

Pre-Submission Neighbourhood Plan 2016 to 2032



YOUR PLAN FOR THE FUTURE OF WEST CHILTINGTON PARISH

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Foreword

The Parish of West Chiltington lies in an area of the Sussex Weald about 12 miles north of Worthing on the South Coast and about 10 miles to the south of Horsham, on the boundary of the South Downs National Park.

West Chiltington's Neighbourhood Plan sets out a vision for the area that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets objectives on key identified themes such as housing, getting around, business and tourism, community, leisure, well-being and the environment. It builds on current and future planned activity and says what the Parish Council and its partners will work towards.

1. Introduction

The Neighbourhood Plan is being prepared by West Chiltington Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of West Chiltington.

The purpose of this section is to summarise the evidence base and the context within which the West Chiltington Neighbourhood Development Plan (WCNDP) is being prepared. It identifies the sustainability issues within the parish and sets out a framework within which the economic, social and environmental issues in the WCNDP will be used to determine the plan's detailed policies and proposals.

How the Neighbourhood Plan fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, that Plans must be in line with:

- National Planning Policy Framework (NPPF) & national guidance.
- Statutory Purposes for National Parks set out in the Environment Act 1995 which state:
 - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
 - To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public.
- Horsham District Council Planning Framework (HDPF) and the Site Specific Allocations of Land 2007 – saved policies.
- European Regulations on key environmental aspects.

The Plan has been developed through consultation with the people of West Chiltington and others with an interest in the Parish. Details of the consultations have been recorded on the Parish Council web site www.westchiltingtonnp.co.uk

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations.

The Plan gives local people the power to decide where new housing should go and how the Parish could change.

The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise this vision. These policies accord with higher level planning policy, principally the NPPF, as required by the Localism Act. Once approved, the Neighbourhood Plan will form part of the HDC Development Plan.

1.1 How the Plan is organised

The Plan is organised into the following sections;

Section 1.0 - Introduction; provides an introduction to the Neighbourhood Plan process and how the Plan was formulated.

Section 2.0 - Context; provides the evidence base and baseline conditions which support the Plan proposals.

Section 3.0 - The Parish Today - includes selected statistics .

Section 4.0 - Vision and Core Objectives.

Section 5.0 - Neighbourhood Plan Policies - this provides the criteria and framework upon which future development is judged and how the community should grow.

1.2 Plan Preparation Process

The Plan has been led by West Chiltington Parish Council, as a 'relevant body 'under the Regulations , with the day to day work delegated to the NP Steering Group.

The Plan making process comprises the following stages:

- Steering group established
- Neighbourhood Area designated
- Neighbourhood Plan launch event
- Residents Survey / Business survey
- Survey feedback event
- Call for sites and site assessments
- State of the Parish Report - a report that summarises all of the evidence on which the West Chiltington NDP is based
- SEA screening
- Pre-submission Plan - a report that comprises the draft vision, policies and proposals
- Submission Plan - a final Plan for submission to the SDNPA for Independent Examination (will be accompanied by two other documents - Basic Conditions Statement - a statement checking each policy against the Basic Conditions; Consultation Statement - setting out all of the public engagement that led to the making of the Plan
- Independent Examination
- Referendum

1.3 Statement of Community Involvement

The purpose of the Neighbourhood Plan is to articulate the views and issues that are important to the residents of West Chiltington Parish and give those residents a voice in shaping the future of their community. In doing so, the Neighbourhood Plan encourages the local community to:-

- be more aware of their surroundings and meet local needs;
- identify what features of the community they want to protect and enhance;
- give the Parish Council greater support and a mandate for taking actions on their behalf;
- identify initiatives and funding that can be delivered by the community itself.

To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

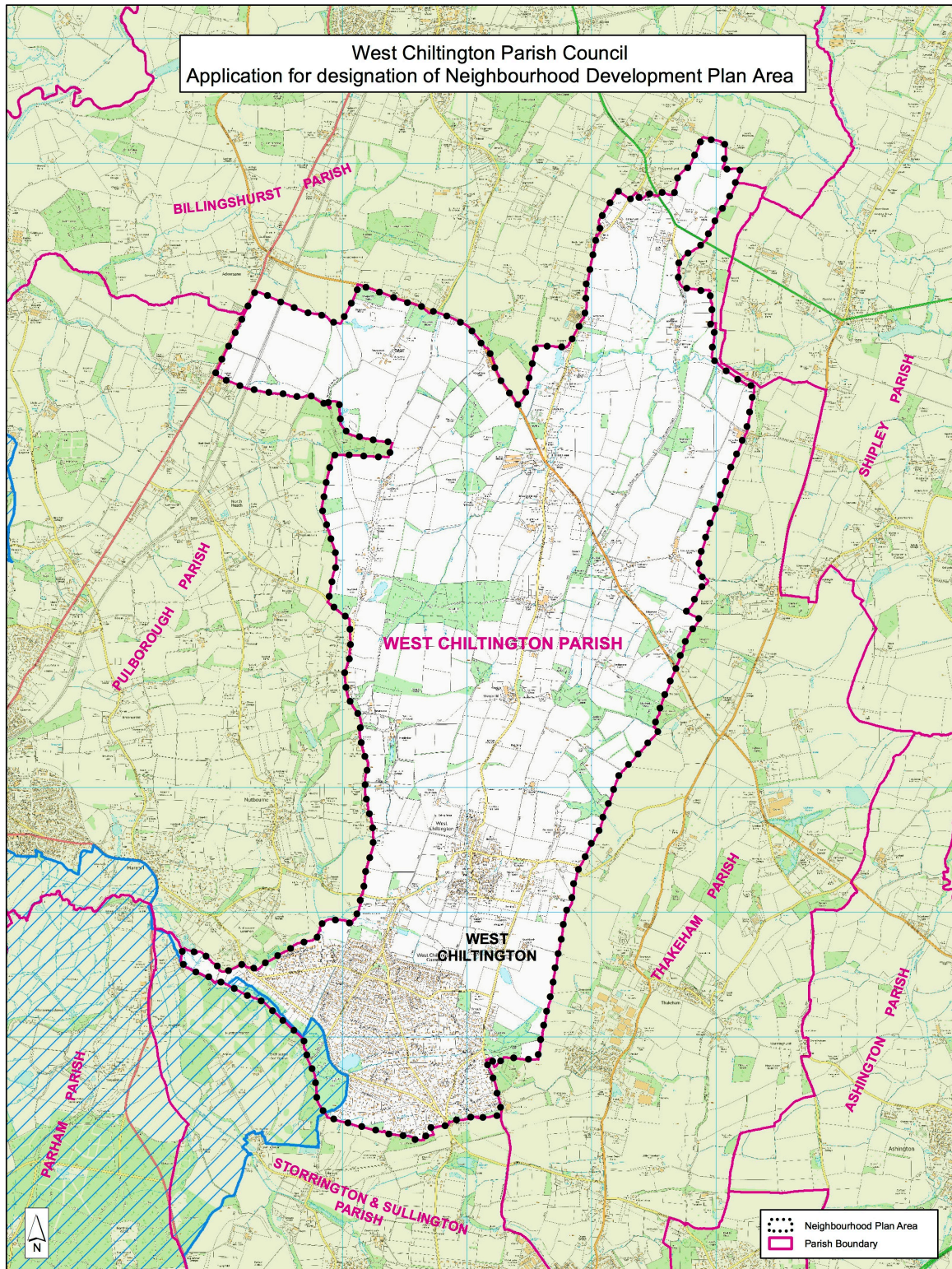
To ensure that the Neighbourhood Plan is robust in its evidence base and compliant with emerging policy guidance, consultation has been carried out with residents, businesses and stakeholders. A full description of all the surveys and events can be found in the Evidence Base.

This Plan has sought to address the wide range of issues identified to ensure that the future of West Chiltington is shaped by local people and their needs.

1.4 Strategic Environmental Assessment

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Screening Opinion submitted to HDCA confirmed that a Strategic Environmental Assessment of the Plan was not required.

1.5 Neighbourhood Plan Designated Area



Horsham District Council
 Park North, North Street, Horsham,
 West Sussex. RH12 1RL
 Rod Brown : Head of Planning & Environmental Services

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Application to the Horsham District Council under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.			
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2. Policy Context

2.1 Planning Policy Context

This section provides an overview of the planning policy context affecting West Chiltington.

