

West Chiltington Submission Neighbourhood Plan 2018 to 2031



**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 states what the Parish Council and its partners will work towards.

SECTION 1

1. Introduction

The Neighbourhood Plan has been 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 Neighbourhood Plan has been prepared. It identifies the sustainability constraints within the Parish and sets out a framework within which the economic, social and environmental issues in the Plan will be used to determine the 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 2011 sets out some important guidance. One of these is that all Neighbourhood Plans must have regard to 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 NP web site www.westchiltingtonnp.co.uk

Neighbourhood Plans must be compatible 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 2011. 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; provide the criteria and framework upon which future development will be judged and how the community should grow.

Section 6.0 - Monitoring and delivery.

1.2 Plan Preparation Process

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

The Neighbourhood Plan has been through two pre-submission consultations. West Chiltington is partially within the South Downs National Park. As the main settlement is outside the SDNP, Horsham District Council is the lead authority for the Neighbourhood Plan. The Neighbourhood Plan will need to be submitted to Horsham District Council for independent examination.

The Plan-making process for the WCNP comprised 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 summarised all of the evidence on which the West Chiltington NDP was based
- Strategic Environmental Assessment (SEA) screening, scoping and Sustainability Appraisal / SEA report
- Pre-submission Plan - a report that comprised the draft vision, policies and proposals
- Second Pre-submission Plan
- Submission Plan - a final Plan submitted to HDC and SDNPA for Independent Examination 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 (these documents will not be available until the Submission Plan stage).

- Independent Examination
- Referendum
- Plan-making by HDC

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 Chiltonton 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

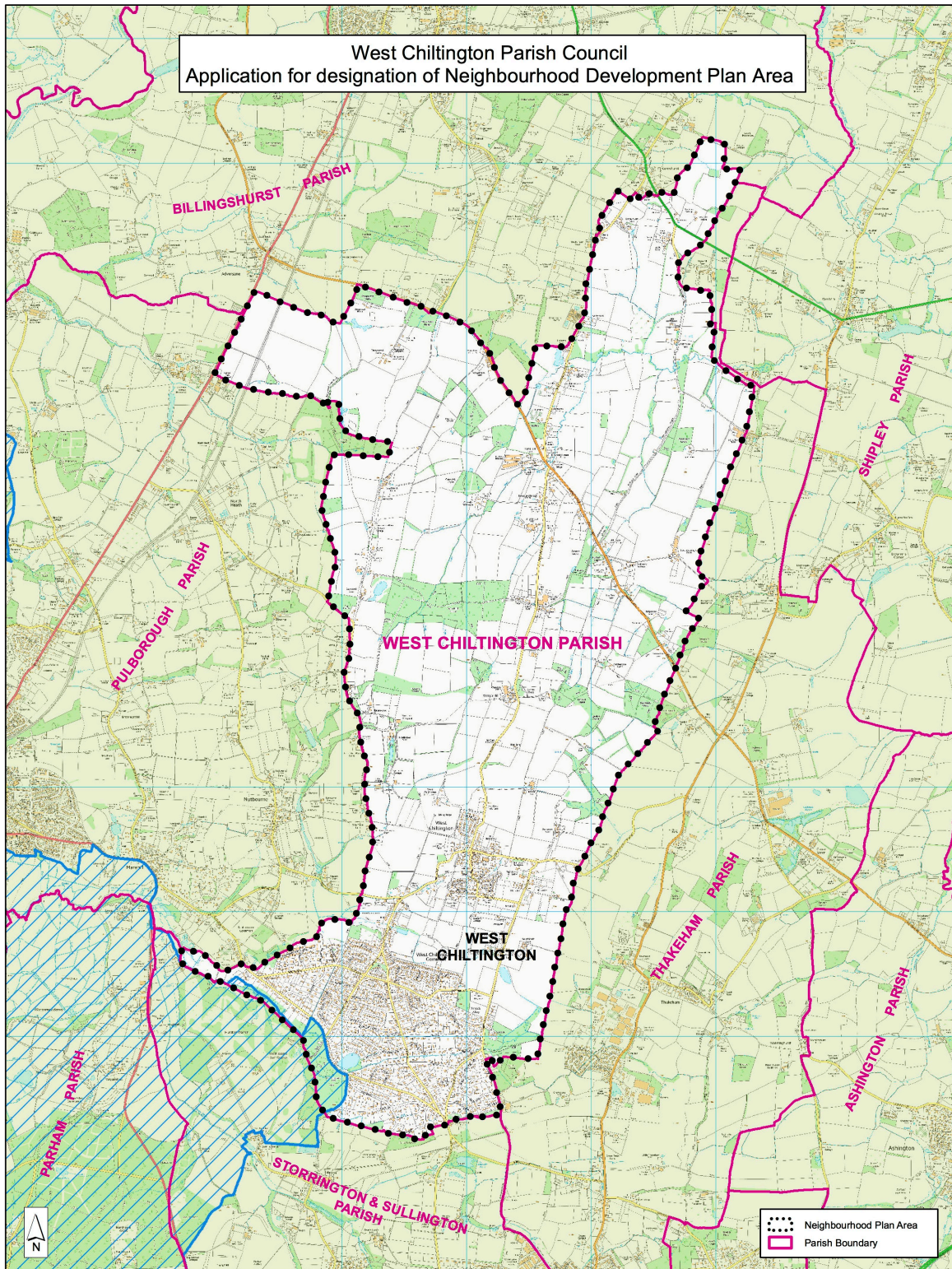
To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

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.

1.4 Strategic Environmental Assessment

Neighbourhood Plans must be compatible with European Regulations on strategic environmental assessment and habitat regulations. A SA/SEA report has been provided.

1.5 Neighbourhood Plan Designated Area



West Chilmington Parish Council
Application for designation of Neighbourhood Development Plan 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.			
Reference No : WCNP1	Date : 12/08/13	Scale : 1:28,000	
Drawing No :	Drawn :	Checked :	Revisions :

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, provided guidance for local planning authorities (LPAs) in drawing up plans for development and was a material consideration in determining applications. The Framework was revised in July 2018 during the creation of the Plan and work was undertaken to revise the references and to align them with the new Framework. 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 areas' 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 11 of the NPPF 2018 requires that Neighbourhood Plans should apply a presumption in favour of sustainable development. This means that Neighbourhood Plans should positively seek opportunities to meet the development needs of their areas, and be sufficiently flexible to adapt to rapid change.

At examination, the submitted Neighbourhood Plan 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 Horsham District Development Plan.

2.1.2 Local Plan policy

As the Parish is located within the Horsham District Council Local Planning Authority area, the Neighbourhood Plan needs to generally conform with the policies of the Horsham District Planning Framework 2015 (HDPF).

The vision of HDPF is of "A dynamic district where people care and where individuals from all backgrounds can get involved in their communities (and has) ...retained its remote but not isolated, rural identity and villages their separate, distinctive and varied characters and have been able to accommodate appropriate development for local people and to support the community" (HDPF page10, para 3.8).

The HDPF acknowledges the important, complementary role of neighbourhood plans in forming the Development Plan for the District. It states that "many local needs and objectives will be identified and met through Neighbourhood Plans and this will include the identification of locally specific issues and requirements and will include the allocation of sites ..." (HDPF page7, para

2.12).

HDPF Strategic Policy 3 Development Hierarchy recognises the District's existing settlement patterns and their varying capacity for development, stating: "The strategy recognises the existing settlement pattern and hierarchy which can be used to inform how the appropriate level of growth should be planned. The larger settlements such as Steyning, Southwater, Storrington, Billingshurst and Broadbridge Heath have a role to play and can support development in accordance with their size and role in the settlement hierarchy. Medium and smaller villages have the potential to address identified local needs and limited development should be pursued to meet these needs and support the rural services and infrastructure...." (HDPF page 16, para 3.24)

Although the two settlements of West Chiltington are listed in HDPF Policy 3 as being the same level within the settlement hierarchy (medium village) they are clearly very different in character and size. West Chiltington is divided into two quite distinctive settlements, The Old Village and West Chiltington Common each with its own built up area boundary (BUAB).

