

## **Core Objectives**

The vision is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within the Parish, economically, environmentally and socially.

1. Housing:
  - a) Meet identified local needs;
  - b) Complement the current character, local distinctiveness and cultural heritage of the village;
  - c) Contribute to the provision of local infrastructure and facilities.
2. Environment:
  - a) Protect high quality agricultural land;
  - b) Protect and enhance existing green spaces;
  - c) Protect and enhance the parish's biodiversity and rural setting;
  - d) Minimise the risk of flooding.
  - e) Minimise the impact from oil and gas exploration
3. Getting around:
  - a) Encourage provision of improvements to cycle ways and footpaths;
  - b) Promote greater connectivity within the Parish and the wider area.
4. Employment and enterprise:
  - a) Support local shops and other businesses;
  - b) Encourage greater digital and internet connectivity.
5. Leisure and community:
  - a) Ensure provision of a range of facilities for leisure and recreation;
  - b) Promote improvements to health and wellbeing provision.

## **Policies**

The preceding chapters set out the overall vision for West Chiltington. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- Environment and Heritage
- Housing
- Getting Around
- Employment and Enterprise
- Leisure and Community

Each topic has its own Chapter. Each chapter is broken down into sections relating to the objectives and containing policies relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it.

## **The Presumption in Favour of Sustainable Development**

The WCNDP supports the principles of sustainable development as set out in the NPPF namely:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

Each policy within the Plan has been assessed against the principles set out in the NPPF as well as against the objectives set out in the ANDP (they are displayed below each policy).

### **NPPF Achieving sustainable development**

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting Green Belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

### **Housing**

#### **Objectives:**

Housing will be well designed to meet local needs and will respect the character and heritage of the Parish by:

- 1a. Meeting identified local needs;
- 1b. Complimenting the current character, local distinctiveness and cultural heritage of the village;
- 1c. Contributing to the provision of local infrastructure and facilities.

**If you decide to allocate a site for housing a policy will be added here.**

## **Policy H1      Quality of Design**

**Proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Plan and the core principles of the Village Design Statement (see Appendix xxx).**

H1.1 To ensure that development and materials respect the history and local character of the location.

H1.2 To ensure that development includes sustainable design and construction e.g water recycling

**Justification:** Objective 1b; NPPF 7

## **Policy H2      Housing Mix**

**Proposals for new housing must deliver a range of house types, sizes and tenures. Applicants should demonstrate how the proposal will meet local needs. Proposals where at least 25% of dwellings meet Lifetime Home Standards, or its equivalent, will be supported.**

H2.1 Sites that are close to a shop will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize.

H2.2 Lifetime Standards will assist with the needs of our ageing population. Whilst, the revised Part M of the Building Regulations relates to accessibility, the Lifetime Homes Standards go further, by helping to make dwellings adaptable for differing households' accessibility needs, with potential for improved access to storeys above the entrance level and key facilities. Given the higher than average number of older residents within the parish, the improvements that Lifetime Homes Standards can bring are considered to be part of the way in which the needs of different sectors of the community can be met.

**Justification:** Objective 1a; NPPF 6

## **Policy H3      Housing density**

**The density of new development shall be appropriate to its location by virtue of size, height, siting and relationship to existing properties and not overloading local services/infrastructure.**

H3.1 To ensure that it does not harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.

H3.2 To ensure that it does not put a strain on the infrastructure and services.

**Justification:** Objective 1b; NPPF 6

## **Policy H4      Affordable Housing**

**Affordable Housing should be provided in line with the Horsham DC Housing Strategy 2013-2015. The size and tenure of affordable units should reflect latest available housing needs evidence.**

H4.1 The Housing Needs Survey 2014 identified a significant need for affordable housing in the Parish (see Evidence Base xx). Land prices within the Parish are high.

H4.2 Affordable units delivered on-site should in general be indistinguishable from the market dwellings. Developers will be expected to use the latest available housing needs evidence from Horsham District Council to determine the appropriate size and tenure for the affordable homes. Appropriate arrangements

should be made to ensure that the affordable housing is delivered and managed in accordance with any relevant adopted guidance produced by Horsham District Council.

