the village - the older buildings often provide good nest sites.
6. I agree that new dwellings need to be considered carefully to assess impact on local infrastructure. Our smaller roads and characteristic well loved lanes are already busy with traffic which can be hazardous for pedestrians, cyclists and horse riders. Parking and traffic near the school at drop off and pick up times is frustrating and dangerous to local residents.
7. I agree that the green spaces and open spaces give the village much character and are important for biodiversity, and that the separation area should be retained and protected. In 3 different open spaces in the village over the years I have heard Nightingales, but I have heard none this year in these places. The wonderful variety of gardens there are in our village add tremendously to the biodiversity especially when they are adjacent to green or open spaces.
8. I agree I have concern about danger to pedestrians, cyclists and horse riders from increased and speeding traffic.
9. We already have a wonderful network of public paths but I agree that footpaths and bridleways should be improved where necessary and maintained fit for purpose and if possible permissive paths and bridleways sought and built to improve links between existing paths. This could help pedestrians, cyclists and horse riders use roads less.
10. I agree that roadside verges, ditches and hedges should be maintained and road surfaces improved where necessary.

From: [Redacted]
Subject: Comments on pre-submission draft
Date: 20 June 2017 at 23:10
To: westchiltingtonnp@gmail.com



To the Neighbourhood Plan team:

I am in support of all the policies suggested and congratulate the team on producing this draft. My comments are relatively minor and are intended to simply improve the accuracy and comprehension of the plan.

p4 Introduction - line 5. Would it be more accurate to call them 'sustainability constraints' rather than 'issues'?

p.5 1.2 10th bullet point. Closed bracket missing.

p.10 Section 3 para 3. The old village of West Chiltington is definitely not towards the north of the Parish, so combine paras 3 and 4, and start by saying that the northern three-quarters of the parish is sparsely populated and agricultural etc. and then in the south are the old village separated by fields from WC Common with more recent development etc.

p.10 Strengths. The beauty salon is a completely separate business from the hairdressers, so should be listed separately. Should the Roundabout Hotel also not be listed here?

Section 3.3 The Community Profile needs a date and source - 2011 Census? The examiner will definitely pick up on this. Also the figures mean very little without a regional and national comparison. I see you have these in the evidence base, so the percentage comparisons need to be included in this summary table too.

Section 3.4 1st sentence - it isn't clear what is of international importance. Is it the AONB? In the last sentence, 'southern regions' sounds a bit strange. Just say 'an SSSI in the south bordering the South Downs NP'.

p.15 3.5 Housing I was wondering why there was no mention of other housing developments such as Barkworth Way and Morris Way in the late 1980's and then I realised that perhaps the author is trying to detail just any alternative housing developments to the widespread detached houses in large plots. If this is the case, the section needs to be re-written to emphasise this.

p.18. Is there not a police station at Pulborough?

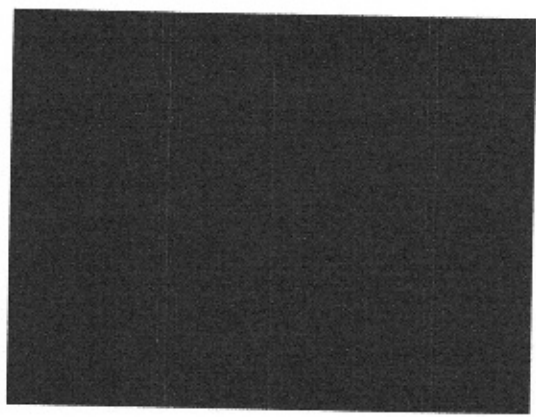
Policy CH12 The wording is repeated twice with only a minor difference in the initial sentence.

Map E The parish boundary is overlaid by bio-diversity corridors so that the former are unclear. TPOs do not appear to be shown on this map even though they are in the key.

I would like to be kept informed of the next stages of the Neighbourhood Plan

12

please.





New message via your website, from [REDACTED]

no-reply@[REDACTED]
Reply-To: [REDACTED]
To: westchiltontonnp@gmail.com

Tue, May 16, 2017 at 1:18 PM

You have a new message:

Via: <https://www.westchiltontonnp.co.uk/>

Message Details:

Name [REDACTED]

Subject allotment wild life

Message you are asking about the wild life at the allotment area we have seen plenty such as hedgehogs;badgers foxes;the bee hives are also there we want this to remain the same as it is important for the future of our next generation

Email [REDACTED]

Sent on: 16 May, 2017

Thank you!

From: no-reply@parastorage.com
Subject: New message via your website, [REDACTED]
Date: 1 June 2017 at 10:41
To: westchiltingtonnp@gmail.com



You have a new message:
Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [REDACTED]
Email [REDACTED]

Subject Land north of Finches Lane, Ref. SA014

Message I have recently been in touch with Mr Mark Daley, Strategic Planning Officer at HDC to discuss the land north of Finches Lane in West Chiltington, ref SA014, which we own. The land is currently assessed as 'Not currently developable' on the SHLAA. The justification for this is as follows 'The site adjoins the edge of the built up area with the majority of the site covered by a TPO. Development here would have an impact on the surrounding rural countryside, but a small amount could be accommodated if the impact was reduced and the potential access issues were resolved. Whilst the site is under single ownership, it was not possible to contact the landowner, therefore availability is unknown. Due to this and other constraints, the site is assessed as not currently developable'. As the current owners, we are now exploring the possibility of building one small bungalow or house on the site to enable us to downsize from our home in Finches Lane. We believe that the impact of this on the surrounding area would be minimal and would not affect any trees covered by the TPO. As a result of our discussion Mr Daley has now noted the land as available in their database prior to the site being re-assessed later in the year. He also advised us to contact you to ask you to consider the site as available in the forthcoming Neighbourhood Plan. Our telephone number is 01989 817489 if you wish the contact us.

Sent on: 1 June, 2017

Thank you!

From: no-reply@parastorage.com
Subject: New message via your website, from [REDACTED]
Date: 18 June 2017 at 15:58
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

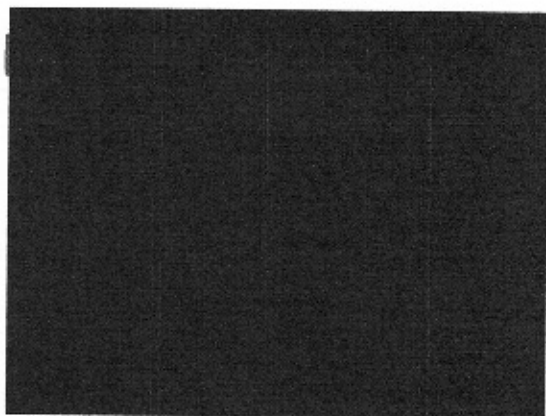
Name [REDACTED]
Email [REDACTED]

Subject Draft Neighbourhood Plan Feedback

Message We read the previously published draft in July 2015 with great anticipation. We appreciate that it was found to be wanting in many areas and are glad that it has now been rethought. At that junction we noticed that one of the intentions was to declare a "separation zone" between the two main settlement areas north and south and that whilst this was predominantly current agricultural farmland that exists between the two this also seemed to have been drawn without due diligence. In essence ignoring current residential borders and just drawn with a ruler. We approached a previous member of the committee who confirmed that it "had been a late night, so it was just done". By doing this, it did dissect our single residential title as well as not including some farmland that abuts our neighbors'. It also made no attempt to make any such notional area towards any other area or parish. For example, West Chiltington "southern settlement" is closer to Thakeham than to the northern settlement but there is no similar intent at pre declared separation between it and Thakeham. At the open day event of the previous version held on 4th July 2015, we expressed both our surprise at the lack of recognition of land registry borders as well as our disapproval of our property title being dissected and were told that they had no actual knowledge of the land titles or boundaries and that they would welcome our submitting any thoughts and evidence so that adjustments could be made. We thought this reasonable although disappointing at the publishing of a proposal without due diligence. We raised our complaint and concerns at the open day on 4th July 2015 and again in writing the following day via the feedback forms provided and handed this into the Parish Clerk. We then also emailed the Parish Clerk on 26th July 2015 reiterating our concerns and supplying land registry maps of our land and the boundary. After having no response in 7 months, we then met with the Parish Clerk as well as Norman Kirby, who was leading the Neighbourhood plan development at the time on 9th February 2016, and then followed this up in writing by resubmitting the land registry maps once more on 10th February 2016. A further, 14 months passed, and after mentioning our concerns regarding the maps used several times at Parish Council meetings, we spoke to Councillor Sharon Davis on 10th April 2017, handing over our written concerns and copies on the land registry maps, again being given the assurances that all "was fine" regarding the maps with the soon to be released second draft of the plan. Councillor Sharon Davis on the next day, 11th April 2017, sent our copies to Maureen Chaffe, who was the paid contractor for development of the plan, reiterating to her that the attached maps were the correct version to be used in the Neighbourhood Plan to be released imminently. The latest draft was released on 10th May 2017 with consultation running to 21st June 2017, and whilst we were not completely surprised we were very disappointed that nothing had changed with regard to the boundary maps. Still our title of residential land is dissected, still farmland adjoining us is exempt (and by definition of the Councils declaration that the area within the separation area would be objected to this means that any area outside, including farmland, would not be), still a ruler has been used to ignore any actual land registry boundaries. Whilst we appreciate that there is no legal requirement for intercourse between parties on this matter this has been done without any courtesy nor manners as to the consideration. Indeed it may be interpreted as just not having been addressed at all. Whilst we understand the desire to maintain the clear area between the two settlements we do not understand the bullish stance of the Council to express a wish for this in such a statement, given that it is totally within Council powers to object to any building/development etc proposals as and when they arise. We find that this is totally prejudicial against possession as residential owners. In short we are being prejudiced against as opposed to other householders within the parish. We do not live in a conservation or any other area but are being sought to be made into a new definition of automatic preclusion of rights. And specifically we are the only residential property that is dissected within this proposal. Clearly prejudice. Please be advised that whilst we are great advocates in the efforts to provide a lovely village, which is why we moved here 15 years ago, we are also of the belief that this should never be at cost of civil liberties and personal freedom of rights. We will also send Maureen Chaffe a copy of this information as a letter as well as the West Chiltington Parish Council, Horsham District Council and the Neighbourhood Plan Examiner. Regards Lawrie and Carol Hudson.