HDPF makes provision for at least 1,500 homes to come forward through Neighbourhood Plans (Policy 15 HDPF). This number of homes is based upon capacity work undertaken as part of the preparation of the HDPF, and in particular focussed on the potential of known Strategic Housing and Employment Land Availability Assessment (SHELAA) sites within parishes where Neighbourhood Development Plans were in progress. It was not expected that each Neighbourhood Plan area would meet its Objectively Assessed Housing Need (OAN) in full and this would be met by other strategic allocations/planning permissions in the district, particularly in and around Horsham town.

The secondary Local Planning Authority is the South Downs National Park Authority (SDNPA). While only a small area of West Chiltington is within the SDNP, the emerging Local Plan of the SDNPA will be the Development Plan for that part of West Chiltington and is therefore of importance. In particular, a small area of the Site of Special Scientific Interest (SSSI) site of Hurston Warren (Monkmead Woods) is within the neighbourhood area. The emerging South Downs Local Plan has specific policy on Biodiversity and Geo-diversity which covers SSSI.

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 1732 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 density at the 2011 census was 1.9 persons per hectare compared to 2.5 per hectare across the Horsham District

The Parish is roughly divided into three sections. North is open agricultural land then to the south there are two distinct settlements; the Old Village being one mile north of the The Common. 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. These roads are mainly single track with pinch points and 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 on the lanes is a hazardous business throughout the village.

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.



St Mary's Church

3.1 Strengths and Weaknesses

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

Strengths

- Two general stores and two Post Offices, two pubs, a butcher's, garage, beauty salon/ hairdressers and hotel;
- Church and church hall;
- Village hall and recreation ground, on which many activities for the majority are centred;
- Local primary school;
- Pre-school;
- 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;
- Large network of footpaths and bridleways;
- Two vineyards and two breweries.

Weaknesses

- Limited public transport access to local stations;
- Skewed population age distribution, with the majority of residents aged over 50;
- Poor road network with no pavements;
- Threatened by traffic congestion and pollution in Storrington to the south;
- No Medical facilities;
- No care/elderly persons facilities; Residential Care/Nursing Homes
- 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 individually listed buildings and one group value listing. 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 unmade-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 taken from the 2011 Census (see Evidence Base 1 for full report).

	West Chiltington Parish	Horsham
Population	3,377	131,301
Residents aged over 65	1,195 (35.3%)	25,590(19.49%)
Residents aged 20 to 64	1,736 (51.40%)	75,020 (57.14%)
Residents aged under 19	446 (13.20%)	30,767 (23.43%)
Number of dwellings	1,579	56,516
Detached houses or bungalows	1,345 (85%)	21,844 (38%)
Semi-detached	163 (10%)	14,985(26.51%)
Terraced	5 (0.3%)	9,613 (17%)
Flat / Maisonette	61 (4%)	9,714 (17.9%)
Caravan or other mobile/ temporary structure	5 (0.3%)	395 (0.7%)
Properties owned outright	1,397 (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 = 1,441 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, both considered to be of international importance. One of the special features of the parish is its broad range of wildlife habitats, connected by a network of corridors. These habitats include lowland heath SSSI to the south, streams, ponds and

wetlands, hedgerows and mature trees (especially veteran oaks) leading to drier, acid sandstone ridges on the higher altitudes.

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, and a SSSI in the south bordering the South Downs National Park.

An extensive biodiversity survey was conducted across the Parish using the Sussex Biodiversity Centre Records as a baseline (see Evidence base and Appendix 6). 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, slow-worms 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, waterways, 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 68 Grade II Listed buildings within the parish, plus one Grade I: St Mary’s Church and one group listing (Evidence Base 4). According to the West Sussex Historic Environment Record and Historic Landscape Character Assessment there are no listings relating to archaeology for the Parish.

Wells Houses

The Wells Houses, built in the 1920’s as the ‘perfect English village’ are an unusual feature of the Parish (see Appendix 4). 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). The parish has many equestrians who value the network of bridleways.

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 and bungalows set in well-proportioned plots, mainly with off street parking and surrounded by mature gardens and countryside, but often bordered by narrow country lanes.

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 social rent. The Juggs at the south east corner of the old village was completed in 1946-7 and was part of the Council Housing Scheme. Orchard Dell was built on the orchard land of Palmer's Lodge in 1957. In 1962 Kensington Close, a block of one and two bedroom flats was built for further social housing. By accommodating older people from The Birches in these flats, their houses became available for rent by younger couples with children.

Holly Close and Curbey Close were added in 1975 and sheltered housing for over 50's at Wheelwrights was built in the 1980s. 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. Church Grove was 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.

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. All infill on existing plots.

The main evidence base pertinent to housing needs in support of the West Chiltington Neighbourhood Plan is the West Chiltington Parish Housing Needs Survey Report, produced in 2014 by Action in Rural Sussex (AirS). The purpose of the survey was to determine the existing and future housing needs of residents. 43.8% of residents responded to it (see Evidence Base 13).

The report largely concentrated on affordable housing needs and may not have effectively addressed the wider assessment of Objectively Assessed Housing Needs (OAHN) in West Chiltington.

It should be noted that the AirS survey is a snapshot at the time undertaken. Nonetheless, it was assessed that there were 32 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market in West Chiltington. It is considered that such evidence is both robust and vital in assessing affordable housing need within the Parish, but that open market housing needs in the Neighbourhood Plan area should also be considered.

Following discussion with Horsham District Council (HDC) on this matter of OAHN a Housing Need Study (HNA) was commissioned by WCP and carried out by AECOM in 2017. The purpose of this HNA was to investigate specific local needs relevant to West Chiltington whilst supporting the strategic development needs set out in the HDPF.

The AECOM unconstrained housing need assessment indicated in West Chiltington that 363 dwellings are required to the end of the plan period in 2031, which is an average 18 dwellings per annum between 2011 and 2031.

It should also be noted that the site assessment work completed in support of the West Chiltington Neighbourhood Plan has been thorough and that the Parish have endeavoured to accommodate housing growth in their area but, due to the availability of viable housing sites and considerable constraints surrounding the settlement, the objectively assessed housing needs cannot be fully realised. It is acknowledged by the District Council that this is a strategic issue which if the requirement of 'at least 1500 homes' cannot be met through neighbourhood planning, will be addressed as part of the HDPF review

It is anticipated that from 2011 to 2031 the minimum growth in dwellings will be 81 in the form of housing growth already met through completions and Neighbourhood Plan allocations for 2018 to 2031. It is very likely more dwellings will come forward and be delivered through Windfall sites over the WCNP period 2018 to 2031. Hence the total provision of housing would be greater than the minimum identified in the HNA.

Since the pre submission plan regulation 14, the allocated Steele Close site for 15 dwellings has planning permission granted and will be delivered early in the NP period 2018 to 2031.

If we consider the made NP of Thakeham and emerging NPs for West Chiltington, Storrington/Sullington and Pulborough (neighbouring parishes) the total allocated dwellings amount to 408 which is 27.2% of the total 1,500 dwellings anticipated from NPs across the District.

It is important to note there are also a number of other housing developments in the neighbouring parishes which are in addition to the site allocation in their respective NPs. These are Storrington/Sullington 152; Pulborough 56; Thakeham 241; Billingshurst 555; which equates to a total of 1,004 dwellings.

As discussed above, it is considered that housing provision allocated in the West Chiltington Neighbourhood Plan would support the strategic housing provision policies of the HDPF, be proportionate to its position within the development hierarchy and considerable constraints. It would align with both the District's and Parishes' evidence base on housing need.