**Justification:** Housing Needs Study; Objective 1a; NPPF 6; Horsham DC Housing Strategy 2013-2015

#### **Policy H5      Windfall Sites**

**Residential developments on infill and redevelopment sites within the built up area boundary must be subject to the following conditions being met:**

- i. The scale and design of the development is appropriate to the size and character of the settlement.**
- ii. The built and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the Conservation Areas and Listed Buildings.**
- iii. The proposal creates safe and accessible environments that offer good access via a range of transport modes;**
- iv. Land is demonstrated to be used effectively and comprehensively;**
- v. Biodiversity, wildlife and its habitats must be conserved or enhanced**

Applicants should demonstrate how the proposal will integrate effectively with existing development and meet with the requirements of other policies in this Plan. Any new development with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority. Traffic impact includes effects of adverse road safety, congestion and pollution on both the main roads and rural lanes.

**H5.1** Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained.

**Justification:** Housing Needs Study; Objective 1b; NPPF 6

#### **Policy H6      Outdoor Space**

**All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area.**

**H6.1** Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

**H6.2** Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

**Justification:** Objective 1b : NPPF 7

## **Policy H7      Attention to detail**

**The following items must be considered early in the design process and integrated into the overall scheme: typical of these but not exhaustive**

- **bin stores and recycling facilities**
- **cycle stores**
- **meter boxes**
- **lighting**
- **flues and ventilation ducts**
- **gutters and pipes**
- **satellite dishes and telephone lines.**

**H7.1** These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards;
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive;
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole;
- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact;
- Lighting schemes that prevent light spillage and glare and face inwards away from open landscapes.

**Justification:** Objective 1b : NPPF 7

## **Environment and Heritage**

### **Objectives:**

Agricultural land production will continue to be a major land use over the larger part of the parish. Ecosystem services will contribute to climate change, habitat management and cultural and recreational benefits:

- 2a. Protecting high quality agricultural land;
- 2b. Protecting and enhancing existing green spaces;
- 2c. Minimising the risk of flooding;
- 2d. Protecting and enhancing the Parish's biodiversity.
- 2e. Minimise the impact from mineral, oil and gas exploration

## **Policy EH1      Built Up Area Boundary (BUAB)**

**Proposals for development within the built-up area boundary, defined on Map xxx will be subject to meeting the requirements of other policies set out in the Plan.**

**Proposals for development outside of the built-up area boundary, that do not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available.**

**EH1.1** The boundary sets the distinction between the built form of West Chiltington and the surrounding countryside and will protect the countryside from unnecessary development.

**EH1.2** The community wish to retain the visual separation and important views between different settlements within and adjacent to the Parish.

**Justification:** Objective 2a, 2b; NPPF 11

## **Policy EH2      Settlement Separation Zone**

**Proposals for development within the Settlement Separation Zone shown on Map xxx will not be supported and strongly resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available.**

**EH2.1** West Chiltington is defined by the two distinct settlements. The historic core lies to the north on higher ground and the much larger, West Chiltington Common, to the south. Development of the land that separates the two parts would completely change the character of the Parish.

## **Policy EH3      Green Infrastructure and Ecosystem Services**

**New development within, or immediately adjacent to the Biodiversity Corridors identified on Map xxx will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors.**

**EH2.1** Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The parish of West Chiltington has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the parish and provide important connections between the South Downs and the coast, if they are better connected to form wildlife corridors.

**EH2.2** All development with the potential to adversely impact on the areas defined on Map xxx will be required to demonstrate how the scheme will impact on the integrity and function of the Biodiversity Corridors. Where necessary, this should include the identification of avoidance and mitigation measures sufficient to avoid any significant harm to the designation. Developers are strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management of the key features within the Biodiversity Corridor can be achieved.

**EH2.3** West Chiltington supports a number of rare and rapidly declining species within varied habitats. A study carried out across the Parish recorded cuckoo, fieldfare, lesser spotted woodpecker, redwing, skylark, song thrush, sparrow and starling on the high risk red list and 14 bird species on the urgent attention amber list. The Parish also supports protected species such as bats, badgers and dormice (see Evidence Base xxx).

