

## Appendix 9

### West Chiltington Settlement Separation Zone/Local Gap

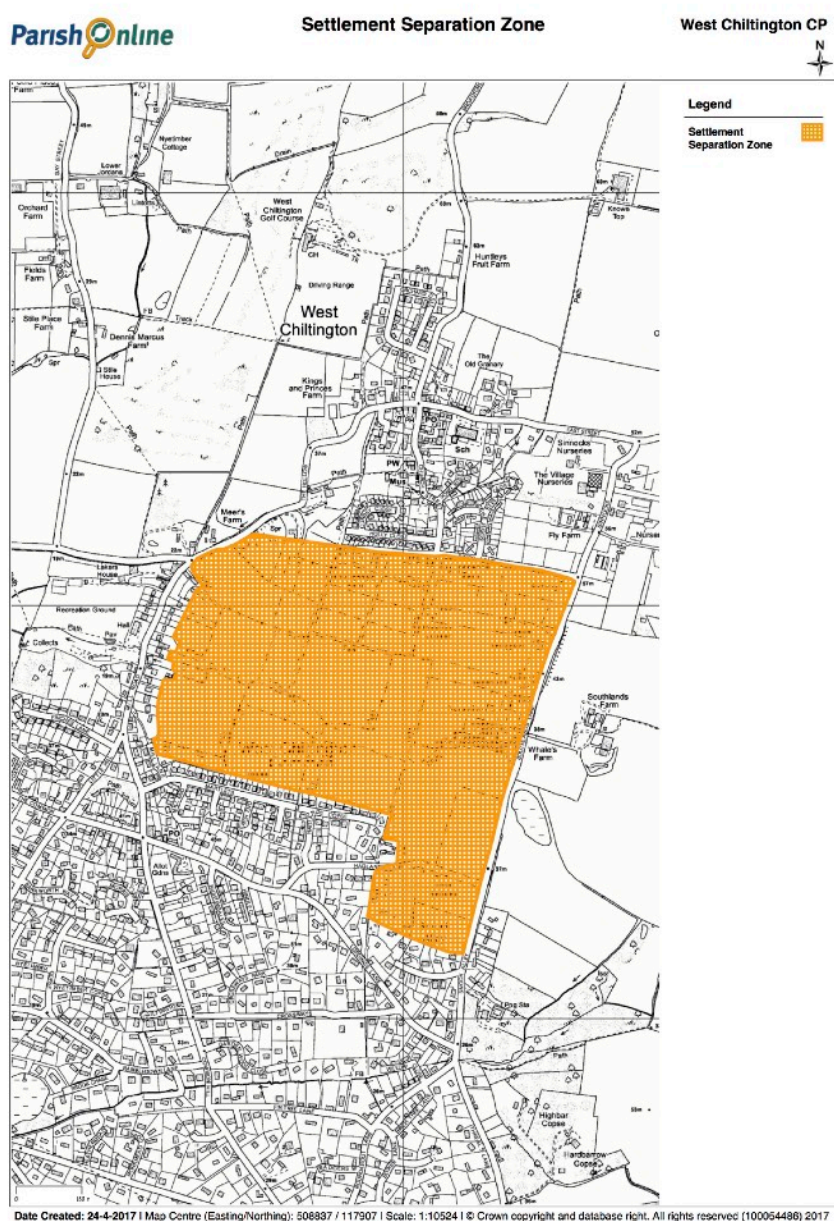


## 1. Background

### 1.1 Policy EH2 of the West Chiltoning Neighbourhood Development Plan states:

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

The area the policy relates to is shown on Map A.



Map A

1.2 The Parish is roughly divided into three sections: towards the south is the Old Village of West Chiltington, part of which is a Conservation Area.

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.

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.