It is therefore anticipated that open housing market needs within the Parish would be met largely through other strategic allocations and permitted planning applications in other parts of the district in addition to the sites being delivered through Neighbourhood Planning

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 concerned with this site for development due to potential access, loss of currently used agricultural land, and the impact of additional traffic on local roads/lanes, especially around the very congested crossroad area by the school. The site is also part of open countryside outside of the built up area boundary.

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 lanes without footways 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 at drop off and pick up times is a constant issue and some residents support the possible allocation of land for additional parking. Others, mainly those who do the dropping off and picking up, have stated that they would not use a car park as they want to 'drop and run'.

Trains

The nearest rail connections are Pulborough 3 miles to the west, Billingshurst station 5 miles north west and Horsham station 12 miles north all of which provide a range of services to London, Portsmouth and Southampton.

Buses

There is a very limited bus service:

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. See Appendix 7 - Getting Around West Chiltington.



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. Most of the employees come from outside of the Parish.

Harwoods is a big local employer planning to relocate the head office and some small industrial units to the western edge of the Parish, bringing much needed employment to the area.

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 Pubs

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 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. There are three self-catering holiday cottages at Woodshill.

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 which has places for up to 20 children and is currently located in the Community School.

Churches

The Parish Church of St Mary's, is a Grade 1 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 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 2019. 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 locally identified housing need
 - 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 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 roads, 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

SECTION 2



5. Neighbourhood Plan Policies

The preceding chapters have 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 Neighbourhood Plan supports the principles of sustainable development as set out in the NPPF namely:

“There are three overarching objectives 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 objective – to help build 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, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting 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 Plan (they are displayed below each policy).

5b. NPPF Achieving sustainable development

1. Delivering a sufficient supply of homes
2. Building a strong, competitive economy
3. Ensuring the vitality of town centres
4. Promoting healthy and safe communities
5. Promoting sustainable transport
6. Supporting high quality communications
7. Making effective use of land
8. Achieving well-designed places
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

6. Housing Policies

Objectives

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

- 6a. Meeting identified local needs;
- 6b. Complementing the current character, local distinctiveness and cultural heritage of the Parish;
- 6c. Contributing to the provision of local infrastructure and facilities.

Policy H1 Spatial Strategy and Built Up Area Boundaries

Development proposals will be supported where they meet the following criteria:

- a) Are located within a Built Up Area Boundary
- b) Do not diminish the Settlement Separation Zone/Local Gap (see Map B and Appendix 9) visually, perceptually or physically, between West Chiltington Common and West Chiltington Old Village. A Landscape and Visual Impact Assessment must demonstrate no diminution in openness of and views from the Separation Zone/Local Gap
- c) Do not result in coalescence between Thakeham, Nutbourne, Pulborough and Storrington
- d) Respond to the individual identities of The Common and The Old Village
- e) Protect and where possible enhance local habitats, flora and fauna
- f) Do not have a detrimental impact on the predominantly open and undeveloped landscape setting of the Parish as a whole
- g) Are in accordance with the Development Plan and other policies within the Neighbourhood Plan
- h) Important trees and hedgerows and key landscape features must be retained as part of any development proposal

Land outside of either settlement boundary is considered to be countryside and development will only be allowed if it is the subject of a specific policy in this neighbourhood plan or can demonstrate a need to be located in the countryside, as set out in national and local policies.

H1.1 This policy sets out the spatial plan for the Neighbourhood Plan. Sustainable development is at the heart of National Planning Policy. There are three dimensions to sustainable development: an economic role, a social role and an environmental role. Locally, all three dimensions are important. Consultation with the local community has identified a significant desire to preserve our unique natural, built and historic environment that consists of two individual settlements, surrounded by rural land. This spatial strategy provides locally specific emphasis in support of sustainable development.

H1.2 The boundaries as defined by HDC set the distinction between the built form of the two settlements of West Chiltington and the surrounding countryside and will protect the countryside from unnecessary development in accordance with Policy 27 of the HDPF.

The community wishes to retain the visual separation and important views between different settlements within and adjacent to the Parish. Each settlement has a unique identity and development should respond to to the settlement in which it is located.

H1.3 West Chiltington is defined by the two distinct settlements each with its 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. Each settlement has its own shop and Post Office. 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).

H1.4 The Landscape Character Assessment clearly identifies the main characteristics of this area. (see Appendix 8).

H1.5 The Horsham District Council Core Strategy 2007 designated the land between the two settlements as a Local Gap.

H1.6 A Landscape 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 7a,7b,7c :NPPF11 ; HDPF Policies 25 and 27

Policy H2 Allocation of land for housing

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

Sheltered Housing comprising a minimum of 16 one and two bedroom flats for the elderly on land at Moto Di Marino garage. To include the provision of a length of footway on the Mill Road western boundary either entirely or partly within the development site.

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, the West Chiltington Landscape Character Assessment 2018 and the Village Design Guide 2018.

H2.1 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. A site at Steele Close was identified early in the Neighbourhood Plan process which will provide 14 affordable homes on a single site. The site has already been granted planning permission due to the length of time the NP process has taken. This site is delivering 93% affordable housing. To have achieved this level normally would have required the Parish to build 70 homes (see Appendix 1 - Determining an appropriate housing scale for West Chiltington).

H2.2 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 due to his retirement. 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. WSCC has commented that the redevelopment of the site could enable highway improvements by providing a footway on the western Mill Road boundary to prevent pedestrians walking in the road.

H2.3 The sites were allocated following an extensive review of land across the Parish (see Housing Site Assessment Report 2018 in the Evidence Base).

H2.4 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.

H2.5 Policy 38 of the HDPF requires that sites are allocated following a sequential approach to flood risk management. The Moto Di Marino site does not lie in Flood Risk Zone 2 or 3 and is therefore at the lowest risk of flooding as tested against the Environment Agency NP Checklist.

Justification: Objective 6a, b, c; NPPF 1, 7

Policy H3 Quality of Design

Proposals for new housing, extending or altering existing dwellings must be of a high quality, be energy efficient and designed to reflect the local character and reinforce local distinctiveness. Proposals for major development must demonstrate through their Design and Access Statement how they meet the policies set out in this Plan and the core principles of the Village Design Guide 2018 (see Appendix 1) as well as how they will enhance/improve local character.

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

- a) 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.
- b) Lighting schemes should comply with the requirement of Policy EH9 to maintain dark sky status.
- c) Satellite dishes must be positioned carefully and as inconspicuously as possible.
- d) Telephone and power lines must be placed underground.
- e) 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.
- f) Meter boxes should be bespoke, unobtrusive and complement the materials used for the remainder of the building.

H3.1 To ensure that development and materials respect the history and local character of the location. This is central to the NPPF. The Village Design Guide adopted in 2003 has been updated and is submitted at Appendix 2 for adoption by HDC.

H3.2 To ensure that development includes sustainable design and construction principles.

H3.3 To meet the requirements of the management guidelines contained in the Landscape Character Assessment 2018 (Appendix 8) and the Village Design Guide 2018. West Chiltington demonstrates its historical timeline with no one single style across the parish. The Village Design Guide seeks to set out the styles and building materials common to the Parish.

H3.4 The detailed items are all often 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 8

Policy H4 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 and the identified need for 2 and 3 bedroomed properties. Proposals where at least 25% of dwellings meet Lifetime Homes Standards, or its equivalent, will be supported.

H4.1 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.

H4.2 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 (35% over 65), 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 6a; NPPF 4, 8

Policy H5 Housing density

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

H5.1 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.

H5.2 To ensure that it does not put a strain on the infrastructure and services.

Justification: Objective 1b; NPPF 8

Policy H6 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.

