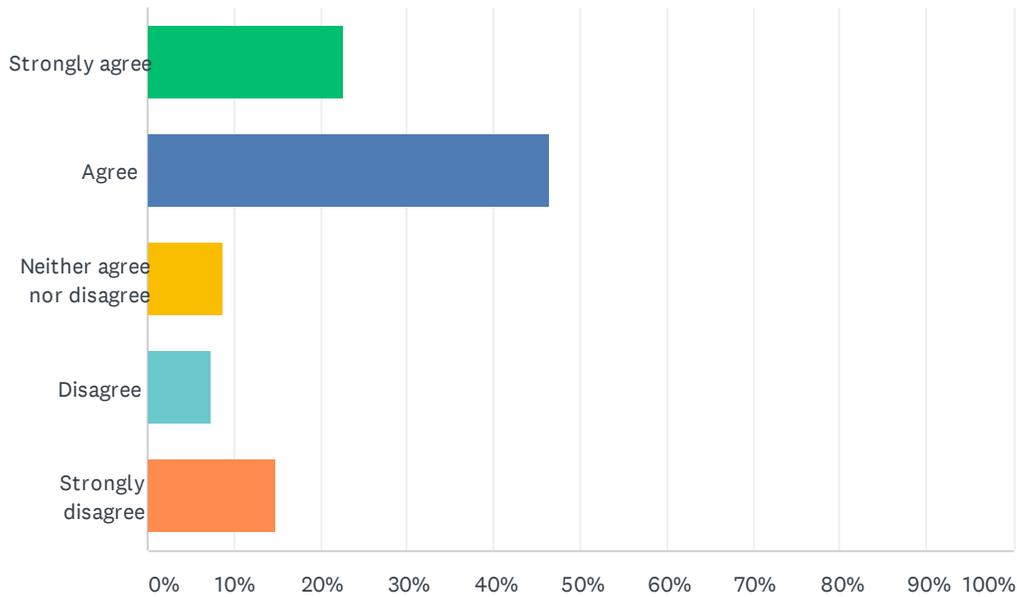


## Q7 Do you agree with the policy wording and the elements of the site masterplan?

Answered: 420 Skipped: 257



ANSWER CHOICES	RESPONSES
Strongly agree	22.62% 95
Agree	46.43% 195
Neither agree nor disagree	8.81% 37
Disagree	7.38% 31
Strongly disagree	14.76% 62
TOTAL	420

#	COMMENTS	DATE
1	Is there protection for the woodland adjacent to the site? Will this later become a future new development erasing the woodland?	9/21/2021 8:06 PM
2	I agree with these suggestions, and can see that local facilities would be just sufficient to cope with the extra families. We do get fairly frequent power cuts in this village. Hopefully the infrastructure can support the increased demands for power especially with the advent of electric vehicles and less use of gas.	9/21/2021 7:54 PM
3	This site at Smock Alley is a preferred site to the Hatches Estate, but I am given to understand it is not an either or decision. They come as a pair.	9/21/2021 2:44 PM
4	Accepting the implied fait accompli, it cannot be stressed enough that the sunken lanes cannot take further traffic without agreements on maintenance; speed and weight restrictions; alternative routes and noise pollution. The increase in traffic on East Street resulting from developments in the area over the last 5 years has been considerable. The lane was not designed for this and is consequently dangerous. The noise from constant horn-blowing at Voakes corner is a significant nuisance now. A rational re-think is required before further development.	9/21/2021 12:46 PM

## West Chiltington Neighbourhood Plan

5	This site has been turned down twice for development in 2014 and 2105, and there has been no change in circumstances since. The site is outside the built up area, forms part of the separation of West Chiltington Common and West Chiltington Village, and if built on, will undoubtedly mean that the remaining fields on the northern side of Haglands lane will be developed next. The site rises up approximately 10 metres, consequently any buildings will dominate the landscape.	9/20/2021 8:34 PM
6	If the development is to go ahead would it not be better to include some dwellings for younger people of the village, maybe some one bedroom flats. It may also be worth while considering a slightly higher housing density to allow some spare capacity if Horsham District Council forces more to be built in the village or other sites would have to be found.	9/20/2021 7:08 PM
7	More work needed at planing stage to enhance plan and add extra space for wildlife and more shielding along the southern and Smock Alley boundary.	9/20/2021 4:42 PM
8	The infrastructure just isn't in place to make development of this site viable. Elderly people unable to drive would be cut off from amenities as there is no public transport, young people would be far from any of the usual youthful activities and again hampered by the lack of public transport and the lack of general amenities nearby would be detrimental to family life.	9/20/2021 3:59 PM
9	The site masterplan does not identify how the issue stated within the Site Options and Assessment (prepared for WCPC by AECOM UK Limited in January 2021), namely, that of the narrowness, and the need to widen the potential access roads (Smock Alley / Southlands Lane and Haglands Lane) to accommodate development, will be addressed. This is of particular significance given the Council's own EH9 Policy Sunken Lanes and Stream Lane, in which Southlands Lane and Haglands Lane are noted as two of the lanes in respect of which development that damages or results in the loss of the sunken lanes will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss or damage. The AECOM written report states that the Highways Authority should therefore be consulted to establish the viability of this approach. If that has not yet happened then the issue remains unaddressed and as such the inclusion of this site is speculative, and therefore inappropriate, until that consultation with the Highways Agency does happen, and even then the site only becomes appropriate for inclusion with the relevant Highway Agency confirmations. If confirmation has already been received from Highways Agency then that should be included within the supporting evidence for the plan and the inclusion of this particular site.	9/19/2021 4:16 PM
10	I disagree with the 25 house allocation from Horsham. It's a drop in the ocean compared to the requirement for new housing. It will cause great detriment to the village, for example, in terms of character and traffic with minimal gain for HDC. A key question for me is why does the WCPC believe that HDC will impose building on these 2 sites whether we agree to them or not? How do HDC have this authority? Surely they have bigger issues to deal with? Smock Alley development has been rejected twice in the past with good grounds - for example access, increased traffic, accumulative erosion of the gap between the 2 villages etc. It was also rejected as a viable option in the Site Options and Assessment Paper (Jan 2021). If the Smock Alley development must be included in the Plan, then the wording (eg. for existing trees and hedgerows on the western edge being retained and enhanced) should be stronger - ie. if this is not adhered to, then there will be penalties. The word MUST should be used instead of SHOULD. I've seen builders ignore stipulations like this many times, and the penalty needs to be one that will make the builder think twice, not simply pay a small fine. Policy EH2 - Surface water management will be an issue for Smock Alley with no road drainage and inadequate ditches resulting in regular flooding near Threal's Lane.	9/19/2021 4:08 PM
11	Land at Smock Alley should have a much greater proportion of genuinely affordable housing. Developers should be required to provide affordable sites for a community led land trust to build housing for local residents in perpetuity.	9/19/2021 11:24 AM
12	My views on the 'development are similar to those on Hatches. The only thing this village needs is affordable housing and it is pitiful that there are only 3. Again larger houses are creeping in that can only be for the benefit of the developers, not the village.	9/17/2021 8:27 PM
13	I believe that this site would be the better of the two proposed sites, with easy site access and with plenty of surrounding farm land meaning that the local wildlife would not be affected to the same degree having sufficient land to migrate to. In addition, there are local shops within walking distance along a safer road partly with pavements and also to catch the number 1 bus service to Pulborough for mainline train services and Storrington for a full range of shops and services.	9/17/2021 5:53 PM