2.1.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs and communities in locations where Plans are being prepared need to positively seek opportunities to meet their area's development needs.

Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Plan.

Paragraph 16 of the NPPF requires that Neighbourhood Plan should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and employment;
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

The NPPF provides further guidance for Neighbourhood Plans by setting out what planning policies should aim to achieve which have all informed the policies contained within the Plan. These include:

- Promoting opportunities for meetings between members of the community through mixed-use development, strong neighbourhood centres bringing together those who work, live and play in the vicinity (paragraph 69);
- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) (paragraph 70);
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 70);
- Designating land as Local Green Space enabling community to rule out new development other than in very special circumstances (paragraph 76).

At paragraph 17, the NPPF introduces 13 core planning principles:

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

At examination, the submitted WCNDP must demonstrate that it is consistent with the policies and intent of the NPPF. Once the Neighbourhood Plan is adopted it becomes part of the Development Plan.

2.1.2 Local Plan policy

As the Parish is located within the Horsham District Council Local Planning Authority area, the WCNDP needs to generally conform with the policies of HDC; the key documents are:

- The Horsham District Local Plan 2007 (saved policies)
- The Horsham District Planning Framework 2015

The secondary Local Planning Authority is the South Downs National Park Authority (SDNPA). However, very little of the Neighbourhood Area falls within the national park therefore its policies are not of significance to the WCNDP.

3. About West Chiltington Parish

The Parish of West Chiltington lies in an area of the Sussex Weald about 12 miles north of Worthing on the South Coast and about 10 miles to the south of Horsham, on the boundary of the South Downs National Park which includes a section of the River Chilt and a part of Monkmead Woods. There is also a Site of Special Scientific Interest (SSSI) and a Site of Nature Conservation Importance (SNCI) within the Parish.

West Chiltington is long and narrow – six miles (9.65km) north to south and an average of a mile (1.6km) from east to west, giving a total area of 42 acres (17.3 ha). Since 1945 the population has burgeoned: figures show that there were 1,244 residents in 1921, rising to 1,718 in 1931, with the most recent known figure at 3,500 in 2013.

The Parish is roughly divided into three sections. Towards the north is the old village of West Chiltington while further to the south is The Common, a more recent development, mostly from the turn of the 20th century.

The third area, and by far the largest - though the most sparsely populated - is the predominantly northern agricultural section (The Agricultural/Horticultural Area) which occupies about three-quarters of the land.

West Chiltington Village is characterised by its narrow streets and conservation area. It has a number of Listed buildings and is accessed via old drovers' roads with sunken lanes, steep banks and overhanging trees. Only one of the four access routes is truly capable of taking two lanes of traffic with the others being largely single track roads with passing places.

The Common has the majority of the built-up area and is treated as a separate settlement. It contains largely low density dwellings with tree-lined lanes, some no more than single track.

To the west of the Parish is agricultural land that leads to Pulborough three miles away. The south-west corner consists of Monkmead Woods and the South Downs National Park.

The principal access is from Storrington and Pulborough but on each of these routes the lanes are narrow, convoluted and largely without pavements. Walking throughout the village on the lanes is a hazardous business.

Between the two settlements is a recreation ground with the Village Hall and West Chiltington Sports Pavilion. A network of footpaths and other public rights of way extends throughout the area which affords views of the South Downs.

3.1 Strengths and Weaknesses

Following a review, the strengths and weaknesses of the village were identified as follows:

Strengths

- Two general stores and Post Offices, two pubs, a butcher's, garage, beauty salon/hair-dressers;

- Church and church hall;
- Village hall and recreation ground, on which many activities for the majority are centred;
- Local primary school;
- Pre-school x 2;
- Community sports pavilion;
- Tennis club; Cricket Club, Croquet Club and many others;
- Quiet country lanes and footpaths, and bridleways for horses and bicycles – lovely walks;
- Many beautiful old buildings;
- Great history and culture;
- A semi-rural character with low density housing;
- Vineyard and two micro-breweries.

Weaknesses

- Limited public transport access to local stations;
- Skewed population age distribution, with the majority of residents aged over 50;
- Narrow but historically important access roads especially to the North and East;
- Threatened by traffic congestion and pollution in Storrington to the south;
- No Medical facilities;
- No care/elderly persons facilities;
- Limited attraction to young families due to high cost of land/housing;
- Limited employment opportunities.

3.2 History

The parish is roughly divided into three sections: towards the south is the Old Village of West Chilton, part of which is a Conservation Area. The earliest historical evidence is contained in the 1086 Domesday Book which records a church and about 30 heads of families. The present church was erected about 1100 AD and the surrounding village contains buildings dating back to the 14th century. Many of the remaining farmhouses are of 15th or 16th century and the parish contains no fewer than 69 listed buildings. A Parish questionnaire showed that there were also 48 other homes over 100 years old which were not Listed.

Further to the south is The Common, a more recent development from the turn of the 20th century, and this area, too, has its historical buildings such as Daux Farm, Gentle Harry's and Lilac Cottage. The Common has developed from the main crossroads with its shops and garage, and was originally built on common land. Reginald Fairfax Wells began development in the 1920s with 'country cottages' inspired by the Arts and Crafts Movement. The hallmarks were modern homes of a rustic style, local materials, relatively large gardens set in a quiet, rural environment with un-made-up tracks often with difficult access; they were largely intended as weekend retreats for the wealthy, and artists from London. Wells' Cottages are still much sought after. Later local developers including the Carver and Slater families continued to reflect many of these characteristics.

The third area, and by far the largest, though the most sparsely populated, is the predominantly northern agricultural section (The Rural Area) which occupies about three quarters of the land. Until 1939 the whole parish was largely agricultural and mostly self-sufficient, with many scattered farms, and smaller hamlets at Broadford Bridge, Coneyhurst and Gay Street. Now agriculture in the northern part of the parish comprises three beef units (including one rare breeds), arable, two deer units, poultry, and one mixed farm, while in the south there are two dairy units, turf growing, and the historic Nyetimber Manor (given by William the Conqueror to Earl Roger and later by Henry VIII to Anne of Cleves) which now produces prize winning sparkling wines.

3.3 Community Profile - selected statistics (see Evidence Base 1 for full report).

Population	3,377
Residents aged over 65	1195 (35.3%)
Residents aged 20 to 64	1736 (51.40%)
Residents aged under 19	446 (13.20%)
Detached houses or bungalows	1,317 (85%)
Semi-detached	161 (10%)
Terraced	3 (0.2%)
Flat / Maisonette	59 (4%)
Caravan or other mobile/temporary structure	5 (0.3%)
Properties owned outright	1397 (90.4%)
Private rented	77 (5%)
Social rented	53 (3.4%)
Shared ownership	3 (0.2%)
Other (living rent free)	15 (1.0%)
Employment - of those aged between 16 and 74 - top 5 employment types	All = 1441 Wholesale and retail trade 196 (13%) Professional, Scientific and Technical 162 (11%) Manufacturing 122 (8%) Education 122 (8%) Health and Social Work 108 (7%)

3.4 Environment and Heritage

West Chiltington lies in a strategic location between the South Downs National Park and the High Weald Area of Outstanding National Beauty, considered an area of international importance. The northern section of the parish is predominantly agricultural with considerable areas of Ancient Woodland. The developed area, however, includes both a Conservation Area in the Old Village, small areas of woodland and an SSSI in the southern regions bordering the South Downs National Park.

An extensive biodiversity survey was conducted across the Parish (Evidence Base 2). While only a snapshot in time, it demonstrates that the Parish currently supports a number of rare and rapidly declining species within varied habitats. The study 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 and their habitats.

Protecting, maintaining and enhancing the local environment both now and for future generations is a significant challenge.

There is a continuing need to protect, enhance and manage locally designated landscapes, habitats and species, and to prevent the spread of invasive species within the Parish.

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

3.4.1 Historic Environment

Conservation Areas

The Parish contains one Conservation Area (see Evidence Base 3).

Listed Buildings

There are 66 Grade II Listed buildings within the parish, plus one Grade I: the church of St Mary (Evidence Base 4).