H6.1 The AECOM report 2018 identified a need for affordable housing in the Parish (see Evidence Base 13). Land prices within the Parish are high and house prices are higher than those for neighbouring parishes and for Horsham (average for a semi detached property in Horsham is £350,000 compared to around £400,000 in West Chiltington - source Zoopla).

H6.2 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; AECOM report ; Objective 1a; NPPF 1; Horsham DC Housing Strategy 2013-2015

Policy H7 Windfall Sites

Residential developments for small scale housing development of 5 or fewer dwellings on infill, and redevelopment sites within the built up area boundaries shown on Map A will be supported subject to the proposals being well designed, and where such development:

- a) complies with the other relevant policies of the Neighbourhood Plan
- b) preserves the essential open character of the parish and does not lead to the subdivision of larger sites of a unified character
- c) is of a scale and design appropriate to the size and character of the settlement and avoids harming the amenities of adjoining residential properties
- d) conserves or enhances the built and landscape character in accordance with the findings of the Landscape Character Assessment
- e) creates safe and accessible environments that offer good access via a range of transport modes
- f) where land is demonstrated to be used effectively and comprehensively
- g) delivers, wherever feasible and viable, on-site affordable homes in accordance with the development plan policy in force at the time of application, and implements the adopted Horsham Housing Register and Nominations Policy in respect of the allocation of some homes to those households with a local connection

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.

H7.1 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, AECOM report; Objective 6b; NPPF 1, 8

Policy H8 Recreational Space

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.

H8.1 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 4, 8, 11, 12

7. Environment and Heritage Policies

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:

- 7a. Protecting agricultural land
- 7b. Protecting and enhancing existing green spaces
- 7c. Minimising the risk of flooding
- 7d. Protecting and enhancing the Parish's biodiversity
- 7e. Minimise the impact from mineral, oil and gas exploration

Policy EH1 Green Infrastructure and Ecosystem Services

New development within, or immediately adjacent to the Biodiversity Corridors and green infrastructure assets identified on Map C and Appendix 6 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.

Development with the potential to adversely impact on the areas defined on Map C 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 30m, 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 and enhancement of key features within the Biodiversity Corridor can be achieved.

EH1.1 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 Weald, if they are better connected to form wildlife corridors. The Green Infrastructure and Ecosystem Services report at Appendix 6 provides more detail.

EH1.2 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, slow-worms, adders and dormice.

EH1.3 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 7c; NPPF 11

Policy EH2 Surface Water Management

No development should take place in areas at risk from flooding on the Flood Map, unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The need for a sequential test does not apply to changes of use or residential extensions.

All development proposals on undeveloped land (i.e. greenfield) must demonstrate that there will be no net increase in surface water run-off from the application site as a result of the development.

All development proposals on previously developed land (i.e. brownfield) must demonstrate that surface water run-off from the application site as a result of the development will be as close as reasonably practical to the greenfield run off rates from the development for the same rainfall event but should never exceed the rate of discharge from the site prior to its redevelopment.

EH2.1 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. The Environment Agency maps extracts show areas in the north and south of the parish as at High to low risk of flooding. However the extract taken from the EA surface water flooding maps show considerably more areas at risk. See Evidence Base.

Justification: Objective 7d; NPPF 10

Policy EH3 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 refused; unless the need for, and the benefits of the development in that location clearly outweigh the loss.

Development proposals, where appropriate, must be designed to incorporate and enhance 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 where there are trees on the site or on neighbouring sites that could be affected by the development 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 maintained and enhanced and damage prevented.

EH3.1 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.

EH3.2 The Parish has over 100 Tree Preservation Orders covering many hundreds of trees (see Evidence Base 7).

EH3.3 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 7c; NPPF 11

Policy EH4 Renewable and Low Carbon Energy

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

- a) 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
- b) 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
- c) The amenity of adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference

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.

EH4.1 Where appropriate, the energy generating infrastructure and its installation should comply with the Micro-generation Certification Scheme or equivalent standard. 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.

EH4.2 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.

EH4.3 Central to the NPPF is the concept of sustainable development and central to this is the need to mitigate and adapt to climate change.

Justification: Objective 7c; NPPF 10

Policy EH5 Non-designated heritage assets

Development proposals involving the Non-designated heritage assets listed below must retain their significance including their contribution to local distinctiveness. All proposals that have the potential to directly impact the asset and/or its setting must provide a heritage statement demonstrating that the potential harmful impacts to the asset's significance has been clearly identified and avoided or minimised where possible and that unavoidable harm would be clearly justified by public benefits delivered by the scheme.

- a) The Telephone Boxes at The Hollow and Haglands Lane
- b) The Bus Shelter at Common Hill
- c) The Reading Rooms, Church Street
- d) The Wells' Houses - see Appendix 4
- e) The Heritage Finger Posts - see Appendix 3

EH5.1 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 EH6 Conserve and Enhance the Heritage Environment

New development must respect and enhance the local distinctiveness and character of the area, landscape and the significance of heritage assets. Development proposals must demonstrate that all the following criteria have been met:

The proposal conserves and enhances the natural beauty and wildlife and cultural heritage of the area and protects the setting of designated and non-designated heritage assets including:

- Listed buildings
- Buildings within a Conservation Area
- Scheduled Ancient Monuments
- Historic buildings or structures/features of local distinctiveness and character
- Development is in keeping with existing designed or natural landscapes and maintains the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area

EH6.1 The Parish has a large number of Listed Buildings as well as a Conservation Area (see Evidence Base). Conserving and enhancing these historic assets is important to all residents.

EH6.2 Monitoring and management of the Conservation Area is important and the Parish Council will set up a sub-committee to carry out this role.

EH6.3 The Council will work with HDC to produce a Conservation Area Statement in line with Policy 34 of the HDPF.

Justification: Objective 1b; NPPF 11, 12

EH7 'Unlit village' status

Development proposals which detract from the unlit environments of the Parish by significantly reducing sky quality, will not be supported.

All development shall be expected to demonstrate best practice through the submission of a lighting plan. This includes floodlighting at equine establishments and on sports fields or sports grounds.

A plan reflecting best practice principles should show;

- The lighting is required and appropriate for the task
- It has been designed specifically to minimise the impact of the lighting on the night sky by reducing sky glow, glare and spill
- Incorporates sufficient mitigation measures to reduce light pollution to a minimum
- That the illumination of lit surfaces does not detract from the unlit environment
- That internal spill through excessive glazing does not detract from the unlit environment

Any new adoptable highway lighting will need to conform to the West Sussex County Council Private Finance Initiative (PFI) street lighting specification.

Unless it is a requirement of a statutory body, all new roads built as part of a development must not feature street lighting, including floodlighting at equine establishments and on sports fields or sports grounds, which should be designed specifically to minimise the impact of the lighting on the night sky and on adjoining properties.

EH7.1 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 as the Parish can be viewed easily from the South Downs Way. Residents value the unlit status of the Parish. A recent addition of external security lighting on an agricultural building has highlighted how easy it is to destroy the character of an area with inappropriate lighting. The West Chiltington Character Appraisal identifies the unlit areas of the Parish.

EH7.2 Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use by using best practice design principles. Low powered lighting outside planning control should also follow best practice and be neighbourly in use. Further details of lighting plan submissions in National Parks can be found in the South Downs National Park Technical Advice Note which is consistent with the policy above.

EH7.3 West Sussex County Council also supports the initiative to keep lighting levels to a minimum and would not consider additional lighting that requires to be maintained under the PFI contract, on the grounds of the area being close to the national park and their support for the dark skies initiative and energy/carbon usage. The West Sussex County Council PFI street lighting specification is available from <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/road-agreements/> under 'Lighting of developer promoted highway schemes'.