Sent on: 18 June, 2017

Thank you!



Tuesday, June 13, 2017

Dear WCPC,

We write with reference to the currently published West Chilton Draft Neighborhood Plan upon which responses are being invited between 10th May 2017 to 21st June 2017.

We were attending the Neighborhood Planning Committee meetings, under changing leaders, for 3 years until they ceased from being open to Parishioners.

We gained great insight and knowledge as to our village in a peripheral sense that we are glad of but also were witness to much vociferous debate that some may interpret as overdue pushing.

That not being withstanding we read the previously published draft in July 2015 with great anticipation. We appreciate that it was found to be wanting in many areas and are glad that it has now been rethought.

At that junction we noticed that one of the intentions was to declare a "separation zone" between the two main settlement areas north and south and that whilst this was predominantly current agricultural farmland that exists between the two this also seemed to have been drawn without due diligence. In essence ignoring current residential borders and just drawn with a ruler. We approached a previous member of the committee who confirmed that it "had been a late night, so it was just done".

By doing this, it did dissect our single residential title as well as not including some farmland that abuts our neighbors'. It also made no attempt to make any such notional area towards any other area or parish. For example, West Chilton "southern settlement" is closer to Thakeham than to the northern settlement but there is no similar intent at pre declared separation between it and Thakeham.

At the open day event of the previous version held on 4th July 2015, we expressed both our surprise at the lack of recognition of land registry borders as well as our disapproval of our property title being dissected and were told that they had no actual knowledge of the land titles or boundaries and that they would welcome our submitting any thoughts and evidence so that adjustments could be made. We thought this reasonable although disappointing at the publishing of a proposal without due diligence.

We raised our complaint and concerns at the open day on 4th July 2015 and again in writing the following day via the feedback forms provided and handed this into the Parish Clerk. We then also emailed the Parish Clerk on 26th July 2015 reiterating our concerns and supplying land registry maps of our land and the boundary.

After having no response in 7 months, we then met with the Parish Clerk as well as Norman Kirby, who was leading the Neighbourhood plan development at the time on 9th February 2016, and then followed this up in writing by resubmitting the land registry maps once more on 10th February 2016.

A further, 14 months passed, and after mentioning our concerns regarding the maps used several times at Parish Council meetings, we spoke to Councilor Sharon Davis on 10th April 2017, handing over our written concerns and copies on the land registry maps, again being given the assurances that all "was fine" regarding the maps with the soon to be released second draft of the plan.

Councilor Sharon Davis on the next day, 11th April 2017, sent our copies to Maureen Chaffe, who was the paid contractor for development of the plan, reiterating to her that the attached maps were the correct version to be used in the Neighbourhood Plan to be released imminently.

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Whilst we appreciate that there is no legal requirement for intercourse between parties on this matter this has been done without any courtesy nor manners as to the consideration. Indeed it may be interpreted as just not having been addressed at all.

Whilst we understand the desire to maintain the clear area between the two settlements we do not understand the bullish stance of the Council to express a wish for this in such a statement, given that it is totally within Council powers to object to any building/development etc proposals as and when they arise. We find that this is totally prejudicial against possession as residential owners. In short we are being

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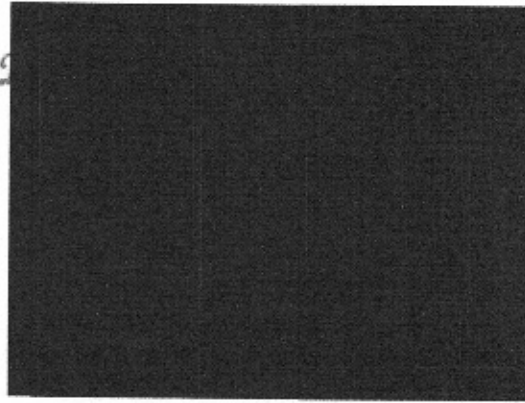
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Kind regards,

Carol & Lawrie.



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submitting any thoughts and evidence so that adjustments could be made. We thought this reasonable although disappointing at the publishing of a proposal without due diligence.

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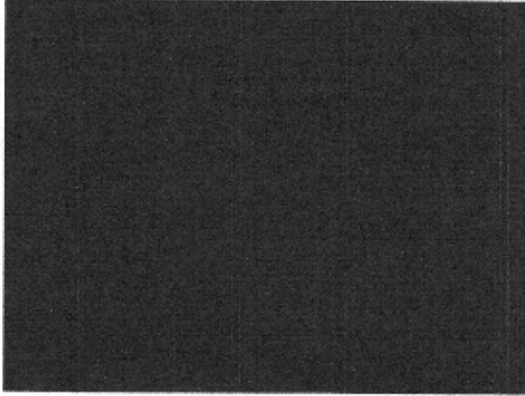
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15B

Please be advised that whilst we are great advocates in the efforts to provide a lovely village, which is why we moved here 15 years ago, we are also of the belief that this should never be at cost of civil liberties and personal freedom of rights.

Kind regards,





From: [Redacted]
 Subject: West Chiltington Neighbourhood Plan: Pre-Submission Draft v 10
 Date: 20 June 2017 at 12:13
 To: westchiltingtonnp@gmail.com
 Cc: [Redacted]

First of all I would like to thank all of those on the NP Steering Group who have worked so hard to get the Plan to this stage.

Here are my first comments on the above draft. Further comments will follow by separate email.

- a. Throughout sections 1, 2 and 5 the document switches between the terms "Neighbourhood Plan" and "Neighbourhood Development Plan (WCNDP)". I have assumed that the two terms are meant to be referring to the same document, but this is confusing for residents who are not involved in the process. Could "Neighbourhood Development Plan" and "WCNDP" be defined as "Neighbourhood Plan" and "WCNP", respectively, to ensure consistency?
- b. Section 3, para 2. There seems to be a typo in respect of the total area of the parish (42 acres and 17 hectares). According to Wikipedia, the total area is 100 times these figures.
- c. Section 3, para 5. I do not agree that there is a fourth access route that is truly capable of taking two lanes of traffic. In my experience each of the 4 access routes has pinch points, even if only due in some cases to parked cars, and the increase in the number of HGVs is a particular problem. This section is also inconsistent with the section on "Roads and Traffic" in section 3.6, which I feel is a more accurate description of the position.
- d. Section 3.8 "Community Facilities and Wellbeing" states that the nearest police station is at Horsham. However, Sussex Police also list a police station at Pulborough, which is open for appointments. I believe that Pulborough is currently being used to police the protests outside the UKOG well site. Even Horsham police station is only open for limited hours.
- e. Section 5c Housing Policy H1. I support the allocation of the land at Moto Di Marino garage to meet housing need because it is well located in terms of facilities and infrastructure and avoids the need for greenfield development.

Please confirm safe receipt.