Wells Houses

The Wells Houses, built in the 1920’s as the ‘perfect English village’ are an unusual feature of the Parish (see Evidence Base 5). Residents surveyed want the Wells Houses to be protected before any more of the original features are lost.

3.4.2 Natural Environment

SSSI

A small area of the SSSI site of Hurston Warren (Monkmead Woods) lies in the south of the Parish (see Evidence Base 6).

Trees

There are 100 Tree Preservation Orders covering a wide range of trees across the Parish (see Evidence Base 7).

Ancient Woodland

The Parish has significant areas designated as Ancient Woodland (see Evidence Base 8).

Traditional Orchards

The Parish has eight recorded areas of traditional orchard (see Evidence Base 9).

Footpaths, Bridleways and Cycle paths

The Parish has an extensive network of well used footpaths and bridleways. There are no official cycle paths but the Parish is part of a 28 mile cycle route from Horsham to Dragons Green using public roads (see Evidence Base 10 and 11).

Flooding and Drainage

During periods of heavy rain and after snow many Parish roads become subject to flooding. Areas in the north and south are recorded as at risk of flooding by the Environment Agency (see Evidence Base 12)

3.5 Housing

Throughout the parish the housing is predominately detached houses or bungalows set in well proportioned plots, mainly with off street parking and surrounded by mature gardens and planting.

The Juggs at the south east corner of the old village was completed in 1946-7 and was part of the Council Housing Scheme, and in 1994 a part rented (4 houses) and part shared equity housing (2 houses) scheme at Steele Close was opened to help the young people of the village to remain in West Chiltington. Plans have been approved for 15 further homes, 14 of which will be for rent/shared equity. A sheltered housing scheme at Wheelwrights was built in the 1980s. Orchard Dell was built on the orchard land of Palmer's Lodge in 1957; Holly and Curbey Closes were added in 1975, with Church Grove being finished in 1994. Properties built within these developments show a variety in type and size of accommodation although the more recent additions have tended to be larger, 4,5, or 6 bedroom properties.

In the 1920s there was a shortage of accommodation which resulted in many local families living in caravans or converted railway carriages. To alleviate this situation The Birches was built by the then Rural District Council from 1926-36, but many of the houses have now been sold off, reducing the available stock of houses for rent. In 1962 Kensington Close, a block of one and two bedroom flats was built. By accommodating older people from The Birches in these flats, their houses became available for rent by younger couples with children.

2014 saw three new developments - Jayswood, a small development of 4 semi-detached and three detached properties, Bracklyn Close a development of 9 bungalows and Castle Rise where three 4 bed dwellings were erected.

The Parish of West Chiltington commissioned Action in Rural Sussex (AIRS) to produce a study of Local Housing Need, which was completed in April 2014 (see Evidence Base 13). A survey was circulated to all households within the Parish. 43.8% of residents responded to it.

Further community engagement as part of our Neighbourhood Plan consultations has reinforced the findings of the AIRS survey.

The AIRs Study identified a need for affordable houses in the Parish and a need for smaller units to enable older people to downsize.

The 2016 SHELAA (Evidence Base 14) for West Chiltington considered 12 sites for housing and only considered that one, land at Hatches Estate, was deliverable within the next 6-10 years. Residents surveyed were largely unhappy with this site for development due to poor access and the impact of additional traffic on local roads/lanes.

3.6 Getting Around

The Parish suffers from use as a 'rat-run' for drivers trying to avoid delays on the A283 and A27. The narrow unpaved lanes are not suited either to high speeds or large vehicles. Residents complained through the surveys (Evidence Base C) that not enough is done to enforce speed restrictions with some lanes described as very dangerous to pedestrians, cyclists and horse riders. Parking in and around the school is a constant issue and some residents support the possible allocation of land for additional parking.

Trains

The nearest rail connections are Pulborough 2 miles to the west, Billingshurst station five miles north west and Horsham station 12 miles north which provides a range of services to London, Portsmouth and Southampton.

Buses

There are limited bus services:

Route 1 (Midhurst to Worthing) this service provides a link to the closest railway station Pulborough, where the London Victoria to Bognor Regis service with links to Brighton Portsmouth and Southampton can be accessed. However it does not operate early or late in the day;
Route 74 provides a two hourly service to Horsham;
Route 72 (Pulborough Station, Tesco and Sainsbury) on Tuesday and Friday;
Route 7 once on Wednesdays.

Community Transport

A village minibus provided through the West Sussex minibus charity provides regular but limited services to a number of locations for shopping and recreation for those reasonably unable to use public transport. However this service must be pre-booked by its users.

Footpaths

The parish has an extensive network of footpaths (see Evidence Base 10).

Roads and Traffic

The Parish is situated in a rural location accessed by narrow and twisting country roads that connect the A283 at Storrington and Pulborough, and narrow sunken lanes, largely single track with a few passing places, that link ultimately to the A29 at Adversane and the A272 at Coolham. The community school is located in the heart of the old village and has poor access through sunken, single track lanes. With a large number of pupils coming from outside the parish, traffic movements are concentrated around the start and end of the school day. The number of parked vehicles at this time, particularly around the crossroads at the centre of the old village, results in further restrictions on already narrow lanes with implications for road safety.

Street Lighting

The Parish is largely unlit and free from light pollution. There is a strong view by most residents (Evidence Base A) that general street lighting would be inappropriate and would spoil the rural setting of the Parish.

Cycling

There are no designated cycle paths in the Parish.

3.7 Employment and Enterprise

In the 2011 census 43.1% of residents aged 16 to 74 were economically active and 76.8% of those residents commuted to work outside of the Parish.

Most businesses are small with a few retail and service providers and a number of 'run from home' businesses in the Parish. The business surveys (see Evidence Base 15) identified poor communications both broadband and mobile, as well as public transport as constraints on businesses.

Tourism

West Chiltington lies between the South Downs National Park and the High Weald Area of Outstanding Natural Beauty. There are a number of natural and other attractions located either in, or close, to the Parish, which attract visitors to the area, these include:

- St Mary's Church (12th Century)
- Monkmead Woods SSSI
- The Wells Houses
- The Roundabout Hotel
- The Museum
- The Queens Head and Five Bells PH's

The Parish attracts visitors for a variety of reasons, including:

- Visitors to the village shops
- Church weddings
- As a starting point for walkers and cyclists using the country lanes, public footpaths and bridleways around the Parish
- Walkers visiting the woodland areas
- Visitors to the Nyetimber Vineyard
- Sampling beer from award winning micro brewery Greyhound, located in the village

Accommodation

The Parish has one hotel, The Roundabout Hotel, which has 26 rooms and an excellent restaurant reputation. The Five Bells PH has rooms which are used by business people and tourists.

3.8 Community Facilities and Wellbeing

Schools

West Chiltington Community School is a co-educational first school administered by West Sussex County Council Education Committee. It caters for children 4 plus to 11 years. The usual transition is to Steyning Grammar School, a 11 to 18 comprehensive school with a sixth form. The Weald at Billingshurst is also an option.

Pre-School

There is a Montessori Nursery School held in the Village Hall which has places for up to 20 children and Little Bears which is currently located in the Community School.

Churches

The Parish Church of St Mary's, is a Grade I Listed Anglican church dating from the 12th Century. As well as holding regular services, there are facilities for guides and brownies, Mothers' Union, men's breakfasts and art classes in the church hall.

Medical and care facilities

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).

Allotments

The Parish has an allotment site located off Haglands Lane. It is owned by the Parish Council and has 32 plots. It is a popular, active and valued facility.

Broadband and Mobile Communications

Responses to the business survey and shared experience demonstrate that broadband capability and access to mobile networks is widely inadequate, inhibiting business development and home-working activity as well as modern social and entertainment and activities.

Recreation Facilities

The recreation ground, children's play area and Community Sports Pavilion and Village Hall, are the Parish's main centres of sports providing cricket, football, tennis, table tennis, indoor bowls and croquet. A new fitness trail has recently been provided and a skateboard ramp is planned during 2017. There is an extensive range of clubs and societies including the Women's Institute, jazz and theatre clubs, a dramatic society, a horticultural society and many others.