EH7.4 The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife and tranquillity. Outside lighting needs to be regulated (where planning permission is required) to be neighbourly in its use. This can be achieved by ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off at midnight at the latest and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum. This is particularly important at non-residential locations such as equine establishments.

Justification: Objective 7c; NPPF 11

EH8 Wells Houses

Development proposals affecting the Wells' Houses (see Appendix 4) 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.

EH8.1 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.

EH8.2 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 Permitted Development Rights to ensure that key features are retained.

Justification: Objective 1b; NPPF 12

EH9 Sunken Lanes and Stream Lane

Development that damages or results in the loss of the sunken lanes listed below will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss or damage.

- a) East Street
- b) The Hollow
- c) Little Hill
- d) Mill Road
- e) Sunset Lane
- f) Spinney Lane
- g) Bower Lane
- h) Westward Lane
- i) Juggs lane
- j) Southlands Lane
- k) Haglands Lane

EH9.1 The sunken lanes, single track roads incised below the general level of the surrounding land and lined with high trees are a feature of the Parish. Many are hundreds of years old. Their removal would have a significant impact on the visual amenities and character of the Parish. See Appendix 7 - Getting Around West Chiltington.

EH9.2 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.

EH9.3 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 bordering the lane.

EH9.4 Conservation of the character of the leafy sunken lanes and the water and wetland quality in Stream Lane is a management guideline contained in the HDC 2003 Landscape Character Assessment.

Justification: Objective 1b, 7d; NPPF 11, 12

EH10 Landscape character and important views

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

EH10.1 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.

EH10.2 The Viewshed Study Report of the Southdowns National Park, the Horsham District Landscape Character Assessment and the West Chiltington Landscape Character Assessment help us to understand the landscape character and value of the Parish.

Justification : Objective 1b; NPPF 11, 12

EH11 Sub-division of Agricultural Land

Where planning permission is required, development on agricultural land sub-divided into holdings of less than 0.4 hectares and involving enclosure and/or the erection of small structures (temporary or permanent) will be resisted.

The same requirements will apply to proposals for development on holdings of between 0.4 and 5 hectares unless it can be demonstrated that such development is solely for agricultural, viticultural or horticultural purposes.

EH11.1 This policy seeks to prevent inappropriate development in the countryside where sub-division and small structures can harm the character of open countryside and put pressure on rural roads.

EH11.2 Where planning permission is required, proposals for the fencing of small plots of 0.4 hectares or less will be resisted. In addition, the erection of small structures such as sheds and field shelters on small plots, including temporary structures will be resisted. These plots are artificially small and do not constitute agricultural units in planning terms (even though the activities carried out on site may in essence be agricultural) and therefore their small size does not support the needs of agriculture in terms of Policies 25 and 26 of the HDPF. For plots between 0.4 and 5ha permission may be granted if the effect of development on the visual amenities of the landscape is insignificant and if development is reasonably necessary for the purposes of agriculture. However permission will not usually be given if this will lead to a proliferation of small buildings which will harm open landscape or will have an impact on skylines or important views.

EH12 Development on Agricultural Land

Proposals for development should safeguard the best and most versatile agricultural land from development and will be resisted on land Graded 1, 2 and 3a as designated in the Agricultural Land Classification Map produced by Natural England (See the OpenGov data website) unless it can be demonstrated that it would meet the following criteria:

- a) It supports the diversification of an existing agricultural enterprise or other land-based rural business**
- b) The need for the development clearly outweighs the harm**

EH12.1 In order to safeguard future farm production, and in turn, future employment in the locality, and to maintain the rural aspect of the parish. Land based rural businesses would include crop and animal production and veterinary activities.

8. Getting Around Policies

Objectives

The Parish will be well connected to its neighbours by:

- 8a. Encouraging provision of improvements to traffic management, cycle ways and footpaths
- 8b. 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:

- a) 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
- b) 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
- c) 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, which are 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 8a; NPPF 4, 8

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. Proposals where the surface allows for use by all users will be supported. In the event that a public right of way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated that either the current course of the right of way can be retained or that any diversion would not result in any adverse impact on this public amenity or safety of the general public.

GA2.1 There are opportunities to upgrade the path between the old Village and The Common which would make access easier between the two settlements and further opportunities outwards towards the northern part of the Parish and to neighbouring villages. Ensuring that surface treatments are sustainable and allow access not just to walkers but also those using mobility aids and pushing buggies is important.

GA2.2 Consultations have repeatedly identified the potential for serious risk to pedestrians using the largely unpaved and unlit roads in the parish.

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

Policy GA3 Parking and new development

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

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

- a) Garages must be large enough to be usable. Internal dimensions of 6.5m x 3m are recommended as a minimum
- b) Garages should be designed to reflect the architectural style of the house they serve
- c) Garages should be set back from the street frontage
- d) Parking spaces should be located in between houses (rather than in front) so that it does not dominate the street scene
- e) 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.

Where parking cannot be provided in-curtilage, the following principles should be incorporated:

- f) Rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership

- g) Avoid large parking courts to the rear of dwellings
- h) 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
- i) Include parking for visitors and deliveries

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

GA3.3 At the time of publication of this document the County Council's Guidance on Car Parking in Residential Developments and the Car Parking Demand Calculator should be referred to and can be accessed via the following link: <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/>

Justification: Objective 6c; NPPF 4,7,8

9. Employment and Enterprise Policies

Objectives

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

- 9a. Supporting local shops and other businesses.
- 9b. 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 9a ; NPPF 2,3,4

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 (with the exception of land identified in Policy H2), unless the existing use can be shown to be no longer economically viable or where permitted development rights apply. 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 within the Built Up Area Boundaries, or those involving changes of use to Use Classes B1 and B2 will be supported subject to complying with other policies within this 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.

Development proposals that would result in the creation of small scale employment opportunities in residential properties or other non-commercial premises will be supported where they have no unacceptable impacts on the amenity of neighbours and the wider community by virtue of noise, fumes, vibration and odours, transport system, traffic flows, parking or infrastructure.

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

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.

Justification: Objective 9a; NPPF 3

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 9a; NPPF 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.

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

Policy EE5 Sustainable Recreational and Tourism activities

Sustainable tourism development proposals and/or extensions to, or expansion of, existing tourism uses will be supported in principle subject to there being no unacceptable impact on adjacent residential amenity or impacts on wildlife and cultural heritage.

Proposals relating to land outside the Built Up Area Boundary will need to demonstrate that the proposed use is appropriate to a countryside location and will not have an adverse impact on the rural landscape, but will promote the unique characteristics of the area providing benefits to the local community. Development will need to be appropriate in terms of form and design. In all cases appropriate levels of parking facilities must be provided and contained within the site.

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 10a ; NPPF 3,11

Policy EE6 Rural Buildings

Proposals for equestrian development that are ancillary to an existing dwelling will be supported, provided that any new buildings or structures are located within close proximity of the existing dwelling and in keeping regarding scale.

Proposals for the re-use, conversion and adaptation of rural buildings in the countryside for small businesses, recreation or tourism purposes or to residential uses, will be supported subject to the following criteria:

- a) They are confined to the existing area of farm buildings, structurally sound and capable of conversion without substantial reconstruction or extension
- b) Residential conversions are tied to an existing business on the same land
- c) The use proposed is appropriate to a rural location
- d) The conversion/adaptation works respect the local character of the surrounding area and/or buildings and do not result in a significant increase in the building footprint or height
- e) The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features
- f) 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**
- **Residential - conversions which provide accommodation tied to an existing business use**

EE6.1 Management of equestrian development can avoid sporadic development in the countryside. An equestrian use of land should therefore be an ancillary use to an existing dwelling and new buildings should be close to the existing dwelling.

EE6.2 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 or extensions 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. Residential conversions to provide accommodation tied to an existing business on the same land can assist with retaining the rural workforce.