## West Chiltington Neighbourhood Plan

14	Again to many units proposed	9/17/2021 4:26 PM
15	If building is required in west Chiltington then this is much more suitable for all the reasons above . Also this site has houses on 3 sides if it already and the access is away from the heart of the village and would cause a great deal less disruption and congestion in the centre of the village . Being able to access this site from the north and south without going through the village is a massive advantage .	9/17/2021 3:34 PM
16	This site sits on the separation zone and as such is protected, again affordable housing is a myth and will only be affordable once, the first home owners will make a killing which defeats the object of affordable housing	9/17/2021 1:39 PM
17	The vehicle movement in Smock Alley has increased considerably and this development will further add to the volume of traffic in this narrow lane	9/17/2021 12:56 PM
18	As with the Hatches site, the wording of policies that allow developers to circumvent damaging the rural nature of the site need to be firmed up. 'Where possible' needs to become 'must'. This site is accessible from multiple directions, without travelling through the centre of the village. The retained woodland will enhance the rural nature of this development.	9/17/2021 8:30 AM
19	This is a more viable option for the village as a whole if there is absolutely no other choice. This site offers infinitely better access and doesn't change the boundaries of the village. The old part of the village is already highly congested and a danger to any pedestrians, especially children walking to and from the school. Planning has been submitted for the site several times already and although rejected, the land owners are keen to sell and ultimately making money, I am sure, will become the overriding factor in the agreement and go ahead.	9/17/2021 8:08 AM
20	This is a site that has been refused twice for residential building previously by HDC for very good reasons as it is a totally unsuitable greenfield location. The wildlife, Bats, Dormice, Badgers, Owls that are in situ should be protected and their habitat left undisturbed. It is bordered by Haglands lane which is one of the narrow lanes mentioned in the Parish Councils Draft plan that should be preserved and not subject to increased traffic, pollution and noise. I see that the indicative drawing is dated March 2019? Is this the same plan from the last time permission was refused? This is a modern housing development that does not fit the HDC criteria (policy 26 HDPPF) and is not essential to its countryside location.	9/17/2021 12:42 AM
21	More flats/affordable housing should be made available for young people in the area whether that is buying or renting	9/16/2021 7:21 PM
22	This application has been rejected twice by the parish council as it does not fit with any of the criteria (policy 26 HDPPF) This application must not be approved	9/16/2021 11:41 AM
23	I agree in principle, but I have concern about increased traffic using Smock Alley & Juggs Lane at school times. Not sure how you can manage this, but it's a concern. Increased traffic will see these being no-go areas for pedestrians and those walking dogs at these times.	9/16/2021 8:55 AM
24	PV panels should be mandatory	9/15/2021 11:53 PM
25	Poor road access on narrow single vehicle lanes . No footpaths . Further erodes outer village boundary	9/15/2021 10:01 PM
26	Narrow lanes with encroaching hedgerows which are rarely cut, unsuitable for any increase in traffic . No footpath access to village centre . I have been under the impression this was a separation zone ?	9/15/2021 9:44 PM
27	Being that the land area is mainly of sand It is accentual that all provisions must be made for the care of protection of all wildlife ie slow worms' lizards etc. tree felling must be to an absolute minimum	9/15/2021 5:40 PM
28	I agree with provision bungalows.	9/14/2021 8:54 PM
29	Same comments as above	9/14/2021 7:15 PM
30	Smock Alley is in parts inadequate for increased traffic particularly in the direction of the village school. Traffic will use East Street for access in and out and this road is unsuitable for increased traffic and in particular construction vehicles. Much of East Street is one vehicle wide and passing places are not maintained. There are narrow and 90 degree bends. There have been land slips between Smock Alley and the school so is the surrounding banks secure for increased/ heavy traffic. Cars bringing and collecting children for school already cause	9/14/2021 12:41 PM

## West Chiltington Neighbourhood Plan

considerable congestion. Roads are poorly maintained with pot holes everywhere and this will only mean further deterioration.