Museum and Heritage Centre

A small museum and heritage centre exists inside the old Reading Room in the Old Village. It contains village history, archive materials, artefacts and photographs of the Parish through the ages.

Police

The nearest police station is at Horsham.

4. Vision and Core Objectives

4.1 Vision

To ensure that the special, attractive and valued characteristics of the Parish, including their rural feel, historic buildings, low-density construction, relative tranquillity, gardens, wildlife and relationship with the surrounding countryside, are protected and enhanced.

4.2 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 mineral, 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.

5. Neighbourhood Plan Policies

The preceding chapters set out the overall vision for West Chilton. 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.

5a. 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 WCNDP (they are displayed below each policy).

5b. 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

5c. 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 Parish;
- 1c. Contributing to the provision of local infrastructure and facilities.

Policy H1 Allocation of land for housing

Permission will be granted, within the Plan period, for housing on land identified on the Proposals Map as follows:

15 homes on land at Steele Close

Sheltered Housing comprising a minimum of 16 one and two bed flats for the elderly on land at Moto Di Marino garage

Proposals will be expected to reflect the traditional settlement pattern and use local design and materials as set out in the management guidelines contained in the HDC Landscape Character Assessment 2003 and the Village Design Statement.

H1.1 The housing needs study (see Evidence Base) showed a need in the Parish for a range of affordable housing, mid range housing and housing for the elderly to downsize to. The site at Steele Close will provide 14 affordable homes.

H1.2 The land at the existing garage site at Haglands Lane is not currently available, however the land owner has indicated that it could become available during the life of this Plan. The location which has easy access to local facilities and is well connected to a bus route, will lend itself to the provision of a sheltered housing scheme. This will provide access for residents who wish to remain in the Parish to do so and release larger properties within the Parish.

H1.3 The HDC Landscape Character Assessment 2003 management guidelines state that any small scale housing development in the village should respond to traditional street patterns and local design and building materials.

Policy H2 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 this Plan and the core principles of the Village Design Statement 2003 (see Appendix 1).

H2.1 To ensure that development and materials respect the history and local character of the location.

H2.2 To ensure that development includes sustainable design and construction principles.

H2.3 To meet the requirements of the management guidelines contained in the HDC Landscape Character Assessment 2003

Justification: Objective 1b; NPPF 7

Policy H3 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 Homes Standards, or its equivalent, will be supported.

H3.1 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.

H3.2 Lifetime Standard equivalent (the standards have been scrapped) 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 went 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 H4 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.

H4.1 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.

Much of the Parish is characterised by large plots surrounded by mature planting. New development should reflect and respect the density of surrounding properties.

H4.2 To ensure that it does not put a strain on the infrastructure and services.

Justification: Objective 1b; NPPF 6

Policy H5 Affordable Housing

Affordable Housing should be provided in line with the Horsham DC Housing Strategy 2013-2015 (Evidence Base 16). The size and tenure of affordable units should reflect latest available housing needs evidence.

H5.1 The Housing Needs Survey 2014 identified a need for affordable housing in the Parish (see Evidence Base 13). Land prices within the Parish are high.

H5.2 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 H6 Windfall Sites

Residential developments on infill and redevelopment sites within the built up area boundary (see Map A) 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. 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.

H6.1 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 H7 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.

H7.1 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.

H7.2 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 H8 Attention to detail

In addition to the specific requirements detailed in the Village Design Statement, the following items must be considered early in the design process and integrated into the overall scheme:

- 1. 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.**
- 2. Lighting schemes should comply with the requirement of Policy EH9 to maintain dark sky status.**
- 3. Satellite dishes must be positioned carefully and as inconspicuously as possible.**
- 4. Telephone and power lines must be placed underground.**
- 5. Photo-Voltaic panels, and other devices using solar energy for domestic purposes will be approved on a case-by-case basis, but must not detract from the character of the area.**

6. Meter boxes should be bespoke, unobtrusive and complement the materials used for the remainder of the building.

HD8.1 These detail 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 design requirements outlined above. In addition to the larger-scale features of country lanes, grass verges, hedgerows and historic cottages and farmhouses, the rural character of the village is influenced by the absence of such items of visual clutter or suburban character and by the distinctive style of the minor features, for which this policy provides a management tool.

Justification: Objective 1b : NPPF 7

5b. 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 A, 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 or where the benefits outweigh any harm.

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 requiring planning permission within the Settlement Separation Zone shown on Map D will not be supported and strongly resisted unless it is for essential utility infrastructure or where the benefits outweigh any harm.

EH2.1 West Chiltington is defined by the two distinct settlements each with their own built up area boundary. 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. The appeal Inspector for the refused housing application at Smock Alley stated ... "the encroachment and coalescence of these two distinct elements would alter the individual characteristics of this settlement ... the cumulative erosion of the gap by small scale development would undermine the gap and any distinction between the separate elements to the detriment of the characteristics of the settlement" (see Evidence Base 17).

EH2.2 A Character Assessment completed by a resident provides a good overview of a large portion of the southern section of the zone (see Evidence Base 19).

Justification: Objective 2a,2b,2c :NPPF11

Policy EH3 Green Infrastructure and Ecosystem Services

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

EH3.1 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.

EH3.2 All development with the potential to adversely impact on the areas defined on Map E 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. The Centre for Biological Diversity recommends corridors of around 300m, however that may not always be possible due to nearby housing but should be used as a guide. 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.

EH3.3 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 2).

EH3.4 The HDC Landscape Character Assessment 2003 contains eight guidelines relating to the green infrastructure in the Parish and the need to conserve and enhance it.

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 lanes 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 Base12)

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, trees the subject of a TPO 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.

EH5.2 The Parish has over 100 Tree Preservation Orders covering many hundreds of trees (see Evidence Base 7).

EH5.3 Conserving and managing the hedgerow pattern, restoration and planting of new hedgerows, extending and maintaining woodlands and orchards are all featured as management guidelines contained in the HDC 2003 Landscape Character Assessment.

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 Micro-generation 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 unless it is utilising the product of farming operations.

EH6.1 Micro-generation Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro-generation 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 heritage assets

Development proposals involving the Non-designated historic assets listed in Schedule C 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.

Justification: Objective 1b; NPPF 12

Policy EH8 Conservation Area

Development proposals affecting the Conservation Area (Evidence Base 3) 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 (see Map F).**

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 Stream Lane, 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. Residents value the unlit status of the Parish.

Justification: Objective 2c; NPPF 11

EH10 Wells Houses

Development proposals affecting the Wells Houses (Appendix 3) 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 Houses, built in the 1920's as the 'perfect English village' are an unusual feature of the Parish. 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 Lanes and Stream Lane

Development that damages or results in the loss of the sunken lanes or Stream Lane shown on Map C will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss or damage.

EH11.1 The sunken lanes, 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.

EH11.3 Stream Lane, as the name suggests is a lane bounded by a stream. It floods during heavy rain. It is a very unusual feature with a deep open gully bounding the lane.

EH11.4 Conservation of the character of the leafy sunken lanes in the Parish is a management guideline contained in the HDC 2003 Landscape Character Assessment.

Justification: Objective 1b, 2d; NPPF 12

EH12 Mineral and Hydro-carbon Extraction

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

- **The siting, scale, design and impact is minimised and does not compromise public safety and allows continued safe use of public rights of way;**
- **Adjoining uses are not adversely impacted in terms of environmental pollution from noise, light, toxic materials, traffic or vibration;**
- **Traffic plans are submitted to and agreed by the Parish Council prior to the commencement of works;**
- **The impact on biodiversity meets the requirements of Policy EH3;**

Development proposals for conventional hydro-carbon extraction (oil and gas) will be supported provided that :

- **The siting, scale, design and impact is minimised and does not compromise public safety and allows continued safe use of public rights of way;**
- **Adjoining uses are not adversely impacted in terms of environmental pollution from noise, light (unguarded flares), toxic materials, traffic or vibration;**
- **Traffic plans are submitted to and agreed by the Parish Council prior to the commencement of works;**

- **The impact on biodiversity meets the requirements of Policy EH3;**

Development proposals for unconventional hydro-carbon extraction will not be supported.