[Redacted]

16 a



From: [REDACTED]
Subject: West Chillington Neighbourhood Plan: Pre-Submission Draft v 10: further comments
Date: 21 June 2017 at 13:06
To: westchillingtonnp@gmail.com
Cc: [REDACTED]

This is the second part of my comments on the above:

- a. Policy H6. Line 2 after bullet points. There is a typo. The word "with" after "meet" should be deleted.
- b. Is there a reason why there is no specific policy on watercourses in the NP? Watercourses could be damaged by development proposals and are important for biodiversity.
- c. Policy EH12. In the previous NP consultation I did not object to the policy because, like many, I did not understand the issues. I am now gaining an understanding of the issues and therefore I object strongly to both **conventional and unconventional** hydrocarbon extraction. My reasons are:

- (i) The definition of conventional and unconventional under National Planning Practice Guidance appears to be oversimplistic, unscientific and unsound.
- (ii) In this country it appears that there is currently no definition of acidisation, which is a technique being used in what is claimed to be conventional hydrocarbon extraction, yet acidisation uses a higher concentration of chemicals than hydraulic fracturing and has many of the same adverse environmental effects as hydraulic fracturing, such as potential drinking water contamination.
- (iii) Under the regulatory framework for hydrocarbon extraction, there is too much emphasis on self-monitoring. Presumably this is due to lack of resources within the Environment Agency.
- (iv) If the operators are insubstantial, there is a risk that they will be unable to meet their obligations to carry out site restitution or pay compensation to the local community in the event of water contamination.

I believe that a more precautionary approach should be adopted and that no further hydrocarbon extraction should be supported until such time as there is further evidence on the potential impact on the environment. As a country we have climate change commitments and these will also be undermined by continued promotion of hydrocarbon extraction.

2nd bullet point under "Development proposals for conventional hydro-carbon extraction..." I do not understand the brackets after the word "light". It implies that the only light pollution is from unshrouded flares, but my understanding is that the lighting of the site and the rig also gives rise to extensive light pollution in what would otherwise be a dark sky. Do you mean "(including unguarded flares)"?

The NP does not mention that under the Conservative manifesto it is proposed that planning permission would not be required for conventional hydrocarbon extraction. I believe that this is an important point to note.

- d. Policy EH 12.1. The wording suggests that the light pollution is solely due to an unshrouded flare, which is incorrect (see point c above). The wording also suggests that noise pollution is due to an unshrouded flare. I recommend that the relevant part of the second sentence be rewritten.
- e. Policy EH12.1. According to page 63 of the Waste Management Plan submitted by KOGI in connection with its environmental permit variation application, the flare appears to be a shrouded flare, not an unshrouded flare as stated here. I recommend that this be checked with the parish council's contacts at I KOG

16a

f. Policy EH 12.3. I believe that it is the impact on **watercourses** (rather than "the water course") that is the major concern.

Please confirm safe receipt.



16B

From: [REDACTED]
Subject: Comments on the West Chillington Neighbourhood Plan: Pre-Submission Draft v 10
Date: 21 June 2017 at 16:52
To: westchillingtonnp@gmail.com



My further comments are:

Policy GA2 Footpath, bridleways and cycle path network (or wherever appropriate)

I believe that it should be made a condition of support for any development proposal affecting a public footpath or bridlepath (e.g. where the ROW forms part of the access to the development) that public access to the public footpath or bridlepath in question should not be impeded in any way as a result of the development, e.g. as a result of security concerns. This might help to avoid situations such as the one at the Knowe Top Farmpressing centre, where there was a planning application and where one footpath was diverted without permission and another has had a deterrent notice (warning of guard dogs) posted across it for many months and has also been blocked outside working hours for many months.

[REDACTED]

Commentary on pre-submission Neighbourhood Plan 2017

Index	Reference	Comment
1	General	<p>The pre-sub NP is welcome as the conclusion of a long exercise that began in 2013. At the time of writing it is clear that no actual development is planned other than that already given planning permission, subject to finalising s106 agreements and the potential for development of a single site and/or windfall developments should they become available.</p> <p>This is likely to be popular with residents and has presumably been subject to some consideration by Horsham District Council.</p>

Index	Reference	Comment
2	Potential technical flaws	<p>It is possible that the consultation is technically flawed in the following respects:</p> <p>(i) The consultation period runs for exactly 6 weeks from 10 May. The legal requirement is for a minimum of six weeks from the date of initial publication. Whilst it might well be that the pre-sub plan was first published on 10 May by being placed on the website it might be argued that as Parish Council approval was only given the previous evening it is unlikely that many consultees would have been aware of it or in the case of statutory consultees received a copy for some days after 10 May and thus may not have a minimum of six weeks to consider it. The <i>Sussex Local</i> distribution for June which is the main notification to residents would not have been delivered before 21 May even supposing the deadline of 7 May, which would have been before parish council approval had been given was met. Three weeks into the consultation period I have not received it. The Parish Magazine with the alert was received by me 18 days into the consultation.</p> <p>(ii) The principal mechanism for commenting on the pre-sub plan is by email. Reg 15 of the 2012 regulations requires the Consultation Statement that will accompany the submitted plan to identify "details of the persons and bodies who were consulted". The reference to "details" has typically been interpreted as requiring respondents to the consultation to identify themselves by name and address and is customarily achieved by the provision of a response template that stresses the importance of including this personal information. An email address alone is unlikely to fulfill that requirement although if the "Contact Us" links are used they do at least provide a name field.</p>

16c

Index	Reference	Comment
3	Page 4 Chapter 1	<p>In line 1 replace the words "is being prepared" with "has been prepared".</p> <p>There are a number of references to the plan needing to be "in line with" other policies or pieces of legislation. Would it not be better to use the terms in the legislation in order to be absolutely clear what is required ie</p> <p>Plans are required to "have regard" to national policies and advice.</p> <p>Plans must be "in general conformity" to the local development plan.</p> <p>Plans must "be compatible with" EU obligations</p> <p>These are part of the Basic Conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990</p>
4	Page 4 Chapter 1	<p>The fifth bullet might be too much of a shorthand. Whilst environmental regulations are the most significant it is all EU obligations that are referred to in the legislation.</p> <p>The middle sentence of the last paragraph is a shorthand and incomplete repetition of the first paragraph.</p>
5	Page 5 para 1.1	<p>In "Section 5.0" amend "is judged" to "will be judged".</p>
6	Page 5 para 1.2	<p>In the first line the words "relevant body" are given the status of a technical term by being enclosed in quotations marks. The appropriate form of words is "qualifying body" according to Schedule 4B (1) of the Town and Country Planning Act 1990 (as amended).</p>

Index	Reference	Comment
7	Page 5 para 1.2	<p>It is not clear if this a generic statement of the NP process or a statement of the actual process as carried out in West Chiltington.</p> <p>If the former it is inaccurate in four respects:</p> <ul style="list-style-type: none"> (i) A "State of the Parish Report" is not a universal element in Neighbourhood Plans (ii) The SEA screening process is only the first stage of a three part process which consists of screening, a scoping report and a SA/SEA report. (iii) The Submission Plan will go to Horsham District Council primarily as well as SDNPA. (iv) The final stage – the making of the plan – is omitted <p>If the latter it fails to reflect the two stage process in the development of the plan and include a reference to the earlier pre-sub plan and Reg 14 consultation some documents from which are part of the evidence file.</p> <p>I suspect that it is meant to be the actual West Chiltington process rather than a generic one, in which case items (ii) to (iv) above remain relevant.</p> <p>The reference to Basic Conditions in the 10th bullet will be meaningless to most readers. Is there an argument for including a footnote or glossary to explain it?</p>
8	Page 6 Para 1.3	<p>As written there might be an expectation that the Consultation Statement should be accessible to the reader now whereas it will not be prepared until after the consultation is concluded. It might be helpful to make this clear to avoid confusion.</p>

Index	Reference	Comment
9	Page 6 Para 1.3	<p>The first paragraph is subject to the same comment as at 3 above.</p> <p>The last paragraph repeats essentially the first</p>
10	Page 6 Para 1.4	<p>I am not sure that this paragraph is accurate. Horsham had a standard policy that all neighbourhood plans should include a SA/SEA report and the appropriate Screening application did not therefore receive an indication that a SA/SEA was not required. Indeed the documents accompanying the plan include such a report.</p> <p>It is true that it was eventually agreed that a separate report under the Habitats Directive was not required but that is a separate issue.</p> <p>Incidentally is not the customary abbreviation for Horsham District Council – HDC?</p>
11	Page 8 Para 2.1.1	<p>In line 1 of the second paragraph the word "direct" has no meaning. There is simply "a power" to make proposals. Those proposals are subject to scrutiny in various ways so the power, if that is what it is, is not unfettered.</p> <p>The reference in the second paragraph to "be in line with the strategic policies of the Local Plan" is affected by the same issue as in 3. above. The requirement is to be "in general conformity with the local plan". Change the words and you potentially change the sense.</p> <p>There is a similar issue in the final paragraph where the appropriate form of words is to "have regard to".</p>