**Justification:** Objective 2c; NPPF 11 paras 109,114,117;

## **Policy EH4 Surface Water Management**

**New development, within areas at risk from flooding, will not be permitted unless it is supported by a site-specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal:**

- a). Would not give rise to additional risk of flooding, either to the development site or to other land, arising from the carrying out or use of the development;**
- b). Would make appropriate provision for accommodating the surface water and foul water arising from the development**

**EH4.1** During heavy periods of rain and after snow many of the Parish roads become subject to flooding. The Strategic Flood Risk Assessment report 2010 produced by Horsham DC identified 70 properties in the Parish susceptible to surface water flooding.

**EH4.2** Several areas in the north and south of the Parish are listed as either at High or Medium risk of flooding ( see Evidence Base xxx)

**EH4.3** Where applicable, surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not increased. No development should be commenced until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Developers should expect to carry out winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar, to support the design of any infiltration drainage. The expectation will be that the complete surface water drainage system serving the property is implemented (in accordance with agreed details) before the development is occupied.

**EH4.4** Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate. Sustainable drainage systems on private property, whether they are private or adopted, should be approved by the relevant SUDS Lead Local Flood Authority (WSCC) prior to the commencement of development and conform to the recommendations of the latest available SUDS Manual produced by CIRIA.

**EH4.5** Where a site specific Flood Risk Assessment is required, this should demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. Any proposed mitigation measures proposed as part of the Flood Risk Assessment must be deliverable and sustainable, including details for the provision of long term maintenance and management of any new feature for the lifetime of the development.

**Justification:** Objective 2d; NPPF 10

## **Policy EH5 Protection of trees and hedgerows**

**Development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.**

**Development proposals, where appropriate, must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature.**

**Proposals which affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.**

**EH5.1** Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the

amenities of an area and must be resisted. Loss of areas of ground cover and habitat such as unimproved grassland can have a significant effect on wildlife such as small mammals and bats. xxx check TPO's

**Justification:** Objective 2c; NPPF 11

## **Policy EH6 Renewable and Low Carbon Energy**

**Proposals for energy generating infrastructure using renewable or low carbon energy sources will be supported provided that:**

- **The energy generating infrastructure is located as close as practicable and is in proportion, to the scale of the existing buildings or proposed development it is intended to serve**
- **The siting, scale, design and impact on heritage assets and their setting, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way**
- **Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference**
- **Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard**

**Proposals for energy generating infrastructure on land in current agricultural production or on 'best and most versatile' agricultural land will not be supported (see para EH3.2 above) unless it is utilising the product of farming operations.**

**EH6.1** Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources.

**EH6.2** Maintaining the agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment that it supports but also the biodiversity it protects. The proximity of the parish to the SDNP area would suggest a need to ensure that such infrastructure is sited so as to minimise visual impact.

**Justification:** Objective 2c; NPPF 10, 11

## **Policy EH7 Non-designated historic assets**

**Development proposals involving the Non-designated historic assets listed in Schedule xxx must retain their significance including their contribution to local distinctiveness. Proposals for demolition or alterations that would harm their significance will be resisted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use or that harm is unavoidable in order to secure significant public benefits.**

**EH7.1** Such buildings and structures contribute to the rich history and character of the Parish. The Parish Council will work with the LPA to seek to bring about the use of Article 4 Directions to remove 'permitted development' rights which can lead to key features being removed or inappropriate extensions being added which detract from that character. xxxx need to identify such buildings or structures

**Justification:** Objective 1b; NPPF 12

## **Policy EH8 Conservation Area**

**Development proposals affecting the Conservation Area (Evidence Base xxx) within the Parish will only be supported where they preserve and enhance the character, setting and appearance, and in particular where proposals:**

- **protect the distinctive open and rural character of the Conservation Area and its setting and;**
- **protect the key view lines into and out of the Conservation Area.**

**EH8.1** The Parish sits in open countryside. The views over the countryside, particularly uninterrupted views towards the South Downs, the church and the windmill are important to their setting and to local people. Views to and from historic lanes used for recreational purposes, such as xxxx, and from footpaths towards woodlands and copses are also important to residents and the historical context of the parish.

**Justification:** Objective 1b; NPPF 12

## **EH9 ‘Unlit village’ status**

**Development proposals which detract from the unlit environments of the Parish will not be supported.**

**New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.**

**EH9.1** The vast majority of the Parish is free of street lights, light pollution is minimal and the full night sky can be seen. Its location next to the South Downs National Park, an International Dark Sky Reserve, justifies attempts to keep light pollution to a minimum.