EH12.1 Following planning approval exploration for oil will soon begin at a location to the north of the Parish. The impact of the initial drilling is already causing concern due to potential light and noise pollution from an un-shrouded flare , however if oil is found the transporting of any product away from the site will have a significant impact upon local roads and could have a detrimental affect in terms of noise and disturbance to both residents and wildlife.

EH12.2 Conventional quarrying can have a significant impact on the locality due to noise and traffic as well as impacts on the biodiversity and ecology.

EH12.3 Unconventional hydro-carbon extraction is a major concern to residents due to the potential impact on the water course and public safety.

Justification : Objective 2e; NPPF 13; West Sussex Mineral Plan

EH13 Significant Views

All development should maintain the local character of the landscape and should not have an adverse impact on significant views that currently provide open field aspects or views from the village centres and other open spaces (see Map F).

EH13.1 The Parish has wonderful open views from many points giving views of open farmland, views into and out of the Conservation Area and views from outside of the Parish from the South Downs Way.

EH13.2 The Viewshed Study Report of the Southdowns National Park and the Horsham District Landscape Character Assessment help us to understand the landscape character and value of the Parish.

Justification : Objective 1b; NPPF 11, 12

5c. 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 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 lanes, 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, bridleways and cycle path network

Support will be given to proposals that improve and extend the existing footpath, bridleway 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 old 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.

GA 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

5d. Employment and Enterprise

Objectives:

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

- 4a. Supporting local shops and other businesses
- 4b. 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. 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 Employment land

Proposals for the redevelopment or change of use of land or buildings in employment 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.

Proposals for new commercial development, with a deliverable and viable business plan or those involving changes of use to Use Classes B1 and B2 will be supported subject to complying with other policies within this development Plan and the impact of such development upon the amenities of surrounding properties. Change of use to Class B8 will not generally be supported due to the heavy traffic that such uses can generate.

EE2.1 Opportunities for employment within the Parish 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 Devel-

opment) (England) Order 2015 (as amended). Such changes of uses are subject to certain 'prior notification requirements' but would otherwise not currently require planning permission.

EE2.2 New commercial development or redevelopment of existing commercial sites, 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.

EE2.3 A local employer, Harwoods, has plans to move its Head Office and build a new car show room, offices and ancillary buildings within the Parish. The plans were presented at the November 2016 open event and widely supported by residents (Evidence Base). However when the plan were presented to the PC they objected to them as some of the promises made about the application were not met. The Parish Council will work with the developer to ensure that CIL money can be used to improve facilities within the Parish.

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

Policy EE3 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.

EE3.1 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 EE4 Improving signage

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

EE4.1 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 fascia signs on shopfronts in the Parish.

EE4.2 There is widespread support for the introduction of 'heritage walking' boards being placed in the Parish to encourage residents and visitors to explore the Parish and its rich heritage, countryside and biodiversity (see Evidence Base D).

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

Policy EE5 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 respect 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.

EE5.1 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 EE6 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 re-construction;
- 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.

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 EE7 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.

EE7.1 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 (Evidence Base 15). 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

5e. Leisure and Community

Objectives:

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

5a. Ensuring 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;**
- **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. A new proposal to provide a skate park is under way and developer contributions will be sought towards future equipment and facilities provision in the Parish.

LC3.3 The Parish recognises the value that children's play has in the growing up process. Children learn to explore and exercise and become aware of themselves and others. Providing suitable play areas for children of all ages is high on the agenda and the value of renewal with exciting new facilities is clearly recognised.

LC3.4 Funds collected under the provisions of the Community Infrastructure Levy will be targeted at the creation of new community facilities.

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 will be submitted for inclusion 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 Houses are part of the social fabric of the village as are the community halls. 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 Map B 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

Background Documents

National Planning Policy Framework
Horsham District Council Planning Framework
Horsham District Council SHLAA 2016
Horsham District Council Housing-Strategy-2013-15
Horsham District Council Landscape Capacity Assessment 2014
Horsham District Council Landscape Character Assessment 2003
Horsham District Council Open Space and Recreation Assessment 2014
GL Hearn - Housing Need in Horsham District 2015
South Downs National Park Management Plan
Sussex Biodiversity Centre - Desktop Biodiversity Report
Action in Rural Sussex - Housing Needs Report
Appeal Decision APP/Z3825/W/15/3022944 Haglands Lane
Appeal Decision APP/Z3825/W/16/3146231 Smock Alley
Appeal Decision APP/Z3825/W/16/3146083 Hatches House
West Chiltington Village Design Statement
West Chiltington Neighbourhood Reg 14 Pre-submission Plan 2015

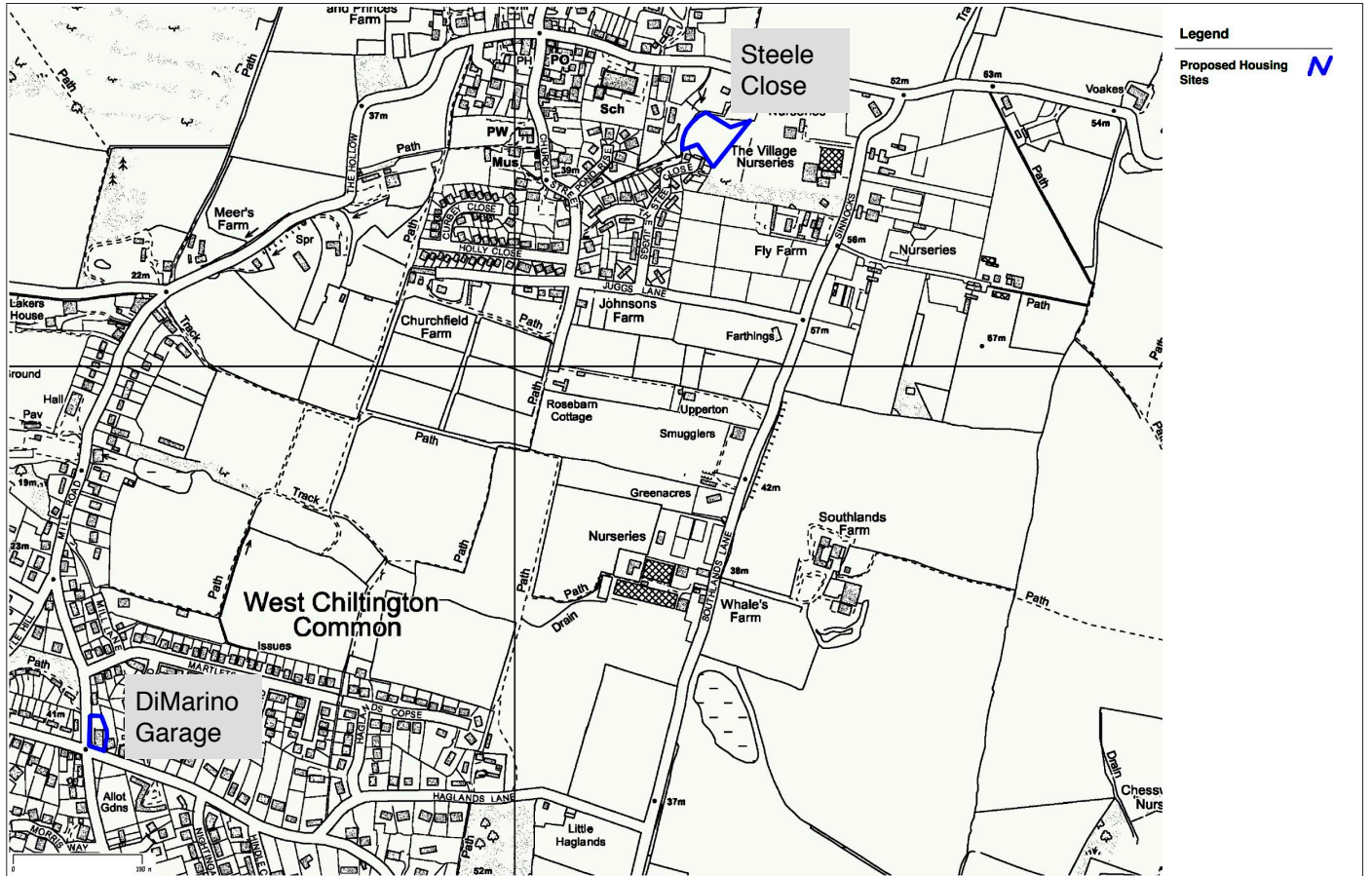
This document should be read in conjunction with the online Evidence Base found at www.westchiltingtonnp.co.uk