Index	Reference	Comment
12	Page 9 para 2.1.2	<p>In the first paragraph I would have thought that the key document was the HDPF 2015 and that should come first.</p> <p>I am not sure that the 2007 saved policies are relevant as the following document. http://plainview.co.uk/news/horsham-district-councils-local-plan-is-adopted-and-will-come-into-effect-on-27th-november-2015/, states that the HDPF "will replace the outdated local planning documents saved from 2007".</p> <p>I do not claim to be totally <i>au fait</i> with current policies but this issue might well need to be checked.</p>
13	Page 10 Chapter 3	<p>Paragraph 3 refers to the Village as being towards the North of the Parish and then refers to the northern agricultural section. On page 12 in para 3.2 the same point is made but this time the reference is to the Village being towards the South.</p> <p>I would question whether this issue needs to be addressed twice but in any event it needs to be accurate and consistent.</p>
14	Page 10 Chapter 3	<p>It was HDC that proposed that a map showing the three areas be included in the 2015 pre-sub plan. It has clearly been decided to drop it but might HDC suggest it be reinstated in due course?</p>
15	Page 12 para 3.2	<p>I would suggest eliminating the descriptive elements that are in the introduction to Chapter 3 and concentrating on the history.</p>
16	Page 13	<p>Although there is a reference to Evidence Base 1 it might be helpful to show the 2011 Census as the source of the table.</p>

Index	Reference	Comment
17	Page 13 Para 3.4	It might be overstating things to say that "An extensive biodiversity survey was conducted across the Parish" as the report in the evidence base is clearly a desktop report with a health warning about the limitations of the data gathering.
18	Page 14 Para 3.4.1	The reference here is to 67 listed buildings. Para 3.2 on page 12 and the Evidence Base shows 69.
19	Page 15 Para 3.5	<p>This section is a bit of a muddle. Why is The Juggs dealt with first followed by Steele Close and sundry other later developments only for the earlier 1920s development to be dealt with afterwards.</p> <p>I suspect that there is an intention to address the provision of "homes that had a social purpose" but as I say it is a muddle. The development of The Common in the second half of the 20th century is not mentioned.</p> <p>The AiRS study as it is called was an official Housing Needs Survey in 2014 but its place in the Evidence Base is not referenced, nor is there any quantitative information about its findings that would be relevant in demonstrating in due course whether the policies were meeting the need.</p> <p>The SHELAA is potentially important in identifying what Horsham's view of the housing need is but it is not addressed in any analytical way that can be referenced to the site evaluations and the eventual policies.</p> <p>The final sentence is part of the evaluation of the evidence and not a statement of the housing need that this paragraph is essentially addressing even though the point raised is undoubtedly true. The proper place for this comment is wherever it is explained why the plan is at variance with HDC policy.</p>

Index	Reference	Comment
20	Page 16 Para 3.6	<p>Whilst rat runs and parking are important issues are they the essence of "getting around West Chiltington"? Why is this dealt with separately from Roads and Traffic later in the paragraph?</p> <p>There is a reference to finding additional land for parking but nowhere in the report is there any indication of how this proposal has been addressed and it would be a land use issue. A potential solution to be included in policies in section 5 would be to provide parking space on the Hatches Estate site that the HDC SHELAA identifies as suitable for housing subject to overcoming the civil engineering and topographical difficulties of the site. There is no evidence that this option has been considered although the housing development possibilities clearly were. This also raises the issue of a potential conflict between the HDC plan and the neighbourhood plan that might need to be resolved.</p>
21	Page 16 Para 3.6	Bus route 7 needs a destination for the service
22	Page 16 Para 3.6	The reference to street lighting and Evidence Base A does not lead immediately to an identifiable document out of 24 possibles.
23	Page 17 Para 3.7	There is a link to Evidence Base 15 but that is a summary only whereas the text refers to "surveys". The questions need to be shown as does the 2014 Business Survey that was conducted alongside the 2014 Housing Needs Survey.

16c

Index	Reference	Comment
24	Page 18 Para 4.2	<p>The objectives are important because they lead into the policies which can then be evaluated in terms of the extent to which they meet the objectives.</p> <p>Housing is clearly the most important consideration in a plan that is concerned with the use and development of land but the objective says nothing specific about what the housing need is, although there are some references in the previous chapters dealing with the background to the plan. I would suggest that for the objectives to be measurable when viewed against the policies some detail is required.</p> <p>The use of the words "housing will be designed" is confusing because what the objective really is is that land will be allocated to meet the housing needs which could be expressed as a priority for affordable housing rather than use "design" which is an ambiguous word at best meaning "intended" but is also indicative of the aesthetics of housing.</p> <p>Since the legislation requires a neighbourhood plan to set out policies "in relation to the development and use of land" it is essential that objectives and policies are exclusively concerned with the use and development of land in order to comply with the basic conditions although in practice non-statutory policies are generally accepted if they are separated so as not to form part of the statutory plan.</p> <p>The objectives in para 4.2 include a number of non land use issues eg:</p> <ul style="list-style-type: none">(i) Supporting local shops and businesses(ii) Ensure provision of a range of facilities for leisure and recreation(iii) Promote improvements to health and wellbeing provision. <p>although the policies have attempted to build these into exclusively land use policies. It</p>

16c

Index	Reference	Comment
25	Page 20 Policies	<p>Having used the form 2.1, 2.2 etc previously Chapter 5 appears to use 5a, b and c. Why the inconsistency?</p> <p>In general I get a sense that policies have been included that reflect all the planning issues in the NPPF even though there is no distinctive West Chiltoningon element. This might not be acceptable to the examiner. Many examiners have excluded policies that simply repeat national or local development plan policies. I would suggest that a full review be carried out before the plan is finalised after the consultation period in order to address this risk.</p>
26	Page 21 Paras 5a and 5b	<p>It is part of the Basic Conditions that the plan takes account of national policies so it is unnecessary to repeat a commitment to the principles of sustainable development and especially to repeat the planning features of the NPPF already set out in detail at the beginning of the plan.</p>

Index	Reference	Comment
27	Page 22 Policy H1	<p>As a statement of policy the words "Permission will be granted" looks somewhat odd. They appear to relate to both allocations and thus imply that the Parish Council has a permission granting function. This is clearly not the case and the wording is either wrong, misleading or too loose to be sufficiently clear.</p> <p>As the planning application has already been granted there must be a question as to whether the neighbourhood plan can have a policy that merely supports a decision already made.</p> <p>It might be more appropriate to use this site as an adjustment to the housing need identified in 2014 Housing Needs Survey and adapt the policy to deal with the remaining need although it is not clear how the second allocation will do that in the absence of any clear statement of what the need is.</p> <p>In 20 above there is a proposal to address the Hatches Estate site in relation to parking. Depending on the outcome this might have an impact on this policy.</p>
28	Page 22 Policy H1	<p>It is arguable that it is unnecessary to repeat as H1.3 demonstrates is an established HDC policy with which the plan has to be in general conformity anyway.</p>
29	Page 22 Policy H1	<p>In its representations on the 2015 pre-sub plan HDC advised that it would be helpful to include site diagrams as part of the plan rather than just include a map. Has any thought been given to doing this for this version?</p>

16c

Index	Reference	Comment
30	Page 23 Policy H2	<p>The Village Design Statement is dated 2003 and was considered extensively as part of the preparation of the 2015 pre-sub plan. Attempts were made to update it but these all failed to gain any traction. The conclusion was reached that the VDS was so out of date as to be of no current value. It is surprising therefore to see it included as a reference document for a modern policy of design.</p> <p>In any event it never did really address the issue of design other than by showing a few images of then current housing. It contains references to long superseded policies. Even though some of the descriptive elements remain valid they are reflected in the plan already and it remains difficult to see how it can be used as a meaningful document to aid a planning decision.</p> <p>Aside from the VDS the policy is insufficiently precise. There is already an HDPF policy on design that the parish would need to take account of and it is difficult to see what other policies there are in the plan that address design in ways which are not otherwise freestanding anyway.</p>
31	Page 23 Policies H3-H8	<p>It is difficult to see how these are anything more than a repetition of policies in the HDPF that the plan must be in general conformity with in any event.</p> <p>There is probably a better case for H6 remaining in order to ensure that the nature and character of the area is not harmed as many attempted infill proposals historically have been threatening to do.</p>
32	Page 26 Policy EH1	<p>How is this a distinctive policy? It is axiomatic that all development will meet whatever policies are in the plan. Development outside the BUAB is governed by HDPF policies anyway.</p>

Index	Reference	Comment
33	Page 26 Policy EH2	<p>HDPF policy 25 already provides a policy for "maintaining" separation zones and there is evidence for how this policy has been recently applied to the parish. The distinctive neighbourhood policy should, therefore be limited to defining the boundaries of the separation zone to provide clarity for the future.</p> <p>A reference to HDPF Policy 25 in the justification might be appropriate.</p>
34	Page 29 Policy EH5	<p>The box around the policy is misaligned.</p> <p>How is this different from the HDPF/NPPF policies?</p>
35	Page 29 Policy EH6	<p>How is this different from the HDPF/NPPF policies?</p>
36	Page 30 Policy EH8-EH11 and Page 33 EH13 and Page 35 Policy GA3	<p>How are these different from the HDPF/NPPF policies?</p>
37	Page 32 Policy EH12	<p>Mineral extraction is an excluded matter (The Planning and Compulsory Purchase Act 2004 s38B), not to be addressed in Neighbourhood Plans although it could be addressed as a non statutory policy.</p>
38	Page 36 Policy EE2	<p>Change "permitted" in line 2 to "supported". The parish does not grant permissions.</p>
39	Page 37 Policies EE3-5	<p>How is this different from the HDPF/NPPF policies?</p>
40	Page 41 Policy LC5	<p>It is a little odd to have Map B out of sequence in the Maps section.</p>
41	SA/SEA	<p>Whilst the 2015 pre-sub plan and its associated Site Assessment Report are included in the evidence base the SA/SEA report that accompanied it is not even though the scoping report that led to it is included.</p>

16c

Index	Reference	Comment
42	SA/SEA report para 9.1	In spite of the text there are no proposals in the plan for monitoring. The words were taken from the 2015 pre-sub plan that did have a monitoring policy.