Justification: Objective 10a; NPPF 3

Policy EE7 Communications infrastructure

All new residential, employment and commercial development which provides new buildings/dwellings 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 subject to the siting, design and impact on adjoining premises.

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 3,6

10. Leisure and Community Policies

Objectives

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

10a. Ensuring provision of a range of facilities for health, leisure and recreation

Policy LC1 Support independent living

New, converted and extended independent living and care homes will be supported within the BUA 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 36% of the community is 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 10a, NPPF 4, 8

Policy LC2 Healthcare facilities

Proposals for new D1 uses, including medical facilities will be supported within the BUA.

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 10a; NPPF 4, 8

Policy LC3 Provision of buildings for community use

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

- a) their design and scale are in keeping with the local character
- b) 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 10a; 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 clearly be demonstrated that the operation of the asset is no longer economically viable. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

The following facilities will be submitted for inclusion in 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 PH**
- 4. The Queen's Head PH**
- 5. The Roundabout Hotel**
- 6. West Chiltington Village Hall**
- 7. The Sports Pavilion**
- 8. The Reading Room**
- 9. The Church Hall**

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.

LC4.3 Voluntary and community organisations can nominate an asset to be included on their local authority's register of assets of community value. This is a separate legal process initiated by the Parish Council but undertaken by HDC. The inclusion of these sites on the Local Planning Authority's register of Assets of Community Value will provide the Parish Council, or other community organisations within the Parish, with an opportunity to bid to acquire the asset on behalf of the local community once placed for sale on the open market. Separately therefore, the Parish Council will undertake an exercise, outside of developing its NDP, to register these community assets; it encourages the community to support registration to ensure the retention of assets of community value into the future.

LC4.4 The Recreation Ground Playing fields are held in trust by Fields in Trust and cannot be sold so have not been included in this list. The allotments are owned by the Parish Council who would replace the provision if it were deemed necessary to sell the current site, so they have also been excluded from the list.

Justification: Objective 4a,10a; Localism Act 2011

Policy LC5 Designation of Local Green Space

The areas detailed in Appendix 5 and shown on Map D 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 only be permitted in very special circumstances which could include:

- a) Where the works are needed to maintain the viability/use of a current building/structure; or
- b) Where the proposed development will be for the benefit of the community and will not detrimentally impact the particular local significance of the space

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. Of the eight sites evaluated three were rejected. The total area put forward for designation is **21.14ha** which represents **1.22%** of the total parish area.

Justification : Objective 7b, NPPF para 99

11 Implementation

11.1 The West Chiltington Neighbourhood Plan (WCNP), once adopted, becomes part of the development plan for the area, the policies of the WCNP will have statutory force to be taken into account with other components of the development plan when proposals for development are made, and will be used by the local planning authority in deciding

planning applications. Under the current planning legislation, decisions on planning applications are to be made in accordance with the development plan unless material considerations indicate otherwise.

11.2 The Parish Council will also have regard to the WCNP when framing its representations on planning applications to Horsham District Council.

12 Infrastructure Delivery Plan

12.1 During the survey work carried out to create this plan, it became apparent that some feedback comments from the community included issue or proposals that are not suitable for including as policies in a Neighbourhood Plan as they did not relate to land use.

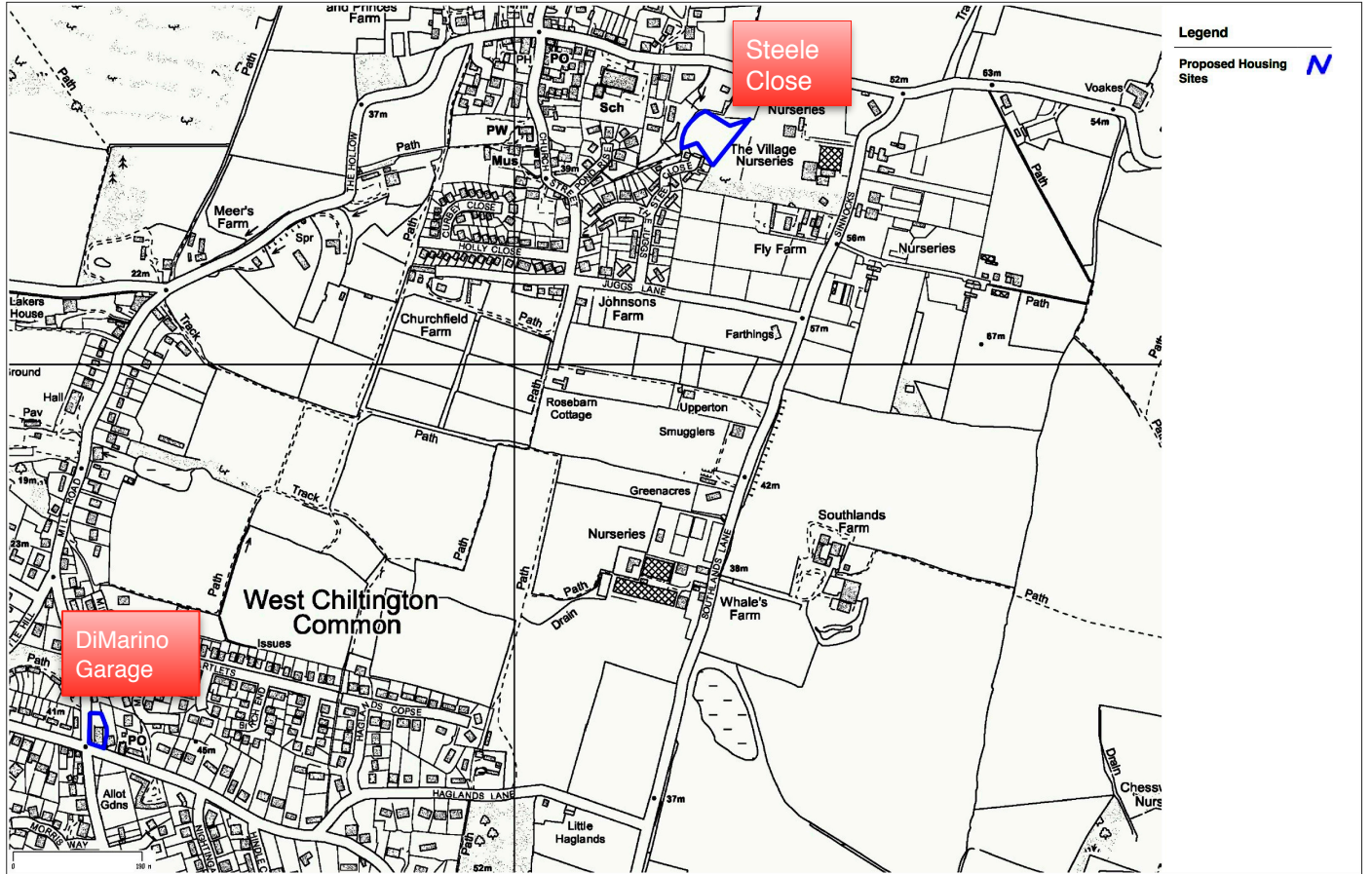
12.2 To ensure that these issues are not lost they have been made into an Infrastructure Delivery Plan (see Appendix 10) which sets out projects that the Parish wishes to pursue as funds become available.