**Justification:** Objective 2c; NPPF 11

## **EH10 Wells Cottages**

**Development proposals affecting the Wells Cottages (Evidence Base xxx) within the Parish will only be supported where they preserve and enhance their character, setting and appearance and in particular where proposals protect the distinctive white washed slurry (Sussex Dinging) walls, small windows and thatched roofs.**

**EH10.2** The Wells Cottages, built in the 1920's as the 'perfect English village' are an unusual feature of the Parish ( see Evidence Base xxx). Each property is an original design and the loss of features such as the thatched roofs, small windows and white washed walls must be resisted.

**EH10.3** The Parish Council will work with Horsham DC to seek to designate the properties as Non-designated Heritage Assets (see Policy EH7) and will discuss options to limit PD Rights to ensure that key features are retained.

**Justification:** Objective 1b; NPPF 12

## **EH11 Sunken Roads**

**Development that damages or results in the loss of the sunken roads shown on Map xxx will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss.**

**EH11.1** The sunken roads, single track roads lined with high trees, are a feature of the Parish. Their removal would have a significant impact on the visual amenities and character of the Parish.

**EH11.2** These routes play a major part in the biodiversity of the Parish. They are lined with mature trees and hedgerows and support a range of wildlife.

**Justification:** Objective 1b, 2d; NPPF 12

## **Getting Around**

### **Objectives :**

The Parish will be well connected to its neighbours by:

- 3a. Encouraging provision of improvements to traffic management, cycle ways and footpaths;
- 3b. Promote greater connectivity within the Parish and the wider area.

## **Policy GA1 Promoting sustainable movement**

**Development proposals that increase travel demand will be supported where they can demonstrate that:**

- **they extend or improve walking and cycling routes by making land available for those purposes or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy;**
- **they are located in places accessible to public and community transport or can improve the accessibility of the site to public and community transport by contributing to the provision of enhanced services.;**
- **they do not result in the loss of any existing footpaths or cycle paths.**

**GA1.1** Connections within the parish and to and from neighbouring villages are important as they share a range of community facilities such as shops, medical facilities and schools. Reduction in traffic volumes and speeds on the narrow, largely single track roads, used to access these services must be encouraged.

**GA1.2** Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction. It is difficult for people from the Parish to fully access the rail network without their own transport due to infrequent bus services.

**GA1.3** The Parish will, after completion of the Neighbourhood Plan adopt a Community Action Plan which will identify infrastructure priorities within the parish and target CIL funds accordingly.

**Justification:** Objective 3a; NPPF 3,4

## **Policy GA2 Footpath, bridle ways and Cycle Path network**

**Support will be given to proposals that improve and extend the existing footpath, bridle way and cycle path network, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside. The loss of existing footpaths, bridle ways and cycle paths will be resisted.**

**GA2.1** There are opportunities to upgrade access between The Village and The Common and outwards towards the northern part of the Parish and to neighbouring villages.

**Justification:** Objective 3a, 3b; NPPF 4,8

## **Policy GA3 Parking and new development**

**Proposals must provide adequate parking in accordance with the standards adopted at the time. Proposals that would result in a loss of parking spaces either on or off street will be resisted.**

**GA3.1** Parking in some parts of the Parish is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development and modifications to existing properties must seek to ensure that these problems are not exacerbated.

**GA3.2** The way in which car parking is designed into new residential development will have a major effect on the quality of development and its ability to blend into its location. There are two principles to designing parking:

- Cars parked on the street and in front of dwellings can seriously detract from the character and quality of the place. Minimising the visual impact of parked cars can let the buildings and landscape dominate instead;
- Residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security. Residents like to be able to see their parked car from their home.

For in-curtilage parking, the following principles should be incorporated:

- Garages must be large enough to be usable-internal dimensions of 6.5m x 3m are recommended as a minimum;
- Garages should be designed to reflect the architectural style of the house they serve
- Garages should be set back from the street frontage
- Parking spaces should be located in between houses (rather than in front) so that it does not dominate the street scene
- Where parking is located in front of houses, design the street and the landscape to minimise the visual impact e.g. incorporate planting between front gardens.