Proposals Map



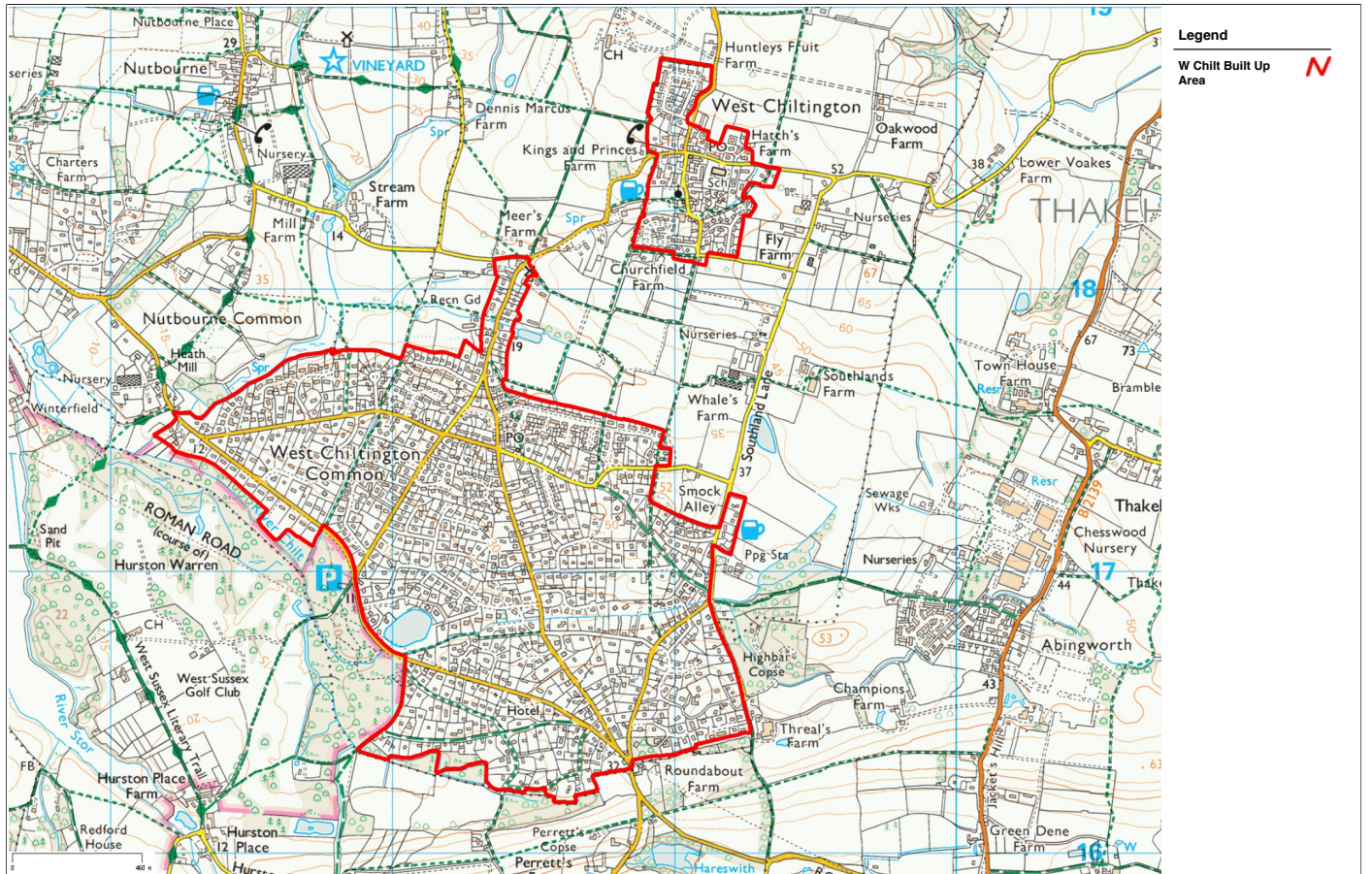
Proposals Map Final

West Chiltington CP 



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Map A - Built Up Area Boundary - Policy EH1



