

Dear West Chiltington colleagues

With thanks for the invitation to comment on your revised draft Neighbourhood Plan, Thakeham PC offers these comments:

Thakeham Parish Council's general view is that the draft WCNP is a good piece of work which has its support. The following comments/suggestions are offered as potential refinements:

1. WCPC may wish to consider including definitions of some key terms/phrases. Those terms to be decided by the authors but suggestions would include 'windfall sites' (which could be explicitly restricted to sites *within the BUAB*) and descriptions of agricultural land as 'best and most versatile' and 'high quality' (which could usefully be linked to the Agricultural Land Classification grading system).

2. It is suggested that Policy H6 clause 1 might benefit from this addition: "The scale, design and density of the development is appropriate to the size and character of the settlement *and its locality*." (Or similar - 'locality' being intended here to mean the *immediately adjacent* setting of the site.)

3. Policy EE6 refers to conversion of rural buildings to business uses, but the authors could consider extending this policy, or having a additional policy, relating to the conversion of agricultural buildings to dwellings.

4. Although the first objective of the Environment and Heritage section is 'protecting high quality agricultural land' the Plan could be more specific around this. For instance, although Policy EH6 addresses the specific alternative use of land for solar 'farms', there is no policy line relating to potential issues with sub-division of fields leading to the creation of 'shanty' smallholdings, or the different issues raised by proposals to deliberately 'rewild' areas.

5. Other minor comments including typographical:

- p.16 references to buses – note that the 74 Compass bus service is now further reduced;
- section numbering issue - p.26 ref. to '5b' should be '5d' – and similarly on p.36 (should be 5e), p.39 (should be 5f).

We hope this is helpful.

Regards

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