**G A 3.3** Where parking cannot be provided in-curtilage, the following principles should be incorporated:

- Rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership
- Avoid large parking courts to the rear of dwellings

- Design parking into courts and mews to the front of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings
- Include parking for visitors and deliveries

**Justification:** Objective 1c; NPPF 3,4,7

## Employment and Enterprise

### Objectives:

Local shops and businesses will continue to flourish within the Parish by

- Supporting local shops and other businesses
- Encourage greater digital and internet connectivity.

### Policy EE1 Supporting Existing Employment and Retail

**Development proposals to upgrade or extend existing employment sites and retail units will be supported provided that the impact on the amenities of surrounding properties is acceptable and subject to the other policies in this Plan.**

**EE1.1** Encouraging employment opportunities in the Parish is important given the limited amount of employment opportunities ( see Evidence Base xxx). Proposals to upgrade or extend existing employment sites should be encouraged to try to ensure that they remain in the Parish.

**EE1.2** The village shops in the Parish are an essential part of the fabric of life for residents many of whom use them daily. The Plan seeks to support and promote local shops and businesses.

**Justification:** Objective 4a ; NPPF 1,3,4

### Policy EE2 Retention of employment land

**Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.**

**EE2.1** Opportunities for employment within the village are limited which contributes to the large amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the Parish and also support trade in Parish shops. It should be noted that changes of use from offices or storage/distribution uses to residential use currently benefit from temporary permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Such changes of uses are subject to certain 'prior notification requirements' but would otherwise not currently require planning permission.

**Justification:** Objective 4a; NPPF 1,3,4

### **Policy EE3      Support for new commercial uses**

**Proposals for new commercial development , with a deliverable and viable business plan or those involving changes of use to Use Classes B1, B2 and B8 will be supported subject to complying with other policies within this development Plan.**

**EE3.1** New commercial development, including offices and light industrial uses will be supported. New development or changes of use to general industrial use (B2) and distribution and storage (B8) may be appropriate where they do not involve any additional heavy goods traffic. Any increase in heavy goods traffic could have a detrimental effect on the Parish and on existing businesses. Proposals resulting in such impacts will generally be resisted unless it can be demonstrated that it satisfies an identified community need.

**Justification:** Objective 4a; NPPF 1,3,4

### **Policy EE4      Local shopping facilities**

**Changes of use at ground floor level from Class A1 uses (retail) will be resisted unless it can be demonstrated that the existing use is no longer economically viable. Evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been achieved during that period.**

**EE4.1** The Parish has limited local shopping facilities and it is important that they be retained. Use of local village shops saves travel to larger towns which is more sustainable. It should be noted that small retail units (currently of up to 150 square metres) may change to residential use under permitted development rights, subject to a prior approval procedure.

**Justification:** Objective 4a; NPPF 1,3,4

### **Policy EE5      Improving signage**

**Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to their surroundings.**

**EE5.1** Improving signage to promote the facilities available in the Parish will support local shops, businesses and tourism. However, illuminated signage is not appropriate in a rural Parish and will be resisted. There are currently no internally illuminated facia signs on shopfronts in the Parish.

**Justification:** Objective 1b; NPPF 11; DoT TAL 01/13

### **Policy EE6      Sustainable Recreational and tourism activities**

**Development proposals that provide facilities for recreation and tourist activities will be supported provided that:**

- **the siting, scale and design respects the character of the surrounding area, including any historic and natural assets;**
- **the local road network is capable of accommodating the additional traffic movements;**
- **adequate parking is provided on the site;**

- the proposal conforms with other policies of the development Plan.

**EE6.1** Sustainable tourism which is appropriate to the overall character of the village will benefit the local economy but must be balanced against the need to protect the existing character of the built environment, the rural landscape and biodiversity.

**Justification:** Objective 5a ; NPPF 3

### **Policy EE7 Rural Buildings**

**The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported subject to the following criteria:**

- The building is structurally sound and capable of conversion without substantial reconstruction.
- The use proposed is appropriate to a rural location.
- The conversion/adaptation works respect the local character of the surrounding area and/or buildings
- The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features
- The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.