31	This site would be more suitable it has better access , and would not spoil the conservation of the old village which has been upheld to this point in time.	9/14/2021 12:05 PM
32	This development is in the wrong place on an open field and would destroy the rural nature of this part of the village.	9/14/2021 11:58 AM
33	As a greenfield site rich in biodiversity I cannot agree with its use if there are brownfield sites available. I	9/14/2021 11:54 AM
34	This is not a suitable site for development. If we must accept new housing in the village, my preference is to use the Broadfordbridge Road site. There is insufficient infrastructure at the Smock Alley site and it is too close in location to the 'protected area' which separates the old village from the remainder of the village.	9/13/2021 9:26 PM
35	The Smock Alley proposal is unsuited to housing development- greenfield site - the site is in the settlement separation zone - leaves woodland nearby vulnerable to further development - development of this site would do ecological harm to wildlife and woodland in the area.	9/13/2021 6:55 PM
36	Given that "nil" is not an option, this would be a least damaging site.	9/13/2021 1:48 PM
37	I think the development is too large and consideration needs to be given to the nearby residents who obviously strongly object to the development.	9/13/2021 9:02 AM
38	A development is not required on a NARROW country lane in West Chiltington unless you or the Govt of the day wish to erode our lives. Councils should stand up to Govts who live in their ivory towers and not in the real world	9/12/2021 9:48 PM
39	The number of affordable homes appears disproportionate to the development size.	9/12/2021 8:36 PM
40	This proposal has been through the required processes three times or so and been rejected by the relevant authorities. Nothing has changed to warrant yet another attempt. It is not needed nor is it wanted.	9/12/2021 6:30 PM
41	The outer boundaries of the site should have high hedges surrounding it, as it is now, to hide the buildings from the streetscape. Any permission of development needs to ensure low light emission. The dark skies in this rural environment are treasured by residents, and need to be protected.	9/12/2021 4:35 PM
42	Why are all the new proposal centred round in and close to the older end of the village?	9/12/2021 4:06 PM
43	Most local objection to Smock Alley is based on the assumption that this development would also lead to housing on Moralee Farm and Southlands Lane on the other side of Haglands Lane. With a "not fit for purpose" Planning Department being constantly outwitted by professional developers, including now Dr. Chris Lyons, who can be described as being close enough that "a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority". (Copied from the Planning Application).	9/11/2021 4:51 PM
44	Damage Limitation	9/11/2021 1:02 PM
45	Dwellings look to be well spaced & in keeping with the area & as per previous comment re adequate parking.	9/11/2021 12:42 PM
46	Again, define pepper-potting that doesn't obstruct residents' access. This non-prescriptive parking arrangement will 'fall out' onto surrounding narrow lanes, thus presenting a hazard on narrow lanes already subject to speeding drivers, delivery vehicles etc. Increased traffic on Smock Alley will lead to increased demand on the surrounding roads (in order to access the school) e.g. Sinnocks and Juggs Lane. The latter is already a single lane which will suffer from increased traffic with issues around passing. Furthermore, traffic will be increased past listed buildings in the village. The plan must take note of environment and heritage issues as follows and this does NOT. EH3 : significant loss of hedgerows following development EH6: this development will not conserve and enhance the heritage environment as it will impact on : listed buildings, buildings within a conservation area and buildings of historical interest through vastly increased road usage. The commitment to preserve sunken lanes (EH9) will not be adhered to if this development goes ahead; there are three in the immediate vicinity: Juggs Lane, Southlands Lane and Haglands Lane.	9/10/2021 7:23 PM

## West Chiltington Neighbourhood Plan

47	Already over crowded and the necessary info structure would not have the necessary space.	9/10/2021 4:02 PM
48	<p>The choice of this site is extraordinary given the spirited fight both the Parish Council and HDC put up opposing the previous development plans for this site, which has been turned down twice by Govt Planning Inspectors in recent years. This site has not changed, so the reasons for those decisions should stand. The wording of the correspondence and information provided by the Parish Council for this Consultation basically says, don't disagree with us as Smock Alley will be built upon and all that will happen is West Chiltington will have a greater numbers of houses imposed. Indeed, this is exactly what the Chairman of the Parish Council wrote to us in May, after we queried why the site was now in the WCNP. My understanding is that the reason for this change of heart is Developer pressure. Castle Land and Developments was the proposer of the previous Development Plans and is, I understand, behind this proposal. What I am led to believe is that the previous Head of Planning at HDC left to join a Company, WYG, that was approached by Castle Land and Developments and so by March 2019 we had a Vision Document for the site, which is now what appears in the WCNP. How and why HDC totally changed their views to accept this is concerning. Also, how the Parish Council came to the same conclusions needs consideration. I understand that both HDC and The Parish Council are not releasing any documentation relating to this, which is of further concern. I trust that as all correspondence should be fully transparent that information will come to light in due course. I will now return to the Key reasons this site is not suitable for development. Firstly, as a Greenfield Site it has almost not been touched for around 50 years. It has become re-wilded along the lines of a mini Knepp Castle. An ecological survey would show many mammals, inc badgers, dormice, foxes also several bat species, thousands of insect species inc glowworms we urgently need to save along with a multitude of plants , many species of birds, and reptiles inc grass snakes and slowworms etc. It adjoins a protected wood and development would restrict the access to food that the inhabitants need. To destroy the thousands of creatures who live on this site would be appalling. Planning requirements require an increase in biodiversity - not a decimation. It is therefore against HDC Policy Chapter 7 - Policy 31 - Strategic Policy; Green Infrastructure and Biodiversity. Under the HDC original Draft Local Plan, in chapter 6 - Smaller Site Options - and the Planning Inspector stated at Appeal that the site has more relationship with the rural character of the Village rather than the built up area. Also, the site was outside the built up area boundary Against Chapter 6 Strategic Policy 2 : Development Heirarchy It is also in the separation Zone and development would result in material harm to the character and appearance of the area Development would go against HDC Policy 29 - Settlement Coalescensce and Chapter 4 The Natural Environment and Landscape Character. Also, in the Landscape Capacity Study (2020) it identifies the land as having low to no capacity for housing development HDC has previously stated that the site forms a steep slope (11m rise) that leads to an area of woodland that has TPO's and the development would isolate the woodland and form a prominent form of development and would result in landscape harm so against Chapter 6 Policy 28 Strategic Policy : Countryside Protection. So - How is that not the case now? It is not sustainable as it would add at least 28 more cars and so would not be suitable as under HDC Strategic Policy 42 - Sustainable Transport. The roads are too narrow as well. Development would also add to light polution. The site was previously assessed independently against HDC criteria and rejected in previous iterations of the Neighbourhood Plan. As above the site hasn't changed so it should be rejected as suitable for inclusion in the WCNP. If approved as developable it opens up a can of worms. If the HDC are suggesting widening Smock Alley it would ruin the local character but we would see proposals for Southlands Farm and other adjacent areas. There are better less harmful sites including Brownfield in the vicinity.</p>	9/10/2021 3:45 PM
49	<p>The Masterplan falls apart at the very first issues - single site access, no mention of public safety i.e. visibility splays and control of land over which those sight-lines are claimed (and the legal rights to maintenance of those sight-lines). Waffle about "parking" but nothing about vehicle manouvering and turning circles space within the site (refuse trucks, long wheel base vans &amp; HGV's delivering goods and what about Fire Truck access?. As soon as you start to look at that the whole site layout becomes unworkable and the public consultation is based on a false picture. Add vehicles reversing out of the parking bays just inside the site entrance and straight across the sole vehicular and pedestrian access path.</p>	9/9/2021 8:48 PM
50	<p>In terms of "transparency" within a Public Consultation, why has the previous "Smock Alley" site history of Planning Applications, Appeal(s) &amp; Government Inspector multiple rejections, not been openly and transparently declared?. Similarly there is another fundamental omission in that there is no mention that this site would be an encroachment into the "Map B - Separation Zone/Local Gap - Policy - H1" (page 55 of the Neighbourhood Plan - "Draft") The "Smock Alley" Masterplan falls apart at the very first issues i.e. of a single site access,</p>	9/9/2021 7:50 PM

## West Chiltington Neighbourhood Plan

according to the "artistic" drawing that "site access" is enshrouded by trees yet there is no mention of public safety visibility splays & control of land over which those sight-lines (through all the trees !!) are claimed (and the legal rights to maintenance of those sight-lines). Has anybody in WCPC or HDC bothered to look at the vehicular routes to & from this site into & out of West Chilt?? ~ I think NOT!! Yet again Waffle about "parking" but nothing about vehicle manoeuvring & turning circles space within the site (refuse trucks, lwb vans & HGV's delivering goods & what about Fire Truck access?). As soon as you start to look at that the whole site layout becomes unworkable & the public consultation is based on a false picture. This site also slopes considerably, so why isn't there a section/elevation to show the "stacking & massing effect" & visual impact of building in tiers up such a slope? Yet Again .. What is the point of putting such "poor" information out to "Public Consultation"?