13 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
AECOM Housing Needs Report 2018
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 Landscape Character Assessment
West Chiltington Neighbourhood Reg 14 Pre-submission Plan 2015
West Chiltington - Determining an appropriate housing scale for West Chiltington

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

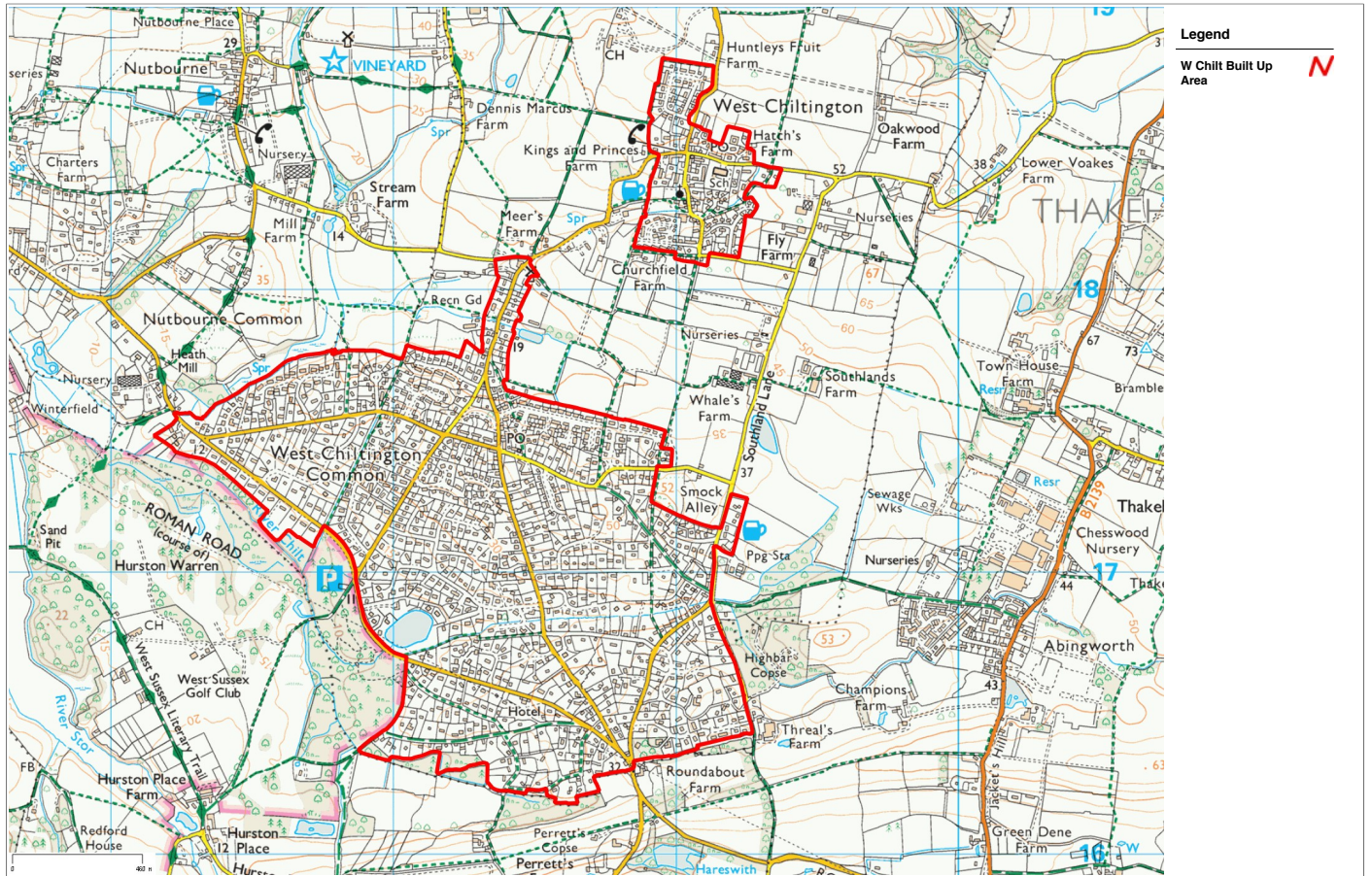
Proposals Map



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(Steele Close shown for completeness)