Map C - Sunken Lanes and Stream Lane

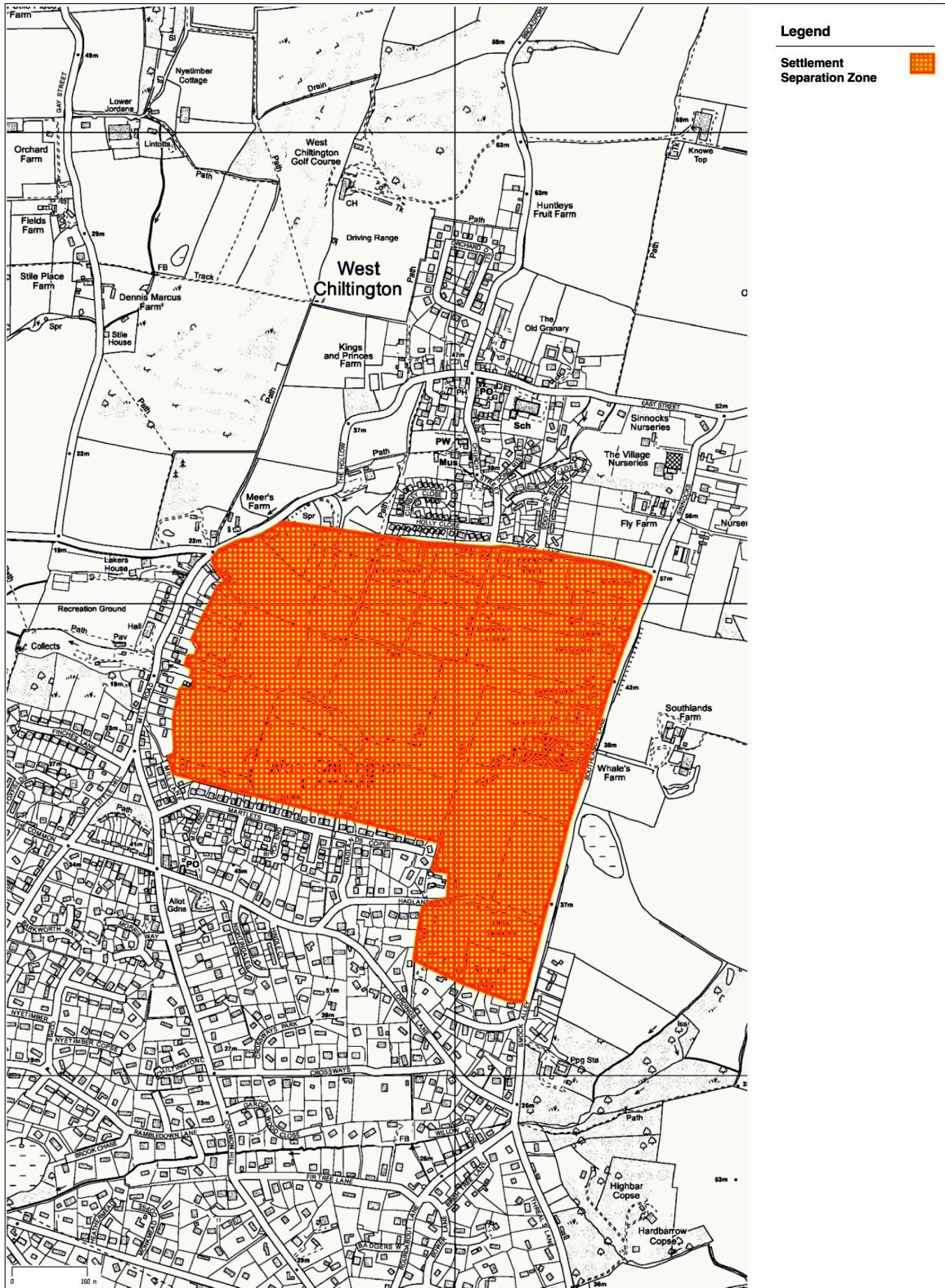
To follow

Map D - Settlement Separation Zone - Policy - EH2



Settlement Separation Zone

West Chiltoning CP

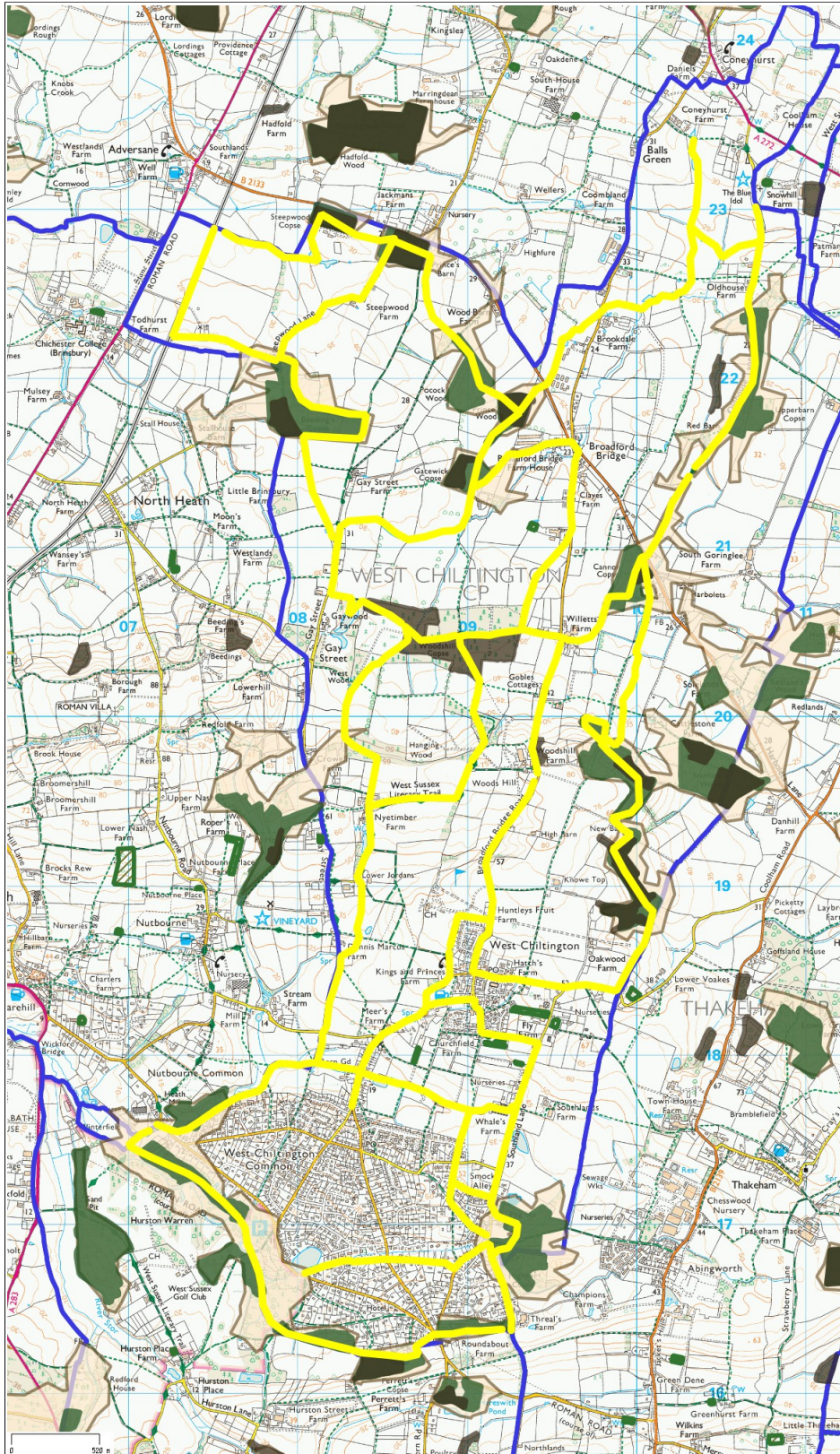


Map E - Biodiversity Corridors - Policy EH3



Biodiversity Corridors

West Chiltington CP



Legend

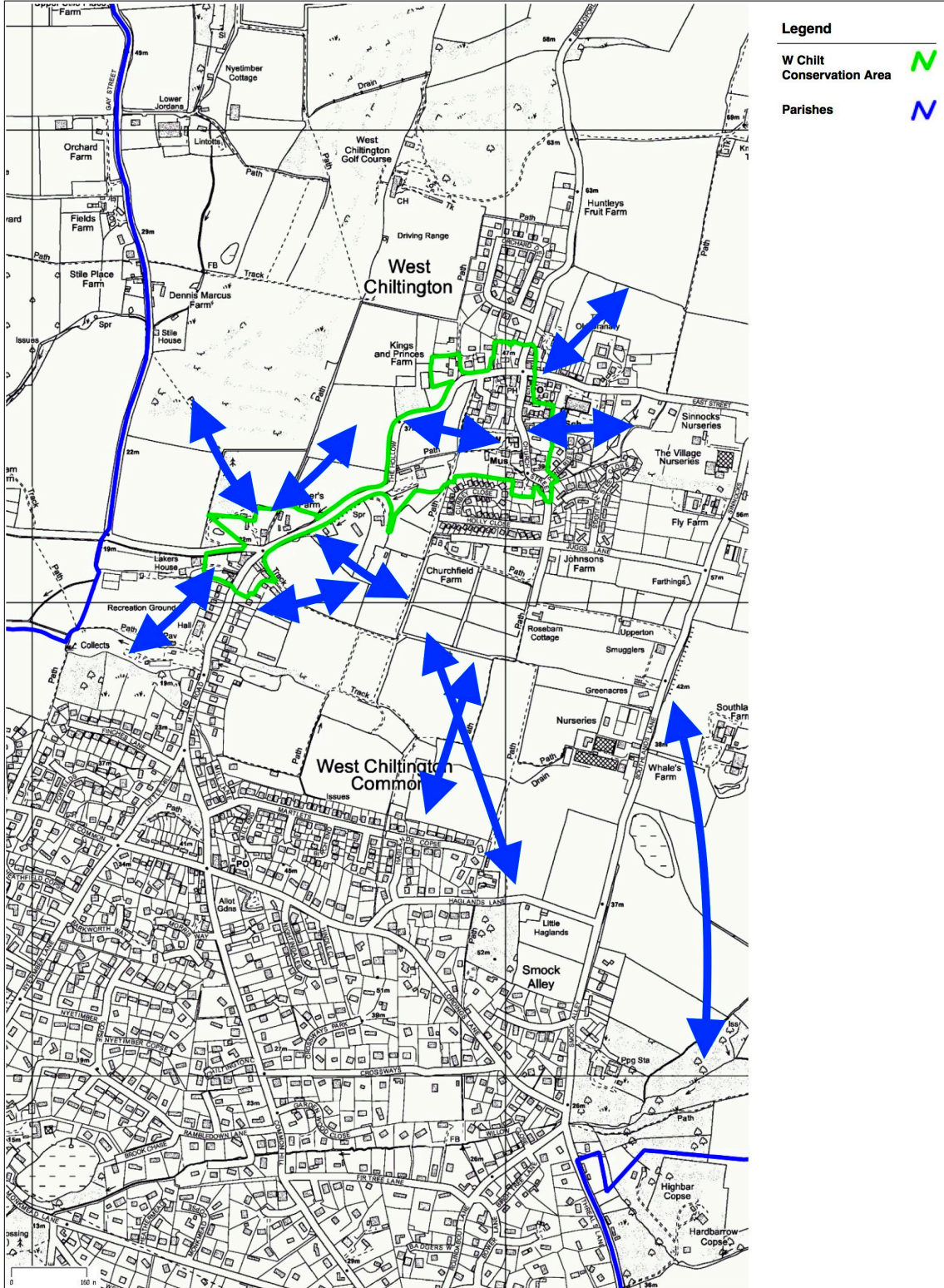
- Biodiversity Corridors
- W Chilt Tpo
- Ancient Woodland
- Deciduous Woodland
- Econet - Woodland
- Traditional Orchards
- Parishes

Map F - Significant Views Policies EH8 and EH13



Significant Views

West Chilton CP



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Schedule A - Assets of Community Value

The following buildings have been nominated for addition to the register of Assets of Community Value held by Horsham District Council:

1. NISA Local, Haglands Lane
2. Post Office Stores, Church Street
3. The Five Bells
4. The Queen's Head
5. The Roundabout Hotel
6. West Chiltington Village Hall
7. The Sports Pavilion
8. The Playing Fields
9. The Reading Room
10. The Church Hall
11. The Allotments

Schedule B - Local Green Space - Policy LC5

The NPPF para. 76 defines Local Green Space as:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- where the green area concerned is local in character and is not an extensive tract of land.