51	I live in Roundabout Lane which continues on to Smock Alley. We already have too much traffic for this narrow pretty lane containing many Wells Cottages. I see you are committed to keeping the character of the village and we agree and want to keep this lane as it is without being widened or interfered with or modernised in any way. The current high speeding , pollution producing traffic is already a problem for me with chronic chest problems. Also everyone has difficulties with exiting and entering their drives due to frequency and speed of traffic. This development will produce a very worrying significant increase in volume of traffic. Our lane is used by dog walkers , horse riders, cyclists and runners and hikers . These people and animals will be in much more danger than they already are at the moment. It therefore compromises safety. This development is far too large. we already have current developments in Grove and Birch Lane and Threals Lane will be developed also. This should have been taken into account. Also residents views should have been taken into account for all proposals and not just been presented along with the threat that whatever we say you will ignore and do as you please !!! I reiterate that as you have included Wells Cottages as listed below in non designated heritage assets that there is no interference with our precious lane	9/9/2021 5:49 PM
52	see comments above	9/9/2021 4:29 PM
53	The already busy country lanes cannot cope with the increased traffic that this development would bring	9/9/2021 12:17 PM
54	This is a greenfield site, outside the original built up area and in the separation zone between WC Common and WC Village. This proposal goes against Policy H1 b,c,e,f,g and h. The proposed Housing Estate of 14 properties would have a devastating impact on the landscape of this rural area.Any development would be enclosed, unsustainable and unrelated to the surrounding area, whilst physically extending the settlement. This was recognised by two Government inspectors who refused planning consent to build on the site. The NP should enhance and protect the village not pose a threat to its unique character by allowing urban sprawl to replace precious countryside.	9/9/2021 11:59 AM
55	This is a Greenfield site outside the village boundary and in the settlement separation zone. It is not suitable for development - severe impact on the rural landscape. Elevated site. Narrow unlit lanes. Increased traffic impact. Ecological harm to protected species and woodland. Better less harmful sites available including Brownfield. Light pollution. Unsustainable location. SIGNIFICANT ENVIRONMENTAL IMPACT. This site has twice been rejected by the Planning Inspector and is Developer-led trying to claw back his expenditure trying to develop this site over the years.	9/9/2021 11:23 AM
56	It will cause pinch points along Haglands Lane and Smock Alley. Dangerous exit from the proposed estate onto existing unlit roads. The development is outside the village boundary. There are better sites within the village if this development must go ahead because it will be on an elevated site.	9/8/2021 4:45 PM
57	The proposed site will dramatically effect the surrounding roads, infrastructure and traffic on what is a very narrow lane with passing places and is already used as a rat run to and from Storrington and has become a dangerous places to walk. Many people take their walks along Roundabout Lane, Smock Alley and Southlands Lane. It is not possible to widen the road at this point and would not solve a problem for the rest of the road through to West Chiltington Road. Even with a speed limit of 30 mph it can be terrifying to walk along this road. The number of cars using both these lanes and Haglands Lane will be increased, even 14 homes will produce at least one car per house when in fact it will probably be two or more. The primary school is already over subscribed and even a few more children will make our overworked teachers more stressed.	9/6/2021 1:15 PM
58	2 sites ideal for mixed size development	9/5/2021 6:01 PM

## West Chiltington Neighbourhood Plan

59	Car parking not shown therefore reserve comment until more details available. Transport will require cars so parking should be allocated for a minimum of 2 vehicles per property, garages mandated to be wide enough to house an SUV.	9/4/2021 3:00 PM
60	The selection of Smock Alley for 14 housing units contravenes the Neighbourhood Plan's (NP) own Vision and Core Objectives, as well as its NP Policies. At Paragraph 4.2, the Core Objectives state that for the Environment, existing green spaces shall be protected, and at Paragraph 5a, under the Presumption in Favour of Sustainable Development, it states that the NP will make effective use of land and improve biodiversity. The Smock Alley site is an existing green space that should be protected under the NP's Core Objectives, and building 14 houses on that land would irreversibly damage biodiversity in that part of West Chiltington. Although HDC may have changed its mind about development of the site for unspecified reasons since its development was rejected twice by both the parish council and HDC, and also at planning appeals, now selecting it for development contravenes the NP's own guiding principles. The statement at Policy H2 Allocation of land for housing, Site 2, Land at Smock Alley, sub-paragraph "f" (Page 28) that "All other relevant policies in this Plan are met", is patently a false statement because selecting a green field site contravenes both the NP Core Objective at Para 4.2 (Page 20) to protect green spaces, and Para 5a (Page 22) to improve biodiversity, which cannot be achieved by building on a 2.47-hectare green field.	9/4/2021 12:06 AM
61	Incomprehensible that this land be included after previous applications refused at every level	9/2/2021 7:26 PM
62	A reluctant "agree", taking the PC's comments into consideration. This appears to be one of the two least unacceptable sites for these unwanted developments.	9/2/2021 1:24 PM
63	A reluctant "agree", with the PC's comments taken into consideration. This appears to be one of the two least unacceptable sites for these unwanted developments.	9/2/2021 1:13 PM
64	Smock Alley is not a suitable access lane for vehicles that would need to access this site in order to build these houses. The increased traffic and related noise of the building site would seriously change the our lovely quiet country lane. The road is single carriage and this is vital to ensure people don't drive too fast causing a hazard for walkers, horse riders, and families walking in our community. There are several other sites that have been identified that already have more suitable access. I strongly disagree with the need to build on this site. The consequences for people living in close proximity are life changing and no one seems to care.	9/2/2021 11:29 AM
65	agree - under protest and due to pressure of from HDC and central government to impose new development on us no matter what we say.	8/30/2021 2:07 PM
66	Again, I feel under pressure to agree. What guarantee is there that some of this housing will not be bought as a second home or an air B and B?	8/30/2021 1:51 PM
67	Overall, we would prefer a brownfield site development rather than a greenfield site, such as this one. The 5 larger dwellings near the roadside should be harmonious with the existing housing ie. not executive style housing. We are concerned the extra traffic on narrow roads will pose hazards for drivers, walkers, bikers and horse riders - the new dwellings are not sited near employment and will require frequent journeys in and out of the village.	8/30/2021 1:21 PM
68	Way too much housing already in this area, especially with the Threals Lane development approved	8/30/2021 11:23 AM
69	Way too much housing already in this area, what with the new houses already planned on threals lane.	8/30/2021 11:08 AM
70	There would be good vehicular access to this site as a straight and wider stretch of road and no obstructions when pulling out of the site. Site access can be provided with minimal disruption to the existing trees and hedgerow. As the proposed site is not within a conservation area any developer would not have as many constraints with regard to the style and design of the dwellings as existing housing in the area is of varied character. Also, is there a precedent to be set if approval is given for a dwelling to be built on the alpaca farm in Haglands Lane which runs alongside the proposed site? There is a hourly, daily bus service (No. 1), reduced on Sundays, from the end of Haglands Lane, a 10 minute walk from the proposed site, going to Midhurst, which also provides access to trains from Pulborough Station, or to Storrington, so good communication links. And as a frequent walker on the local footpaths I do see children who regularly walk from Haglands Lane and roads nearby to the local West Chiltington School in East Street. There is also good access just along Smock Alley through a well-trod footpath to all the facilities at Thakeham. The proposed site has lain dormant for many years. There is	8/29/2021 5:22 PM