Map A - Built Up Area Boundaries - Policy H1

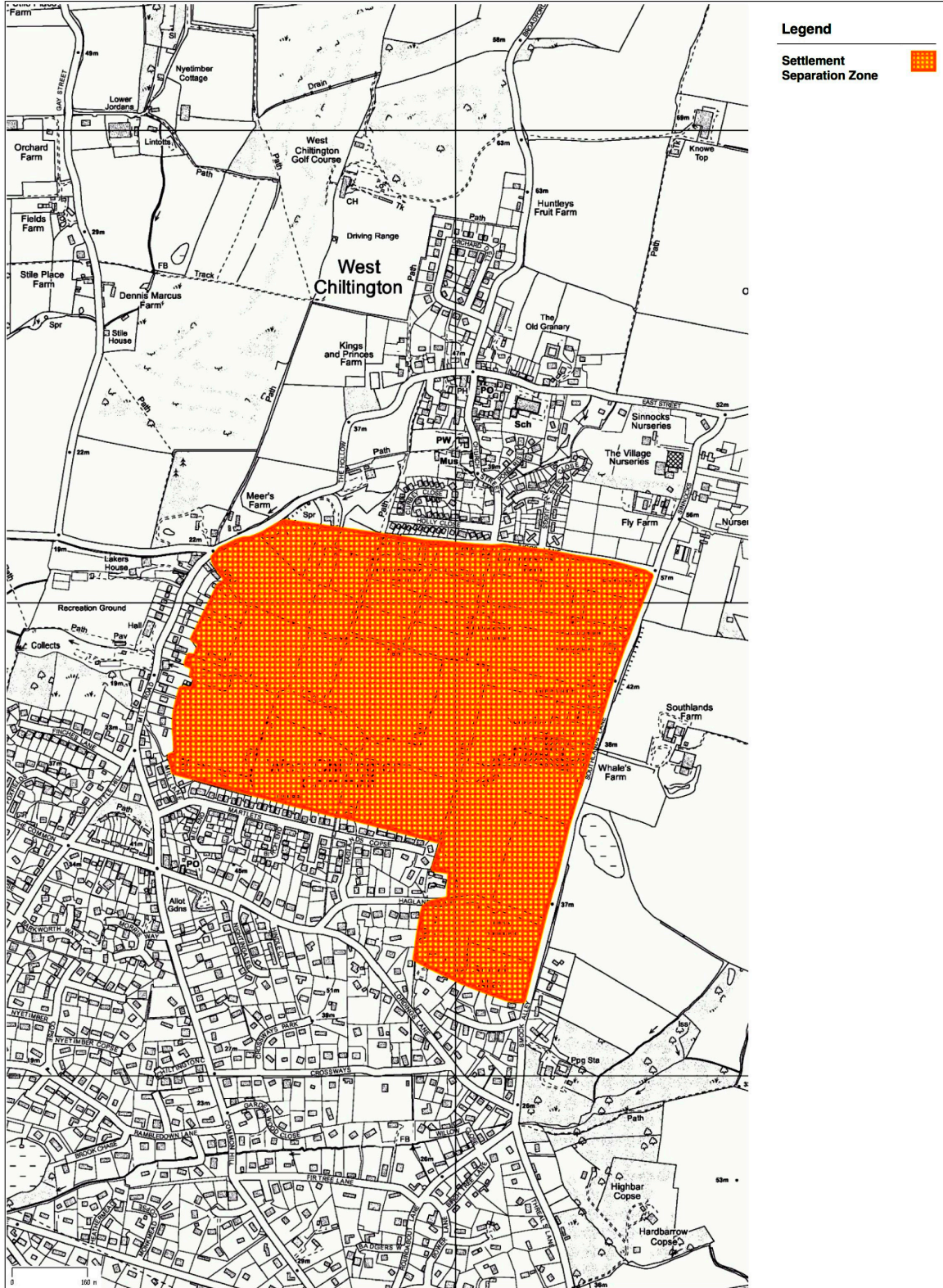


Map B - Separation Zone/Local Gap - Policy - H1



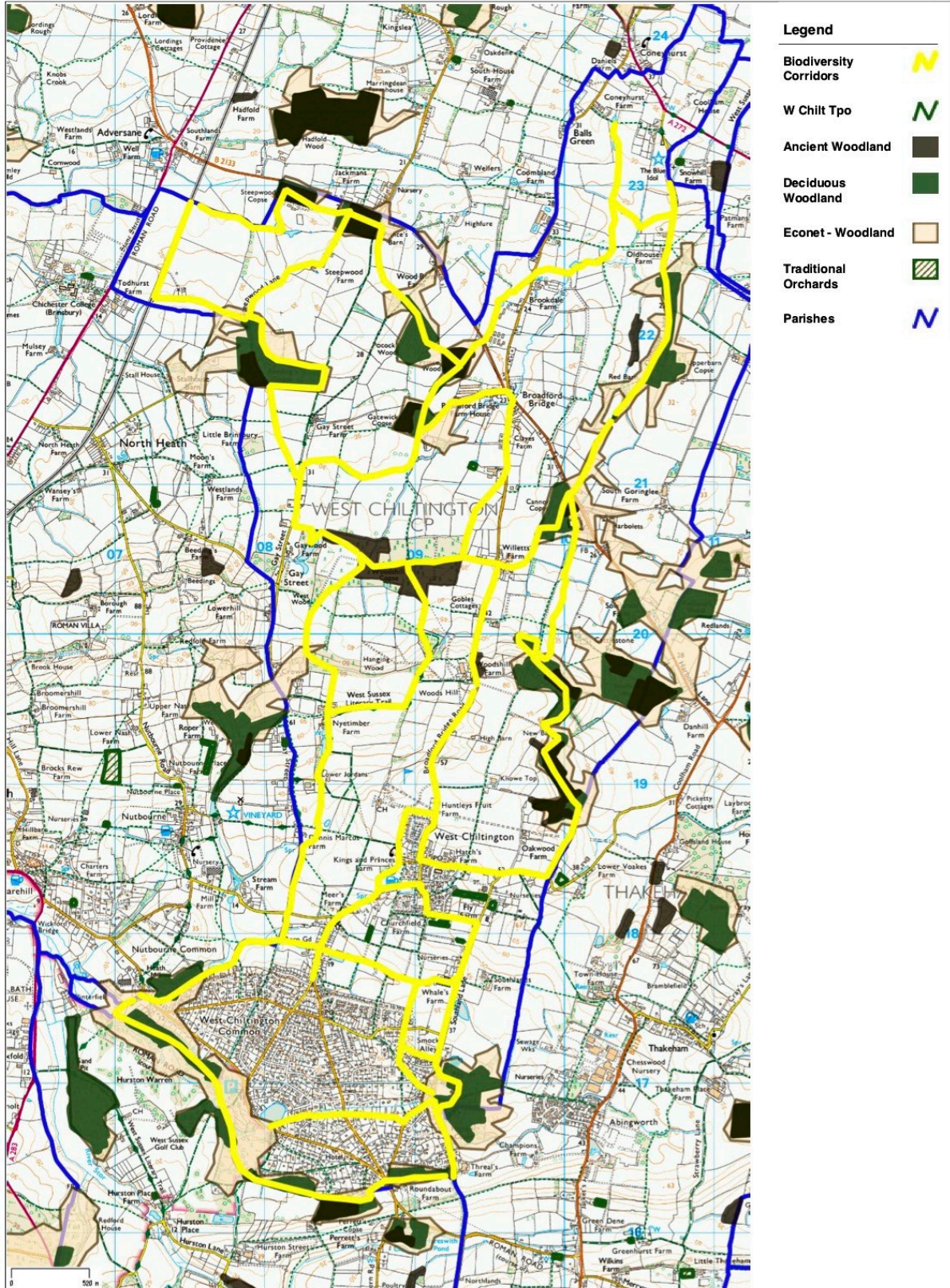
Settlement Separation Zone

West Chiltington CP



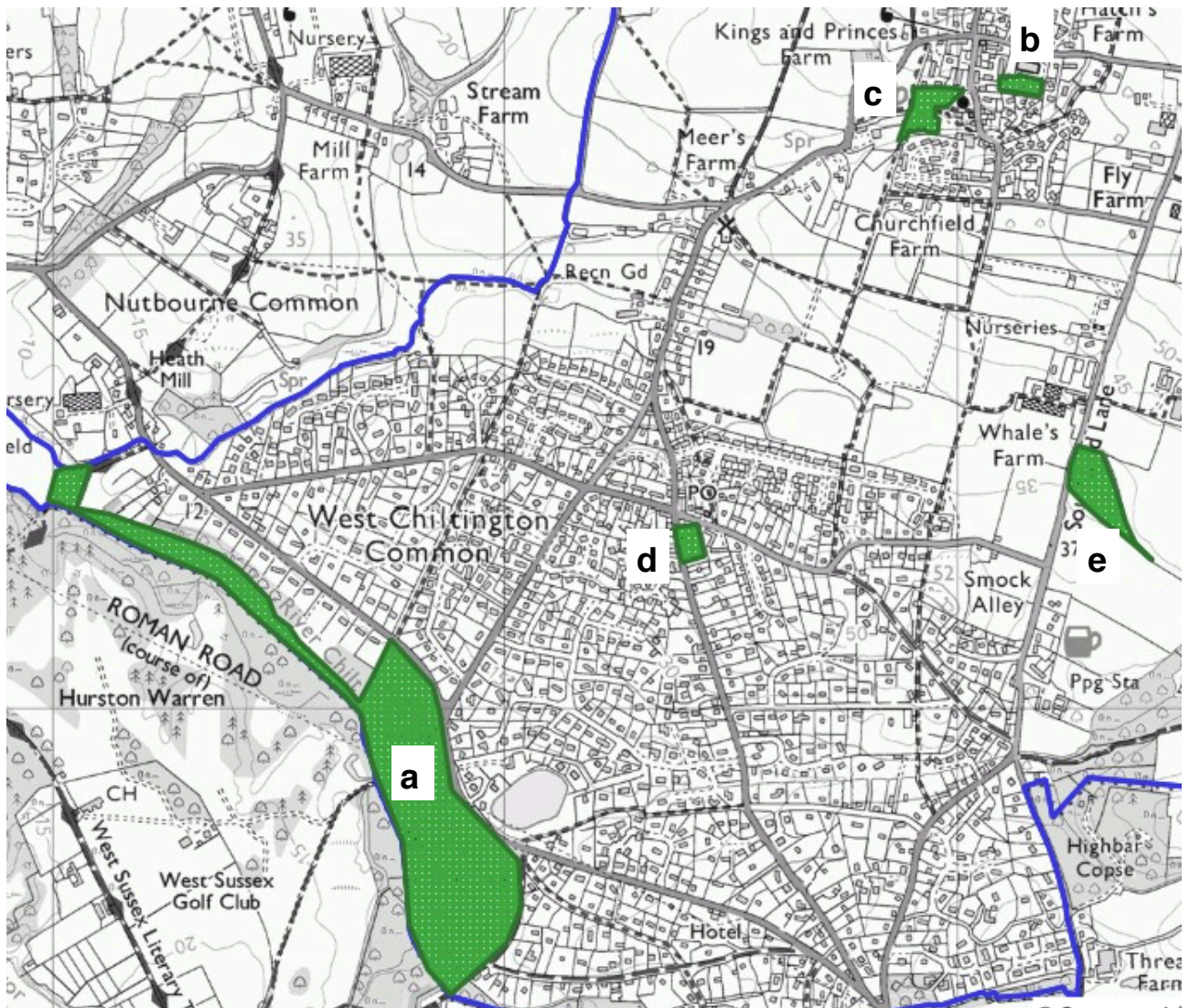
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Map C - Green Infrastructure and Ecosystem Services



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Map D Local Green Space Policy LC5



Map E - Significant Views Policy EH10