From: 
Subject: Neighbourhood Plan
Date: 21 June 2017 at 13:10
To: westchiltingtonnp@gmail.com



To the West Chiltington Parish Council ref Neighbourhood plan

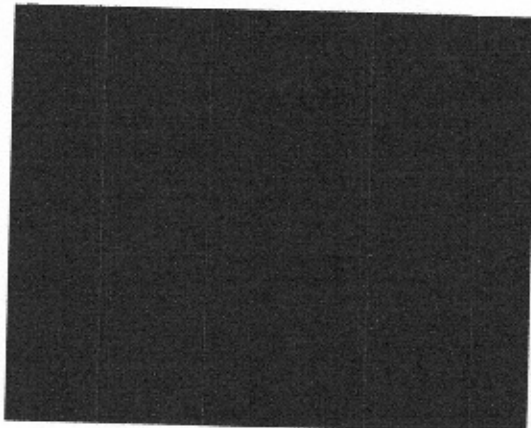
First of all I would like to congratulate all of you on an excellent plan. I wholeheartedly agree with all the points made.

My main concern is that we keep the look and feel of the village intact. That we do not allow any further encroachment into the separation zones and maintain the agricultural environment that surrounds us. We should also make certain that we do not allow the change of use of agricultural buildings to commercial as this could easily change the nature of the rural landscape and bring traffic and noise into our peace and quiet. Whilst I agree that we should support the local economy, a lot of thought should go into where such development would be best suited, possibly by co-locating similar types of enterprise as for example the small commercial complex on Southlands Lane.

As regards housing, again I feel strongly that any development should be in keeping with the nature of West Chiltington. Definitely no high density housing estates along the lines of the ghastly development that was planned for Smock Alley! The proposed development in Haglands Lane where the garage is presently sited would be a real benefit so long as it is built sympathetically. A little extra money spent on such a development could make the difference between an eyesore and a real improvement to that location. The Kensington Close blocks with their bright florescent lights at night would be an example of what to avoid. Hopefully a compromise between maximum profit for the site and an aesthetically pleasing plan can be found.

Footpaths are an important feature of our village. They are used extensively for dog walking, children going to school, leisure walkers and groups of rambblers. It has to be remembered that we have quite a population of elderly people in the village and these paths provide a great opportunity for them to get out and go for a safe walk getting bit of exercise on the way. Unfortunately many paths are not easy to walk along either due to being overgrown in the Summer or not level and therefore a slipping hazard in the Winter. Also we have a few unnecessary styles which are impossible for the elderly, and mothers with pushchairs, to navigate and appear to be in positions where the only possible explanation for their presence is to dissuade people from using the path at all.

From



From: no-reply@parastorage.com
Subject: New message via your website, from [REDACTED]
Date: 21 June 2017 at 09:53
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [REDACTED]
Email [REDACTED]

Subject View on neighbourhood plan

Message We have been here for 3 years in this lovely village and are pleased with the points and views raised in your plan. We have had to fight since we came to stop green field site building in Smock Alley and feel this must be kept as such as the gap and for wildlife. It is important the lanes are kept as lanes as that is why we like it here, not to be widened and have lorries thundering through. The building to be done where the garage is makes sense as it is a brownfield site. I am so pleased that there is to be refurbishment for the finger post signs. I love them and they are so rustic and part of this lovely area. Also as we walk a lot we were very pleased at the new path laid through to the windmill, using the old Tarmac what good planning. Thank you for all you hard work. Regards Derek and Heather Lane.

Sent on: 21 June, 2017

Thank you!

From: [REDACTED]
Subject: Haglands Lane woods
Date: 28 May 2017 at 15:47
To: westchillingtonnp@gmail.com



Fellow residents,

The woods near Haglands Lane are an important resource for local people and always have something to offer the walker any time of the year. This May the bluebells were magnificent, something we need to protect for future generations as we have already lost many such woods across the UK.

The natural beauty surrounding West Chilton is being encroached on a bit more every year. The reckless destruction of our environment to meet short term Government targets cannot go unopposed.

[REDACTED]

From: BT Yahoo Mail [REDACTED]
Subject: Neighbourhood Plan
Date: 20 June 2017 at 23:03
To: westchillingtonnp@gmail.com



By and large I agree with the content of this document. Furthermore, I am very appreciative of the amount of work that has been done by a dedicated team in order to produce this plan.

I would just like to express my opinion about the section: Vision and Core Objectives, Paragraph 3: Getting around (on page 19). I wish there had been some emphasis on encouraging and monitoring safe driving practice. Also on page 33 there was mention of traffic management, though nothing specific to indicate precisely what was the aim of that objective. In order to prevent a very nasty Road Traffic Accident I wish to report that I have seen some cars and motorbikes being driven through the village at speeds which appeared to be well above 30 mph. I have notified the Police about this matter on more than one occasion, but to my knowledge no action has been taken.

[REDACTED]

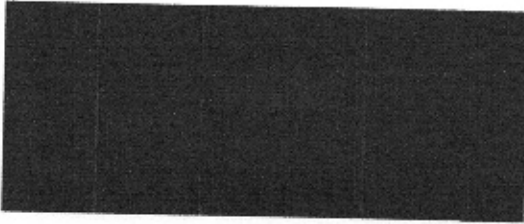
From: [REDACTED]
Subject: Neighbourhood Plan
Date: 9 June 2017 at 15:05
To: westchillingtonnp@gmail.com

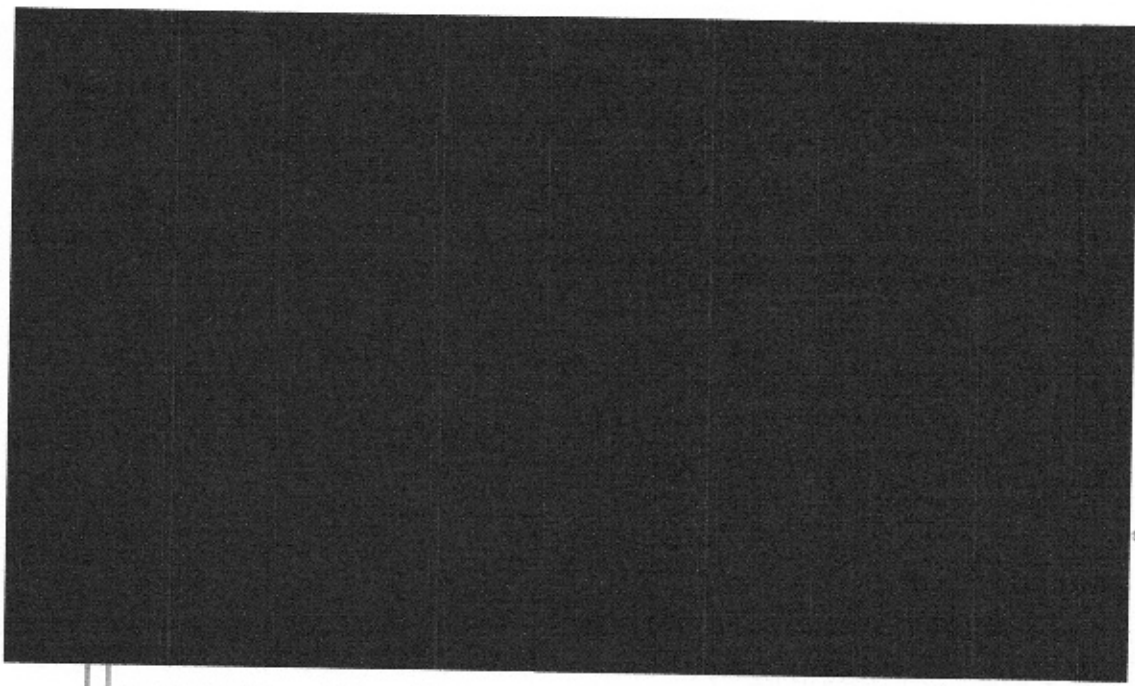


Dear Sir or Madam,

Briefly:

1. Speeding cars are a problem in West Chilmington. I walk and cycle a lot and see local residents are often the offenders. Traffic control and enforcement must be improved.
2. Traffic control, particularly around the school must be improved or there will be a significant injury or fatality. Eg. At school pick up times: 10mph speed limits, No through road, no parking areas, etc. The corner at the post office is a particular pinch point.
3. Dog fouling is a particularly bad along the footpaths of West Chilmington. I asked Horsham Council how many people have been prosecuted or fined in the Horsham area for dog fouling in the last 10 years; the answer was ZERO! There are innovative solutions we could pursue to solve this problem. Eg. DNA dog fouling companies could provide services at no cost to the Parish.





ss this is a

hello , Gerald here .plot nine micheal me partner,has told me there is on his e.mail that there is help needed to keep our allotment safe so here goes Barbara it is very very important too keep our wildlife safe on our last safe place,for wild life people must understand they need us as much as we need them1, bees serve us with polynation. 2birds are also needed carrying seedlings dropping of plants eating on waste 3 hedgehogs very important get rid of slugs ect good for our gardens.4 we also have badgers foxes snakes.slow worms as well there are lots more here at west chiltington please please for god sake save us people something in life wich is needed for the good life of gardening please please I beg keep this space for a few garders bur: also the wildlife.yours most gratefully



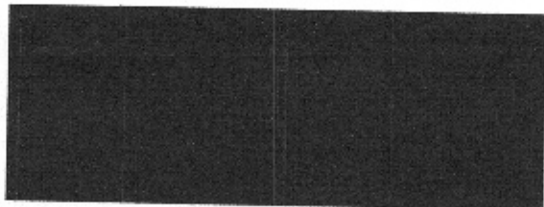
From: [REDACTED]
Subject: Hi
Date: 1 June 2017 at 15:58
To: Plan Neighbourhood westchilingtonnp@gmail.com



In Praise on our Recreation Ground.

For those of us who are not so young and fit but still want to take a stroll in the fresh air the recreation ground is the perfect place. Flat ground, easy parking, away from traffic fumes. We are too constrained by arthritic knees for the rigours walking on uneven pathways so use the recreation ground for some gentle exercise.

[REDACTED]



The West Chiltington Parish Council
The Reading Room
Church Street
West Chiltington
RH20 2JW
15 06 17

Dear Sirs,
The West Chiltington Neighbourhood Plan

In response to the invitation to residents of West Chiltington to comment upon the Draft Pre-Submission version of the Plan, we would like to make the following comments.

The Roundabout Road Fund was established in the 1950s to manage the road maintenance and safety of Sunset Lane, Westward Lane and Heather Lane (The Lanes). There are sixty properties in The Lanes, many of them Wells Cottages and all the residents contribute to the Road Fund. The Lanes also carry traffic from Spinney Lane, where extensive development has taken place in recent years. The size, weight and speed of vehicles using The Lanes is of constant concern to residents and the safety of road users is often compromised due to the narrow Lanes and the restricted sight lines.

The Village Design Statement quite rightly stated that "The Roundabout Estates are of local and national historical interest.....The gardens of the original properties were sufficiently large to allow some infilling without detriment to the environment. However, any further infilling would seriously detract from the character of the area and produce traffic movements which the narrow, unmade lanes are not able to sustain, without jeopardising safety and creating serious inconvenience to existing pedestrians."

The Village Design Statement again stated that "Further development in the Roundabout Area which causes an increase in traffic would not be safe, sustainable or environmentally desirable."

However there have been recent successful planning applications to build "infill" properties eg. on land previously owned by Old Oaks in Spinney Lane and for outline permission for a property next to "The Spinney" in Spinney Lane. In addition, permission has been granted to extend several small, single-storey properties into large, executive style homes. Planning permission was even sought for back-land development in Sunset Lane. This was refused and unusually the subsequent appeal was unsuccessful. We would suggest that the Neighbourhood Plan should aim to provide a better level of protection for the Roundabout Area than the Village Design Statement.

Sections EH10 and EH10.2 of the Plan, regarding the Wells Houses mention the need to "preserve and enhance their character, setting and appearance." The plan outlines ways in which the character and appearance of the Wells Houses may be preserved but fails to address the important issue of their setting.

Section EH10.3 states that "the Parish Council will work with Horsham District Council to seek to designate the properties as Non-Designated Heritage Assets and will discuss options to limit Permitted Development Rights to ensure that key features are retained."

This appears to be in accordance with the "Conserving and enhancing the historic environment" guidance notes produced by the Dept. for Communities and Local Government (10 04 14).

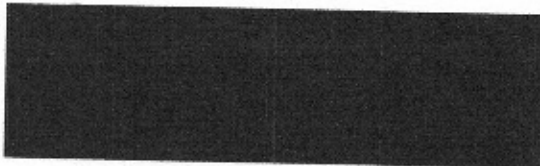
"Heritage assets may be affected by direct physical change or by change in their setting." Para. 009.

"When assessing any application for development which may affect the setting of a heritage asset, local authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now or in the future, thereby threatening its ongoing conservation." Para. 013

For many years, the residents of the Roundabout Lanes have witnessed the negative effects of such cumulative change to this unique environmental setting and therefore to the Wells Houses.

We fully support the Parish Council in its intention to work with HDC in the identification of the Wells Houses as Non-Designated Heritage Assets but request that their attention should be drawn to the vital importance of the preservation of their setting.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Hon. Secretary - on behalf of the Roundabout Road Fund Committee.

25

From: no-reply@parastorage.com
Subject: New message via your website, from [REDACTED]
Date: 20 June 2017 at 10:58
To: westchillingtonnp@gmail.com



You have a new message:

Via: <https://www.westchillingtonnp.co.uk/>

Message Details:

Name [REDACTED]
Email [REDACTED]

Subject: Wildlife spotting

Message: Over the past two months, my son Henry and I have spotted many birds in the six oaks that live at the far end of Church Street. I would like to ask whether a Tree Protection Order can be put on these trees and what I need to do. The list is as follows: Song thrush Wren Robin Goldfinches (4) Blue Tits Great Tits Coal Tit Nuthatch Woodpecker Jay Magpies Two owls (one barn, one tawny) heard only Bats (2) Wood pigeons Collared doves Blackbirds Sparrows Thrush Pied Wagtails Stag beetles (2) Cuckoo (heard only) Jackdaws Starlings

Sent on: 20 June, 2017

Thank you!

West Chiltonon Neighbourhood Plan

Nicola Peel [redacted]
To: "westchiltononnp@gmail.com" <westchiltononnp@gmail.com>

Sat, May 13, 2017 at 10:44 PM

Thank you for a wonderful Neighbourhood Plan. So much work has gone into it and I find it very accurate.

The points I would like to dispute are regarding the extraction of hydrocarbons which I do not support under any circumstance.

'Residents' surveys show that local people are very in touch with the environment around them, noting varied wildlife and flora. All want to see the environment and heritage protected and enhanced.'

Then we must take precautions and object to the threat to our environment and heritage.

Throughout the NP under Environment it states...

'Minimise the impact from mineral, oil and gas exploration'.

This is almost impossible to say....we cannot see what happens to the air. We know that the flares contain carbon monoxide, methane and up to 60 different types of chemicals. We will be breathing this in without knowing.

It is highly likely there will be some kind of incident, whether that is a spill from oil, acid, chemicals or hazardous waste or dangerous levels of carbon monoxide (Please see the pamphlet UK Onshore Oil and Gas Incidents January 2013 to June 2016 where 1,768 reported spills, leaks and unintended releases of oil gas and chemicals were recorded).

This is what we may find out above ground, below ground, underneath the village and houses how can we tell what is actually happening?

SO to say 'minimize the impact' I don't think is accurate. It's a nice idea though.

'Facilitating the sustainable use of minerals'.

What is sustainable use? When they are gone they are gone.

Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported unless it is utilising the product of farming operations.

What about encouraging solar on farm outbuildings?

EH12 Mineral and Hydro-carbon Extraction

Development proposals involving conventional mineral extraction will be supported provided that :

-

The siting, scale, design and impact is minimised and does not compromise public safety and allows continued safe use of public rights of way;

Sadly we cannot ensure this. This is a high risk activity and by nature compromises public safety.

Adjoining uses are not adversely impacted in terms of environmental pollution from noise, light, toxic materials, traffic or vibration;

Again by the nature of the business there will be noise, light, traffic and environmental pollution.

The impact on biodiversity meets the requirements of Policy EH3;


Bats are always casualties due to the gas flare which is one of the reasons the Sussex Wildlife Trust object. Birds in Balcombe were recorded to leave the area during exploration.

Unconventional hydro-carbon extraction is a major concern to residents due to the potential impact on the water course and public safety.

I think we could also add the burning of fossil fuels and the extraction of oil and methane exasperates climate change.