## West Chiltington Neighbourhood Plan

good provision for wildlife around the proposed site, provided by farm land and the large pond on Southlands Lane, home to many birds including ducks and geese, so that at least the local wildlife disturbed by the proposed development can find refuge nearby. I believe this site out of the two will have a lesser impact on the existing wildlife.

71	The Smock Alley site is the best place for more housing in West Chiltington. Hagland Lane should be widened to comfortably allow two-way traffic and a new hedge planted.	8/26/2021 5:07 PM
72	How can this site be selected after two previous appeals that were dismissed by the Government Inspectors? A housing estate would be out of character for the surrounding area. As the site sits on a very steep slope any building would be very intrusive and would dominate the countryside surroundings. Development would have a severe effect on the current residents around the site and it would change the rural feel of this part of the village. The lanes that lead to Smock Alley are very narrow and unlit. I cannot see how cars would exit the site onto the narrow lane safely? Cars do not stick to the 30mph speed limit and often exceed 40mph making Smock Alley a safety concern. Increase in traffic and the pollution invading the countryside is a major contribution to climate change and green fields such as this should be protected at all costs. Allocating this site diminishes the Settlement Separation Zone and would perhaps lead to further development spilling onto Southlands Lane.	8/25/2021 4:42 PM
73	Hopefully this will not infringe too much on existing properties in the area. People chose to live there for peace and quiet. The roads serving this area need to be improved, especially junctions.	8/25/2021 10:21 AM
74	I believe that there must be better sites available without encroaching onto existing development which is already within a rich bio diverse environment.	8/24/2021 10:39 AM
75	Access to this land is much easier than any other roads in the village, therefore will not impact on the already congested lanes in the old village.	8/20/2021 5:01 PM
76	I do not agree that the site is big enough for 14 houses. They will be squashed in like sardines. I don't believe this can be don without major upheaval to the countryside, wildlife nor that they will be built in the surrounding housing style. The lanes that connect this proposed site are just that, lanes, barely able to take two passing cars. If the road is widened, and hedgerows taken away, the cars will speed up smock alley even faster than they do now. How does the planner mean to accomplish affordable housing when the average price of a house in West Chiltington is £800,000 approximately. What does affordable mean? Who exactly are they trying to attract to this gentle corner of West Chiltington. Once these fields are built on, the surrounded areas will be nibbled away at until West Chiltington meets surrounding villages and becomes one town.	8/18/2021 2:13 PM
77	Huge local opposition to building on this site, inexplicably ignored by dogmatic unrepresentative Parish Council. Went to appeal twice, both times rejected. PC seem to be the Developer's Friend, as usual.	8/17/2021 1:58 PM
78	Using a greenfield site destroying habitats and tree is wrong.	8/17/2021 12:25 PM
79	Has anyone supporting this plan actually tried to drive or walk along Smock Alley? Its dangerous now. Traffic coming up from West Chiltington Road already makes this road borderline impassible (I no longer exit the village this way). Its making journeys out of and around the village longer and less efficient because there are TOO MANY people for services of the village to support. We already get flooding down Haglands lane which floods onto our back garden in Haglands Copse. Additional people, housing and concrete is only going to make this worse. STOP RUINING SUSSEX!	8/17/2021 11:30 AM
80	The principal beneficiaries will be the land owner and the builders and they won't care about us who live there. Once this has permission then the land on smock alley opposite Lordings Lane will also get permission- like night follows day. It's the thin end of the wedge	8/16/2021 9:34 PM
81	Except for the proposed density, which falls well below District Policy levels. The Common had never been master planned, but has evolved ad hoc leading to a wide variety of sizes, styles & Peter s of development. All future development should be simply assessed on its merits with as few prescriptive constraints as possible with an emphasis on design excellence & sustainability.	8/16/2021 9:10 PM
82	This land has laid unused for more than 25 years and will upset only a minimum of Smock Alley residents. Most of which lie a fair way back from the road.	8/16/2021 11:24 AM