**EE7.1** There are a number of farms within the area with buildings which could be suitable for a variety of uses which would be appropriate to a rural location. These could include the following:

- Small businesses - craft or artisan related workshops, studios and small shops, farm shops, micro breweries
- Recreation - Health or exercise studios, rural educational centres, artist studios
- Tourism - niche market holiday accommodation, specialist interest holiday bases

Whilst seeking to reuse existing buildings, it is important to retain and protect the existing character of the buildings and to ensure that the development is compatible with its countryside location and designed to minimise potential impact on the countryside. Proposals where substantial re-building works are required will not be supported as these can often intrude on a landscape where there has been no significant structural presence for many years.

**Justification:** Objective 5a; NPPF 3

### **Policy EE8 Communications infrastructure.**

**All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole.**

**EE8.1** West Chiltington recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The inadequacy of the Broadband network was mentioned as a limiting factor to business expansion by 88% of residents. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area. The

Plan recognises that development proposals can only be required to provide the infrastructure needs to support that development but would welcome appropriate improvement opportunities as this is such an important vehicle for improving educational and employment opportunities.

**Justification :** Objective 4b; NPPF 3,5

## 5.7 Leisure and Community

### **Objectives:**

Recreation and community facilities to meet the needs of the Parish will be provided by:

5a. Ensure provision of a range of facilities for health, leisure and recreation;

### **Policy LC1 Support Independent Living**

**Proposals for new, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.**

**LC1.1** 40% of the community are aged over 65. Provision of services for the elderly and for those with disabilities is limited and not considered sufficient to meet the demands of our population.

**Justification:** Objective 5a, NPPF 6,8

### **Policy LC2 Healthcare facilities**

**Proposals for new medical facilities will be supported.**

**LC2.1** There is no medical provision in the Parish. Residents have to travel out of the Parish to reach a GP, or dentist, principally to surgeries in Storrington (3.5m), Pulborough (3.7m) or Billingshurst (6.9m).

**Justification:** Objective 5a; NPPF 8

### **Policy LC3 Provision of buildings for community use**

**Provision of buildings for community use will be supported provided that:**

- **their design and scale are in keeping with the local character and;**
- **the impact on the residential amenity is acceptable.**

**LC3.1** Surveys have shown how well valued the existing leisure facilities are to residents. However four areas of improvement were identified. The Parish Council will seek to deliver small scale improvements through the Community Action Plan.

**LC3.2** The facilities at the existing skate park and youth centre building have been identified as needing improvement and developer contributions will be sought towards them for their repair.

**Justification:** Objective 5a; NPPF 8

#### **Policy LC4 Protection of assets of community value**

**Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value will be supported.**

**Proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be demonstrated that the operation is no longer economically viable. Developers will be expected to provide evidence that the building has been actively marketed for at least 12 months and that no sale or let has been achieved.**

**LC 4.1** The buildings listed in Schedule A have been included in the Register of Assets of Community Value held by Horsham District Council.

**LC 4.2** The loss of the shops in the village would have a significant impact on the community. The public house is part of the social fabric of the village as is the community hall. Each asset is a major feature of daily life for residents and each plays a central part in the vitality of the parish and the sense of community.

Justification: Objective 4a,5a; Localism Act 2011

#### **Policy LC5 Designation of Local Green Space**

**The areas listed in Schedule B and shown on the Local Green Spaces Map are designated as Local Green Space as they are demonstrably special to the local community and hold a particular local significance. Proposals for development of these areas will not be permitted except in very special circumstances.**

**LC 5.1** West Chiltington is a rural parish defined by its open spaces, surrounding fields and woodlands and views. Maintaining existing green spaces encourages biodiversity and reinforces village identity. Each piece of land has been carefully identified with reference to the NPPF para's 76-78 and a justification for their allocation provided.

Justification : Objective 2b, NPPF para 76-78

#### **LC6 Local Open Space**

**The areas listed in Schedule C and shown on the Local Open Spaces Map are designated as Local Open Space. Proposals for development in these areas will not be permitted unless it can be demonstrated that:**

- **The benefits of the development outweigh any identified harm;**
- **There are no reasonable alternative sites available;**
- **It is part of a comprehensive redevelopment of a school that would not result in net loss of playing fields.**

**LC6.1** Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors. These open spaces contribute to the open and pleasant ambience of the area and are used for exercise and children's play but also contribute to wildlife biodiversity and habitat.

Justification : Objective 2b