As a local resident and Earth citizen I feel it is imperative to object due to overwhelming scientific evidence that climate change is primarily caused from the burning of fossil fuels and the Earths forests. For this reason I propose West Chiltington Parish to be a Fossil Free Zone which does not support the extraction of hydrocarbons.

For the future of the Parish



From: no-reply@parastorage.com
Subject: New message via your website, from [REDACTED]
Date: 21 June 2017 at 08:46
To: westchillingtonnp@gmail.com



You have a new message:

Via: <https://www.westchillingtonnp.co.uk/>

Message Details:

Name [REDACTED]
Email [REDACTED]

Subject West Chillington pre submission plan v10

Message We support the current version of the plan. The terms of reference and objectives are explained well. We strongly agree with the stance on unconventional hydro-carbon extraction. Our only other thoughts were: - should there be mention of the nearest fire/ambulance provision? – Policy EH4 - Surface Water Management- the map shows the watercourses, but there is also an Environment Agency map available highlighting surface water flood risk areas which is different and might be a useful addition - one of the "significant views" listed is about to be blighted by the construction of a very large agricultural building at Moralees Farm, Haglands Lane.

Sent on: 21 June, 2017

Thank you!

From: no-reply@parastorage.com
Subject: New message via your website, from [redacted]
Date: 20 June 2017 at 23:07
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [redacted]
Email [redacted]

Subject Inclusion of Planning Inspectorate precedent decision DC/15/0630

Message Dear Sir or Madam Firstly thank you for your time and effort in putting together this Neighbourhood Plan, and also recognising the importance and trying to preserve and safeguard the character of the Lanes and the Wells Cottages. I am writing to request two additional paragraphs to be added to the Neighbourhood Plan as a result of an important precedent decision made by the Planning Inspectorate in rejecting an appeal submitted to build a separate dwelling house to the rear of a property in Sunset Lane (DC/15/0630). I am sure that you are aware of the concern to the residents of the South Lanes of Sunset Lane, Spinney Lane, Westwood Lane, and Heather Lane of planning applications by developers to develop in the gardens and land to the south of Sunset Lane and Spinney Lane and the recurrent fight by residents to prevent this (please see the extraordinary response by residents, walkers and the British Horse Society, to both the original application and the appeal on the HDC planning website) I enclose as an attachment the full decision but the most relevant paragraphs are as follows: Appeal Decision APP/Z3825/W/15/3134147 (Cherry Tree Cottage, Sunset Lane, West Chiltington DC/15/0630) 6. Policy 3 of the HDPF sets out a development hierarchy and categorises West Chiltington as a 'medium village'. The supporting text for the policy states that within the built-up areas, development is accepted in principle. It adds that the priority will be to locate appropriate development, including infilling, within the built-up areas. The policy states that any infilling or redevelopment should be of an appropriate nature and scale to maintain the characteristics of the settlement. 7. Policy 32 of the HDPF relates to the quality of new development and states that it shall be expected, amongst other things, to be attractive, complement local distinctiveness, contribute to a sense of place, optimise the potential of a site to accommodate development. Policy 33 relates to the natural and built environment and requires development to: make efficient use of land but respecting constraints; ensure that scale massing and appearance relates sympathetically to its surroundings; be locally distinctive in character, respecting the character of the surrounding area. 8. The appeal relates to part of the plot and garden area of Cherry Tree Cottage, which is a sizeable detached house set within a generous plot. The surrounding area consists of predominantly detached houses set within large and maturely landscaped plots. The properties front onto generally narrow lanes, with no footpaths, which enhance the rural qualities of the area. The properties along this side of Sunset Lane and the adjacent section of Spinney Lane back onto open land; the generous rear gardens blend with the open land beyond the built-up area boundary and enhance the rural character of the area. From what I was able to observe and from the information before me, it seems that where the houses back onto open land here, the characteristic is that a single house which fronts onto the lane is present, with its large rear garden providing the interface. 9. The proposal would provide a detached house to the rear of Cherry Tree Cottage, which would also be behind 'Pansala' and 'Burwood', both on Spinney Lane. Although the proposal would have its access from Sunset Lane, it would not front onto the lane and it would be seen as having no frontage and would be seen as a form of development which is at the rear of the adjacent houses. I consider that this would be contrary to the strong prevailing character of the area that I have set out, wherein there is a single 'line' of houses fronting the lanes which then back onto the open land beyond the built-up boundary. Notwithstanding the fact that some of these houses have outbuildings, I consider that the presence of the proposed substantial detached house placed significantly rearwards of the other houses on Sunset Lane and Spinney Lane, would be out of character and would unacceptably erode the interface with the rural landscape to the rear. At my site visit I observed numerous properties and sites, including ones referred to by the appellants but I conclude that none share the same set of circumstances wherein they would have the same effect that I envisage arising from the proposal; they either have a road frontage, or they do not back onto the open land, or both. 10. I have given careful attention to the Council's policies and the advice set out in the National Planning Policy Framework which encourages the efficient use of land and may accept development in principle in this broad location. However, I recognise that there is a distinct character and pattern to development here that warrants consideration. In this particular case, I consider that the harm that would arise in relation to local character outweighs the benefits of supplying an additional home, and the fulfilment of the more efficient use of land. Therefore, the proposal is in conflict with Policies 3, 32 and 33 of the HDPF. Unfortunately, even in failed applications such as this, irreparable damage to the environment and biodiversity of the area is caused by the removal and clearance of the site of trees, shrubs, and overgrown areas in 'preparation' for the application because of the potential impact on a planning application of the presence of protected species including bats, slow-worms, and crested newts. It is important that precedent decisions by the Planning Inspectorate such as this one are highlighted to deter further applications. The two main points to be considered for inclusion in the Neighbourhood Plan as a result of the Planning Inspectorate decision APP/Z3825/W/15/3134147 are: 1. Development that is at the rear of adjacent properties in the Lanes is considered to be contrary to the strong prevailing character of the area. 2. Development south of Sunset Lane and Spinney Lane would unacceptably erode the interface with the rural landscape to the rear of the existing properties in Sunset Lane and Spinney Lane. Please could you consider adding these two paragraphs to the section on the Lanes in the Neighbourhood Plan. Yours sincerely [redacted]

Sent on: 20 June, 2017

Thank you!

29a

From: [REDACTED]
Subject: Important Planning Inspectorate Precedent Decision DC/15/0650 For Inclusion
Date: 20 June 2017 at 23:12
To: westchiltingtonnp@gmail.com

Dear Sir or Madam

Firstly thank you for your time and effort in putting together this Neighbourhood Plan, and also recognising the importance and trying to preserve and safeguard the character of the Lanes and the Wells Cottages.

I am writing to request two additional paragraphs to be added to the Neighbourhood Plan as a result of an important precedent decision made by the Planning Inspectorate in rejecting an appeal submitted to build a separate dwelling house to the rear of a property in Sunset Lane (DC/15/0630). I am sure that you are aware of the concern to the residents of the South Lanes of Sunset Lane, Spinney Lane, Westwood Lane, and Heather Lane of planning applications by developers to develop in the gardens and land to the south of Sunset Lane and Spinney Lane and the recurrent fight by residents to prevent this (please see the extraordinary response by residents, walkers and the British Horse Society, to both the original application and the appeal on the HDC planning website) I enclose as an attachment the full decision but the most relevant paragraphs are as follows:

Appeal Decision APP/Z3825/W/15/3134147 (Cherry Tree Cottage, Sunset Lane, West Chiltington DC/15/0630)

6. Policy 3 of the HDPF sets out a development hierarchy and categorises West Chiltington as a 'medium village'. The supporting text for the policy states that within the built-up areas, development is accepted in principle. It adds that the priority will be to locate appropriate development, including infilling, within the built-up areas. The policy states that any infilling or redevelopment should be of an appropriate nature and scale to maintain the characteristics of the settlement.
7. Policy 32 of the HDPF relates to the quality of new development and states that it shall be expected, amongst other things, to be attractive, complement local distinctiveness, contribute to a sense of place, optimise the potential of a site to accommodate development. Policy 33 relates to the natural and built environment and requires development to: make efficient use of land but respecting constraints; ensure that scale massing and appearance relates sympathetically to its surroundings; be locally distinctive in character; respecting the character of the surrounding area.
8. The appeal relates to part of the plot and garden area of Cherry Tree Cottage, which is a sizeable detached house set within a generous plot. The surrounding area consists of predominantly detached houses set within large and maturely landscaped plots. The properties front onto generally narrow lanes, with no footpaths, which enhance the rural qualities of the area. The properties along this side of Sunset Lane and the adjacent section of Spinney Lane back onto open land; the generous rear gardens blend with the open land beyond the built-up area boundary and enhance the rural character of the area. From what I was able to observe and from the information before me, it seems that where the houses back onto open land here, the characteristic is that a single house which fronts onto the lane is present, with its large rear garden providing the interface.
9. The proposal would provide a detached house to the rear of Cherry Tree Cottage, which would also be behind 'Pansala' and 'Burwood', both on Spinney Lane. Although the proposal would have its access from Sunset Lane, it would not front onto the lane and it would be seen as having no frontage and would be seen as a form of development which is at the rear of the adjacent houses. I consider that this would be contrary to the strong prevailing character of the area that I have set out, wherein there is a single 'line' of houses fronting the lanes which then back onto the open land beyond the built-up boundary. Notwithstanding the fact that some of these houses have outbuildings, I consider that the presence of the proposed substantial detached house placed significantly rearwards of the other houses on Sunset Lane and Spinney Lane, would be out of character and would unacceptably erode the interface with the rural landscape to the rear. At my site visit I observed numerous properties and sites, including ones referred to by the appellants but I conclude that none share the same set of circumstances wherein they would have the same effect that I envisage arising from the proposal; they either have a road frontage, or they do not back onto the open land, or both.
10. I have given careful attention to the Council's policies and the advice set out in the National Planning Policy Framework which encourages the efficient use of land and may accept development in principle in this broad location. However, I recognise that there is a distinct character and pattern to development here that warrants consideration. In this particular case, I consider that the harm that would arise in relation to local character outweighs the benefits of supplying an additional home, and the fulfilment of the more efficient use of land. Therefore, the proposal is in conflict with Policies 3, 32 and 33 of the HDPF.