## West Chiltington Neighbourhood Plan

83	The local road infrastructure of narrow lanes, blind bends can not cope with further traffic without risk of serious accidents	8/16/2021 10:09 AM
84	The Village does not have the road infrastructure for more traffic. Greenfield sites are not the answer to housing needs there are plenty of brown field sites to fill Light pollution is an issue in any area that does not have street lighting its now seems to mandortory.	8/13/2021 10:34 AM
85	My concern is that the more houses that are built in these areas mean more traffic etc. At many times now, we have vans, lorries, cars etc driving far too fast taking no notice of pedestrian access and cyclists. Even disagreements with traffic and people that people should get out of the way! Much as I would love the village not to grow larger it is not realistic and we should be trying to allow everyone the chance to live in our village if they want.	8/12/2021 3:53 PM
86	Whilst accepting we have little or no choice in our allocation, I question the basis for the numbers and indeed what is understood to be 'affordable' either for first time buyers or downsizers wishing to remain here	8/12/2021 3:37 PM
87	The roads in the area will not support additional traffic without upgrades as narrow and getting smaller due to inadequate maintenance as they become overgrown. Comments as above re school and environment.	8/11/2021 2:06 PM
88	This site is within the recognised and protected Settlement Separation Zone/Green Gap of the village, and on a greenfield site, which is a valuable site for protected species. This site should not therefore be considered and should be protected to avoid any adverse environmental impact. The access routes to this field are narrow single track lanes with no passing places, no pavements and little drainage. They include Public Bridleways, and are well used by cyclists and horse riders, and pedestrians. With little in the way of verges, no pavements and no passing places any additional traffic from proposed 14 homes, (owners and delivery vehicles to the new occupants) on these routes would be dangerous. The approach roads of Southlands Lane and Haglands Lane are listed in EH9 Sunken Lanes, and should be protected as such, this development abutting Haglands Lane should not go ahead. Smock Alley whilst not sunken is single track and unsuitable for the access point to this field. There are 10 new home units which have just started to be built on Common Hill, on the land at Rambledown House. This is in addition to Rambledown House itself. This provides 10 units, including accommodation suitable for the elderly or young who do not need/cannot afford bigger properties. This combined with the proposed development at Hatches, provides the 25 units which have been deemed "required". This housing is accessed directly on to Common Hill one of the main through roads in the village. There is therefore no need for the proposed development at Smock Alley which is unsuitable for all the reasons outlined in my comments above.	8/10/2021 4:03 PM
89	There is need for provision of genuinely available affordable housing to remain in the village's ownership through development of community led housing	8/10/2021 1:05 PM
90	West Chiltington is already being overdeveloped, I have lived in this village for 45 years and the quality of life gets worse every with more and more traffic and not maintaining the roads.	8/9/2021 4:12 PM
91	Horsham Borough Council has tried to be obstructive and unhelpful in Relation to The Smock Alley site The planning inspector states that it fails to comply with policy 26 HDFP and is not suitable for development.	8/9/2021 1:10 PM
92	Excellent proposal, provided the Hagalnds Lane junction is improved as it is now it is a awkward and dangerous junction.	8/8/2021 9:29 PM
93	This site has been dismissed twice at appeal by the Government Inspectorate. It is a greenfield site and will alter the rural character of this part of the village.	8/8/2021 7:25 PM
94	Both Haglands Lane and Smock Alley are single track roads, with Smock Alley very busy at certain times of the day and are not suitable for the extra traffic which will be generated. There are no footpaths for the safety of pedestrians.	8/8/2021 3:35 PM
95	This is totally unsuitable green field land outside of the village boundary and is situate within the settlement separation zone. The site and planning proposal has been refused twice already by the Parish Council and HDC Planning Inspector. There are rare species including endangered Hazel Dormice, Bats, Badgers etc. I suggest the Parish Council take a look at the History of this site and the very valid reasons why this is totally unsuitable for development. It makes me very suspicious of the motives here and why this is even being contemplated again following steadfast previous refusals. I see the plan is dated 2019, presume this has been	8/8/2021 2:59 PM

## West Chiltington Neighbourhood Plan

drawn up from the developer when he last had permission refused? The Parish Council must not be swayed by developer pressure, or lazy shortcuts and make their own well researched and informed decisions. If they had done there due diligence correctly the Smock Alley proposal would not even be on the table. Very concerned.

96	To reduce car usage for school runs, the developers of this site should pay for the footpath running from Little Haglands (on Haglands Lane) northwards to Church Street in the old village to be made an all-weather path (as WC and Thakeham Parish Councils did for the FP through to Highbar Lane). This would enable primary school children and their parents to cycle and walk to school more frequently and safely away from single track roads.	8/7/2021 10:00 PM
97	This site has previously been refused permission twice for very good reasons so it is very difficult to comprehend why the Parish Council would look to consider or support this now. The plan mentions preserving habitat for wildlife including critically endangered Hazel Dormouse, Badgers, Slow worms and other species which we know reside here so this is against that wildlife preservation promise. The plan says that Haglands lane will be preserved amongst other single track lanes, but do you understand that this proposed site is adjacent to the single track roads you say you want to look after? Stating that all hedges and trees will be maintained WHERE POSSIBLE gives licence to ignore this particular requirement. There have been other sites in Smock Alley also previously refused for planning by the Parish Council as it is recognised as a totally unsuitable location for housing development. So to be clear, after previous extensive and detailed analysis and consultation (and cost) the Parish Council have justifiably refused permission for this site twice. There is no new beneficial reason to consider this site whatsoever. I would suggest the Parish Council take a good look at the previous application documents which clearly articulate in detail the unsuitability of this location.	8/7/2021 2:11 PM
98	The low cost units and bungalows must be enforced as integral to the plan.	8/7/2021 11:19 AM
99	Better bus service for older people dwellings. Danger of expansion of shops to meet local needs more building on and on.	8/6/2021 8:28 PM
100	Strongly agree with buffer vegetation. Again, is it possible to insist on mixed native hedging, no laurel / conifer etc, nor to be changed in the future. Again, keep any external lighting to a minimum.	8/6/2021 5:21 PM
101	My comments are the same as above but would like to see more speed limits around the village as cars travel to fast with no regards to any other driver.	8/6/2021 4:29 PM
102	Same as above	8/6/2021 3:39 PM
103	I object because: Greenfield site development unnecessary Unsustainable development with no apparent design to reduce climate change. Outside the village boundary. Site is in the settlement separation zone. Traffic increase on narrow unlit lanes. Solution: Choose brownfield sites instead.	8/6/2021 3:00 PM
104	I would like to know why Smock Alley has been put into Neighbourhood plan again when it was turned down on appear a few years ago. Smoke Alley and Haglands Lane have incurred so much more traffic in recent years, leading it to be dangerous for pedestrians and horseriders. There is a lot of agricultrual traffic and heavy lorries using the road, and local traffic has to pull off road into hedge as a regular occurrence . The road would have to be widened and that would detract from the countryside around. Children would use this route to ride or walk to the Primary School.	8/5/2021 6:20 PM
105	Are there any plans to widen Haglands Lane on the north boundary? It is currently not able to allow 2 cars or a car and walker/rider to pass safely. Suggest some traffic management system is required with priority clearly given to those entering from one end, possibly Southlands Lane	8/4/2021 10:22 PM
106	See previous comment	8/3/2021 8:31 PM
107	Smock Alley is far too far from the village for elderly bungalows and there isn't a bus. There should be five affordable houses and the rest ordinary houses	8/2/2021 7:54 PM
108	Good allocation of single storey dwellings	8/2/2021 3:28 PM
109	See above same concerns	8/2/2021 2:50 PM
110	Why are only two sites being put forward to fulfil the requirement . If HDC only require 25 units WHY is the Parish Council proposing 29? Why are ' affordable houses ' being built in an Area	8/2/2021 2:17 PM