The phrase "local in character" is open to various interpretations. Here it is interpreted as meaning an area that is contained within clearly defined physical boundaries and occupies only a very small fraction of the total Neighbourhood Plan area.

The open rural aspect of the Parish and its fairly large land mass means that local people have suggested areas that are usually multifunctional, the reasons for nominating them being typically walking, tranquillity and wildlife (very popular with the children).

Old maps of the Parish were used in assessing historic significance as this shows the pattern of land parcels and shape of the historic landscape.

Each piece of land was assessed using the following rating:

In close proximity - 1

Demonstrably special - 2

Beauty - 3

Historic significance - 4

Recreational value - 5

Tranquillity - 6

Richness of wildlife - 7

Local in character - 8

Extensive tract of land - R

Total cumulative amount of land proposed as Local Green Space = 26.72ha. Represents 1.37% of the total Parish land area of 1732ha.

1. Monkmead Wood

Monkmead Wood is owned and managed as a public open space by Horsham District Council. It is located along the valley of the River Chilt, a tributary of the river Arun. This wooded area lies partly within the Hurston Warren SSSI. It contains an area of wet heathland where cross leaved heather and insectivorous plants thrive and is home to a number of important fungi and invertebrates and the animals and birds which feed upon them. It also has an area of dry heathland containing heathers and gorse, grasses, heathland plants and trees along with bare ground which provides perfect habitat for wood ants, butterflies and basking reptiles. In the UK there is now only approximately 16% of such habitat remaining.

16.72ha of which part is designated SSSI

NPPF assessment - 1,2,3,4,5,6,7,8

2. West Chiltington Recreation Ground

Recreation Ground attached to the Village Hall and Sports Pavilion. Well used by residents for sports such as football, cricket, croquet and tennis as well as dog walking.

4.1ha

NPPF assessment - 1,5,8

3. West Chiltington Primary School Playground

School playing field primarily for school usage as part of its sport and health awareness and activity programmes. The field is bounded on two sides by mature hedges and trees and is a focus for village gatherings connected with the school. This field is owned by WSCC.

0.33ha

NPPF assessment - 1,5,8

4. St Mary's Church Graveyard and overspill area

Graveyard to the Parish church and land used as overspill for church and village events.

0.80ha

NPPF assessment - 1,2,3,4,6,7,8

5. Church Field

Land adjoining the graveyard. This land frames the Conservation Area, maintaining important views of the church. It is a clear land parcel shown on the 1842 Map of the Parish.

1.48ha

NPPF assessment - 1,2,3,4,6,7,8

6. Parish Allotments

Land owned by the Parish and used for community allotments. This site is a well used community asset which is a tranquil place; a place of social connectivity and contributes to local habitat and improved health and fitness.

0.40ha

NPPF assessment - 1,5,6,7,8

7. Pond in Southlands Farm

A natural pond teeming with wildlife that is a tranquil and beautiful area. There is no public access to the pond but the wildlife it attracts is viewed by many from the perimeter. Forms part of the biodiversity corridor.

1.43ha

NPPF assessment - 1,2,3,6,7,8

8. Woods by Little Haglands

Area of woodland bounded by a public right of way, this area is a haven for roosting bats, some of which are rare, bird and other wildlife. Forms part of the biodiversity corridor.

1.46ha

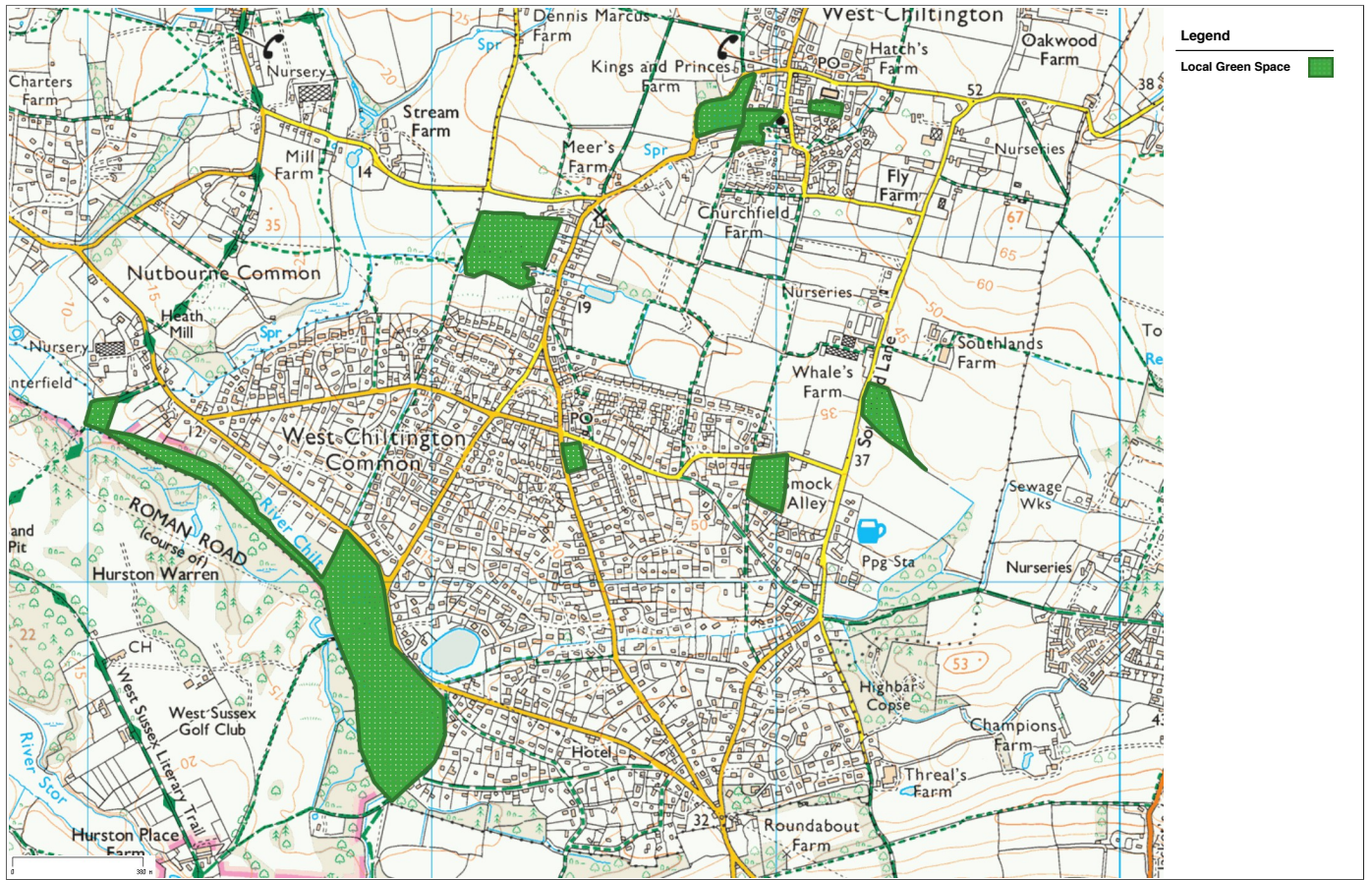
NPPF assessment - 1,2,3,6,7

Map B - Local Green Space - Policy LC5



Local Green Space Policy LC5

West Chiltington CP



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Schedule C - Non-designated heritage assets

The following buildings/structures are designated as Non-designated heritage assets:

The 'finger' Way Posts - see Appendix 2

The Telephone Boxes at East Street and Haglands Lane

The Bus Shelter at Common Hill

The Reading Rooms, Church Street

The Wells Houses - see Appendix 3