Unfortunately, even in failed applications such as this, irreparable damage to the environment and biodiversity of the

29a

area is caused by the removal and clearance of the site of trees, shrubs, and overgrown areas in 'preparation' for the application because of the potential impact on a planning application of the presence of protected species including bats, slow-worms, and crested newts. It is important that precedent decisions by the Planning Inspectorate such as this one are highlighted to deter further applications.

The main points to be considered for inclusion in the Neighbourhood Plan as a result of the Planning Inspectorate decision **APP/Z3825/W/15/3134147** are:

- 1. Development that is at the rear of adjacent properties in the Lanes is considered to be contrary to the strong prevailing character of the area.**
- 2. Development south of Sunset Lane and Spinney Lane would unacceptably erode the interface with the rural landscape to the rear of the existing properties in Sunset Lane and Spinney Lane.**

Please could you consider adding these two paragraphs to the section on the Lanes in the Neighbourhood Plan.

Yours sincerely

[Redacted signature]



Appeal final
decisio...317.pdf

From: [Redacted]
Subject: Pre-Submission draft Neighbourhood plan
Date: 20 June 2017 at 22:35
To: westchiltingtonnp@gmail.com



Dear sirs

We would like to comment on the draft plan as follows:

Allocation of land for development

We are pleased to find that a site has been allocated for housing for the elderly at the Moto di Marino garage; this is in a highly accessible central location with easy access to village facilities and public transport and would not be detrimental to wildlife or the rural environment – thus making it a very sustainable site.

We also agree with the decision not to include the Smock Alley/land by Haglands Lane site in the draft plan; this site was rejected twice for a variety of reasons by HDC planners and by the Planning Inspector on Appeal.

We are very pleased that the Settlement Separation Zone has been clearly identified in the Plan with its protection coming under Policy EH2. This is a crucial issue which must be adhered to when considering any future planning applications for development or infrastructure works.

The environment and biodiversity

We are pleased to see that great emphasis has been placed in the plan on preserving the character of the village, including the identification of the biodiversity corridors, the settlement separation zone and the 'significant views'. Having lived in the village for nearly 30 years we can testify to the fact that the rural character has largely been maintained, and we feel that the policies contained in this plan will help immensely in this regard.

In the Smock Alley/Southlands Lane/Threals Wood and Threals Lane part of the village, we regularly see Buzzards and more recently Red Kite, as well as Kestrels and Sparrow Hawks, all of which thrive on the diverse countryside. We hear the Cuckoo every year and some years the Nightingale. We have a number of bat species and in Haglands Woods there's evidence of the protected and rare Hazel Dormouse.

Strengths and weaknesses (ref section 3 of the plan)

We do not agree that 'Narrow but historically important access roads especially to the North and East' should be seen as a weakness of the village – in our opinion this is part of the character of the parish which should be preserved.

Public Rights of Way

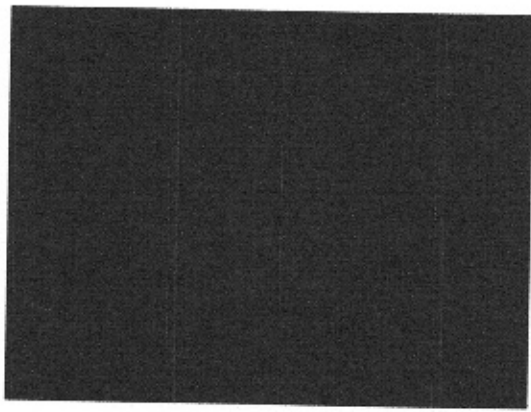
Many people walk, cycle and ride horses around this village and surrounding area. It is therefore vital that public rights of way are well maintained as well as speed limits for traffic enforced to protect the people who use the narrow lanes to link up with footpaths and bridleways.

Generally

Overall we are very pleased with the content of the Plan, particularly in the ways that it identifies and shows how the special character of the Parish will be protected and enhanced

during the life of the plan and beyond.

Yours faithfully,



30

From: no-reply@parastorage.com
Subject: New message via your website, from [REDACTED]
Date: 19 June 2017 at 16:21
To: westchillingtonnp@gmail.com



You have a new message:

Via: <https://www.westchillingtonnp.co.uk/>

Message Details:

Name [REDACTED]

Email [REDACTED]

Subject Neighbourhood Plan

Message Thank you for the invitation to comment. We consider the draft to be acceptable, and thanks for all the work. We are particularly pleased that development is restricted to the two nominated places, not Smock Alley or Threals Lane

Sent on: 19 June, 2017

Thank you!

From: no-reply@parastorage.com
Subject: New message via your website, from [REDACTED]
Date: 20 June 2017 at 14:27
To: westchiltingtonnp@gmail.com



You have a new message:

Via: <https://www.westchiltingtonnp.co.uk/>

Message Details:

Name [REDACTED]
Email [REDACTED]

Subject Draft neighbourhood plan

Message Having read the draft plan, one point occurs to me in relation to public footpaths and bridleways. Would it be possible to require anyone creating new ones or maintaining existing ones to use sustainable surface covering that is suitable to all of walkers, dogs, horses, bikes and mobility aids as some of the coverings in the past have contained glass and large stones resulting in animal injuries and to provide gates at the end of the paths instead of stiles as stiles prevent use by those unable to climb easily or who have buggies. Otherwise I think the draft plan is fine.

Sent on: 20 June, 2017

Thank you!

32

From: [REDACTED]
Subject: Draft Pre-Submission Neighbourhood Plan
Date: 21 June 2017 at 02:20
To: westchillingtonrp@gmail.com



Parish Council,

I have reviewed the Draft Pre-Submission Neighbourhood Plan. The plan is well-thought through and comprehensive; I am happy to give it my support.

I would like to thank all those who have given of their time and effort to develop the plan.

Regards,

[REDACTED]



This email has been checked for viruses by Avast
antivirus software.
www.avast.com

From: [Redacted]
Subject: Draft Pre-Submission Neighbourhood Plan
Date: 20 June 2017 at 22:36
To: westchiltingtonnp@gmail.com



Dear All

The Draft Pre-Submission Neighbourhood Plan is a very well-written and comprehensive document. I believe it will be very valuable in ensuring that the character of the village is conserved for future generations.

I would like to express my thanks to all those who have given their time to develop the plan.

Regards,

[Redacted Signature]

-

From: [Redacted]
Subject: Neighbourhood Plan
Date: 19 June 2017 at 21:24
To: westchilingtonnp@gmail.com



Dear Sirs

We confirm that we have both read the draft Plan and agree its proposals with the exception of not liking the agreement for "normal" hydrocarbon exploration or extraction which we oppose. This is of course encouraged by current government rules, but might be rescinded if we somehow get a change of Govt, so perhaps the wording could be looked at to reflect any future bans on fossil fuel extraction.

With Steeles Close and Moto Di Marino sites in the Plan we have the sites available for Affordable housing, so we do not need to look for any more.

As we have had two Govt Planning appeals in recent times reject that type of proposal in Smock Alley, any other sites that may be suggested should be rejected as having no merit, especially if located in one of the biodiversity links as per Plan. This would include any other sites in the Smock Alley that would infill next to woodlands adjoining Threales Lane. These biodiversity corridors are very important to maintain.

The points re protection of the Hollows are particularly pleasing.

We also agree with the non development of the Separation Zone and the listing of the specified assets of community value such as the pubs and Hotel etc.

We wish to thank all those who have helped draw up this Draught Plan which has been well thought out, to at least maintain the existing services and only allow such development that is appropriate.

Kind regards