## West Chiltington Neighbourhood Plan

where the average price is almost £800K

111	I would like to see in the plan a retirement Bungalow small provision, as not everybody who is able to adjust to living in a flat!.	8/1/2021 9:47 PM
112	Due attention must be given to providing clear and wider access than at present to Haglands lane	7/30/2021 6:10 PM
113	The Smock Alley site has bad roads as it currently is, single lane and poorly maintained roads that would suddenly have a large influx of traffic.	7/30/2021 11:42 AM
114	As for the proposed development at Hatches Estate, no consideration is being given to the effect of introducing yet more people into the village on the local infrastructure, i.e. schools, doctors, parking at local shops, etc. Also employment opportunities in the area are very limited.	7/30/2021 10:39 AM
115	Too much housing development in this geographical area: HDC Plan suggests 240 houses in Storrington and Sullington to the south (SA 639,361,732 plus land north of Downsview Avenue) and 40 in Thakeham (SA039,513). Immediately to the north there is already a housing foothold in the fields used for alpaca farming (non-viable according to WCPC).	7/29/2021 7:30 PM
116	Again concerned about increased traffic on narrow lanes	7/29/2021 5:32 PM
117	It is unfortunate that this development is so close the the land being used on Threals Lane for 8 dwellings, and that near High Spinney for a further 5	7/29/2021 5:25 PM
118	WHEN YOU SPECIFY 'AFFORDABLE HOUSING' CAN I ASSUME THAT THESE WILL REALLY BE AFFORDABLE AND NOT ONLY AFFORDABLE TO THE RICH	7/29/2021 12:53 PM
119	This feels like a more sensible location for development than the Hatches Estate.	7/29/2021 9:48 AM
120	The land in Smock Alley is a corridor to be maintained for the transit of wild life and a breathing space for the residents who live in West Chiltington. It is a strategic gap between West Chiltington village and West Chiltington Common. Extra people mean more vehicles and extra pressure on Doctor's surgeries. We have a very limited public bus service and will also put pressure on utility services. Currently we are have multiple power cuts and water shortages. More houses equals more pressures.	7/28/2021 6:08 PM
121	There must be associated area infrastructure to support development. Doctors, schools, parking etc etc	7/28/2021 10:50 AM
122	Again, older people out of walking range	7/27/2021 7:30 PM
123	The land is outside the built up area boundary and forms the settlement gap between the two areas of West Chiltington & West Chiltingham Common as specifically identified by HDC in their evidence base under sections 6.40,8.16,B .246 and has been extensively tested at Secretary of state stage twice under appeal references APP/Z3825/W/15/3022944 (DC/14/2248) and APP/Z3825/W/16/3`146231 (DC/15/1389) There is a grade 2 listed adjacent which will be compromised, the vehicular access will be dangerous for so many houses and road widening will affect the character of the area.	7/27/2021 6:19 PM
124	I have no great concerns about this proposed lower-density development.	7/27/2021 4:10 PM
125	Great care and consideration needs to be applied to ANY application for new housing as the parking facilities in the village are restricted to Waitrose car park or the library car park, and the attendant requisites at GP Surgeries is at a very high level making appointments be they by telephone or Zoom extremely difficult to make when in need of a consultation.	7/27/2021 3:19 PM
126	This area being developed will involve the loss of substantial woodland. The road it accesses onto has no pavement and the junction with Haglands offers poor visibility.	7/27/2021 3:00 PM
127	There must be better control of vehicles speeding and accompanied by better facilities for pedestrians and cycles to move around the village.	7/27/2021 12:46 PM
128	A good place to build.	7/27/2021 12:42 PM
129	Access and egress to/from this site will inevitably lead to yet a further increase in the volume of traffic along the narrow lane which will serve it. There are already many safety issues regarding accidents and near misses involving horses, cyclists and speeding vehicles. Many properties have limited sight lines from their driveways and indeed, adjoining lanes. The	7/27/2021 11:41 AM

## West Chiltington Neighbourhood Plan

wording in the document needs to address this critical safety issue. Increased pollution from mainly large trucks and vans also needs mentioning.

130	Despite current modern development, this would alter the rural character of the area. However, as a precedent has been set by the construction of Moralee "Farm", it is hard to argue against it.	7/27/2021 9:18 AM
131	This is much better as this is a light traffic area.	7/26/2021 8:13 PM
132	This site is close to other housing and is not intrusive on the local area. Numerous other areas such as this have been developed along Smock Alley previously.	7/26/2021 7:44 PM
133	PC must ensure that a maximum number of mature trees are retained and take a more active role in ensuring qualifying trees are appropriately protected by TPOs.	7/26/2021 5:19 PM
134	There should be more affordable housing at this site	7/26/2021 1:20 PM
135	This is pushing the boundaries of a rural village Brown field sites are available close to this greenfield land	7/26/2021 1:16 PM
136	I suggest that a planning covenant is added to prevent owners greatly enhancing building footprints by adding extra storeys and/or huge extensions	7/26/2021 10:28 AM
137	There seems to be no other option but to use this site so I only agree reluctantly. Maybe it would be better if the whole development were bungalows or at least in addition the four properties shown in the south of the plan. Some of the properties could also be 2 bed semi-detached bungalows. Also the existing woodland should be protected in some way to stop the developer encroaching on that.	7/25/2021 8:07 PM
138	First of all my strong feeling is that the the Smock alley houses should all be affordable - the Threals Lane ones certainly won't be. Is Haglands Lane remaining a single track road ? Geographically the low point of Roundabout Lane, Smock Alley/Lordings Lane and Threals Lane is the bridge over the Chilt, where every compass point experiences downhill flows. This means that with heavy rain there will be surface flows from every direction. The east side of Threals Lane is effectively being concreted over with 8 large houses being built on it with possibly more higher up. Your proposed 14 houses, also above the low point will discharge more surface water into the Chilt. No doubt you will claim that suitable drainage will be installed. However there seems to be a piecemeal approach to this aspect by looking at a single development rather than all developments likely to contribute to the issue. I believe that there will be potential flooding risks for low lying properties in Roundabout Lane and Lordings lane unless you address this issue. The other aspect is the sewage infrastructure which again needs to be assessed in the light of ALL developments. The same general argument applies to roads. Smock Alley and East Street/W Chiltington Road which lead to the Coolham Road are likely to be used for any trips in the Horsham/Billingshurst direction. All these roads are narrow with passing places, some poorly surfaced. Due to the pathetic nature of public transport you have to assume that cars will be used for these journeys. The glib assertion by some planning inspectors that it's only a 15 min walk to get to the shop/bus stop sounds fine on nice summers day but is very far from that on a dark and wet winters day - no street lighting, probably no pavements, potholes and motor traffic to contend with. You cannot simply carry on adding houses without addressing associated infrastructure issues. You really must start addressing the impact of the totality of all proposed and in construction developments rather than the 'it's only a few houses it won't make much difference ' approach.	7/25/2021 7:35 PM
139	This seems like the most practical and easily accessible land currently available for developement. It is close to shops and public transport and the local school	7/25/2021 7:15 PM
140	As above. Do we really want more traffic on our rural lanes? The commercial vehicles are now so large that two cannot pass each other on many of the lanes.	7/25/2021 4:37 PM
141	Existing woodland should be preserved and not built on in the future	7/25/2021 3:26 PM
142	See previous comments	7/25/2021 12:58 PM
143	Sadly we have no choice so the sites are fine	7/25/2021 12:54 PM
144	I believe there should be some inclusion of methods to reduce light pollution caused by the dwellings & residents, due to meadowland being nearby & affecting / disorientating insects that benefit from this habitat and less intrusive for walkers outside of daylight hours. Also with the	7/25/2021 11:38 AM

## West Chiltington Neighbourhood Plan

additional traffic and the consequences of on sunken and single carriageway roads, could speed control along both Southlands Lane, Haglands Lane & Smock Alley be considered!

145	This proposed site conflicts with HDPF spatial strategy and specifically Policy 2,3,4,25 & 26. Any proposed development at Smock Alley encroaches between two parts of the settlement which contravenes the heart and purpose of the HDPF policy which is designed to avoid encroachment & coalescence of the two distinct elements of West Chiltington Village and West Chiltington Common. Any development in Smock Alley will create material harm to the character and appearance of the individual settlement characteristics of the area. Site and highway infrastructure is not defined and street lighting and pavements in the Smock Alley area must be avoided at all costs to protect the current low light area with clear night-time skies & excellent visibility of stars. It is vital to the wider environment in the Smock Alley area to maintain depth & breadth of roadside verges to the benefit of the extensive wildlife present in the area, including Barn Owls, Bats, Red Kite, woodpeckers and multiple other forms of flora and fauna.	7/25/2021 11:27 AM
146	These two development plots do not significantly extend the boundary of the village - a great deal of thought has clearly gone into making this selection.	7/25/2021 11:25 AM
147	I do have concerns about the impact of additional traffic on the very narrow lane connecting Smock Alley and Church Street.	7/25/2021 10:51 AM
148	again cycle paths/allweather footpaths to village centres and other villages vital to encourage people away from cars. Better provision of bus services to link with the trains is vital	7/24/2021 9:37 PM
149	A more imaginative approach is required to meet the current and future needs of the, largely elderly, inhabitants of West Chiltington. The frustrations of the Covid-19 pandemic are a clear indication of this.	7/24/2021 6:35 PM
150	Single storey buildings should be nearest the road with 2 storey buildings to the rear of the site.	7/24/2021 2:36 PM
151	If permission is granted for these two developments it will all but preclude the opportunity for permission to be granted for any other development proposals yet to be submitted	7/24/2021 1:52 PM
152	Please see my email to you with my objection dated 17 June for all the reasons this should not be built and would ask you to please remove this site from your plan	7/24/2021 12:26 PM
153	Please see my email to you dated 21 June. This must not be included due to all the reasons given. mainly:- 1 The detrimental effect on existing residents 2 the whole area is a wildlife corridor and all you are leaving is a so called 'Landscape buffer' that is nothing to the destruction being made especially as it is full of badger setts in that area and other wildlife 3 NONE of the appeal reasons turning it down have changed! It is a strategic gap, wildlife corridor, semi rural aspect for those who live there, will spoil the rural aspect of the village dramatically, infrastructure and I could go on 4 To say we have no choice as it would be built on anyway is an easy option of words for you we would all object to it again. Someone offered an option of a brown field site in the village and you did not want to know about that 5 please don't ruin the lives of the residents who live in this part, obviously you don't 6 I would therefore ask you to please remove this from your plan	7/24/2021 12:10 PM
154	This site at Smock Alley is the least harmful site for development within the village in my opinion	7/24/2021 12:01 PM
155	This is the best site out of all the ones shortlisted by AECOM in my opinion.	7/24/2021 11:58 AM
156	I have big issue with traffic, as a resident of church street, which is already a rat run with cars speeding through the village and will only get worse.	7/24/2021 11:40 AM
157	This site had been rejected several years ago for numerous environmental, traffic safety and green field issues which have not changed. What then is the justification for granting approval now? Approval will set a precedent to develop in the adjacent woodland site, infilling in an area that creeps into being solid blocks of development in an area with narrow roads and wildlife that is protected. What makes this site suitable now, when it was unsuitable before?	7/24/2021 10:59 AM
158	There are not enough physical amenities to meet an increased amount of residents like poor state of the roads, single track country lanes and we do not even have mobile phone coverage nor high speed broadband available in this area.	7/23/2021 6:51 PM
159	This seems to be a good location in relation to the rest of the village without going into open	7/23/2021 5:01 PM

## West Chiltington Neighbourhood Plan

countryside. The affordable housing is not clear to me on the plan, I can only see detached dwellings, would presumably need to be a terrace of cottages?

160	I think the access onto Smock Alley is good - certainly compared with the other sites that were considered. I think this is a good part of the village to have more housing as it fills in a natural 'bite' of the built up area	7/23/2021 4:45 PM
161	Smock Alley cannot support any more traffic in Roundabout Lane, I'm finding it increasingly difficult to drive down it without getting stuck both ways. With the development in Threal's Lane about to start this is only going to get worse.	7/23/2021 2:26 PM
162	No doubt the remaining 5 units will sell for £650k upwards like everywhere else; as if we need units at this price all over again. Hope the drainage & flooding will be sorted once & for all	7/23/2021 1:58 PM
163	Again the single storey building need a restriction to keep them as such or these will be converted at later stage and the resource for older or disabled population will disappear.	7/23/2021 12:04 PM
164	I believe that a greater boundary of woodland should be put to protect the existing houses. The land is not good farmland, but nevertheless, building on green fields all the time is not good, perhaps more garden development might meet the needs instead.	7/23/2021 11:07 AM