## **2. Policy designations**

2.1 Policy CS6 of the Horsham District Council Core Strategy 2006 designated the land between the two settlements as a Local Gap and stated:

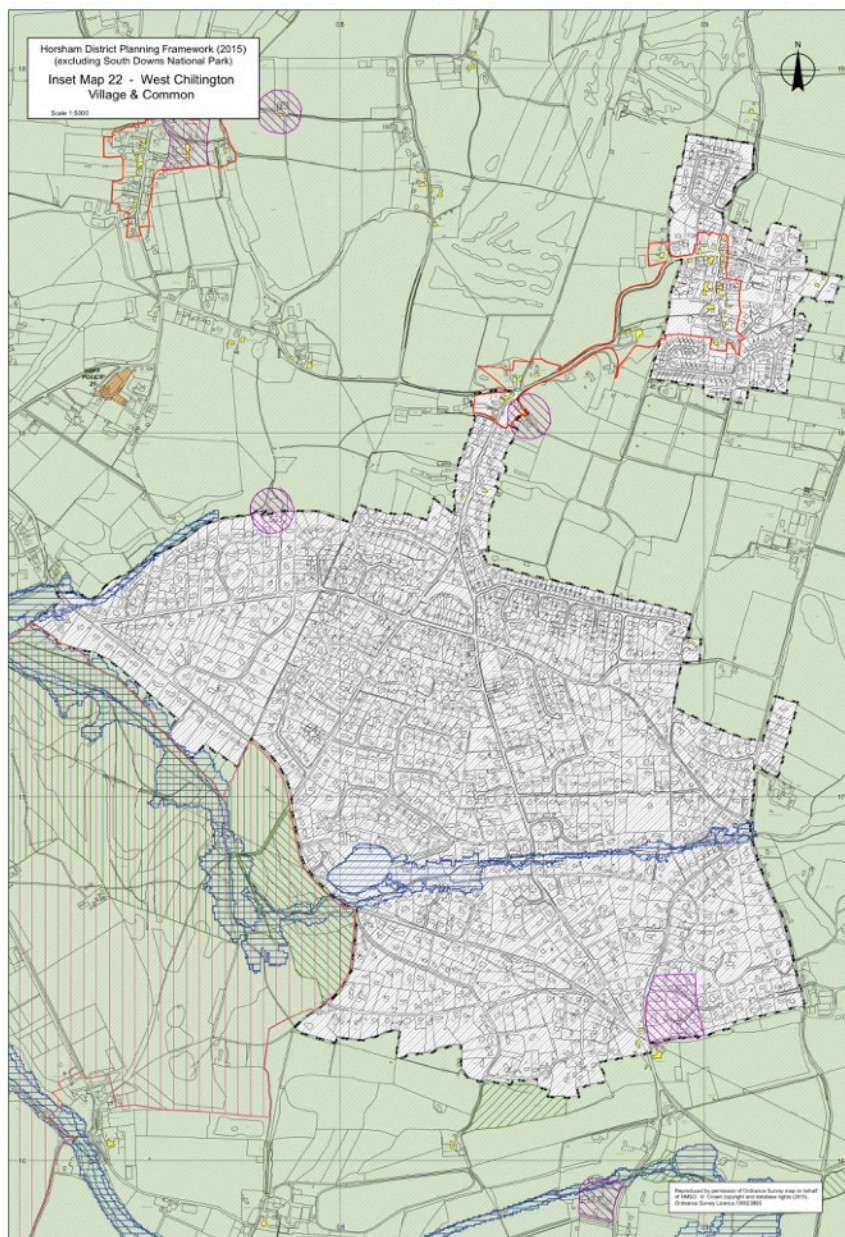
“Within the Local Gaps as defined on the Proposals map, development will not normally be permitted, particularly where it would contribute to the coalescence of villages or interrupted by means of visual intrusion the existing rural landscape between settlements. The accumulation of small-scale developments could have this effect and therefore individual proposals will be very strictly controlled. Essential development relating to agriculture, forestry, the extraction of minerals or the disposal of waste would be acceptable and appropriate small-scale rural diversification proposals may be permitted under policies CF 13-16”.



*Extract from the 2006 Core Strategy*



2.2 The Horsham District Planning Framework 2015 designates completely separate Built Up Area Boundaries for the Old Village and The Common.



*Inset Map 22 HDPF 2015 extract*

2.3 Chapter 9 of the HDPF states at 9.15 that " Maintenance of the existing settlement pattern is a key objective for the Council, and in particular maintaining separation between settlements".

### **3. Appeal Decision**

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).

#### **4. West Chiltington Neighbourhood Plan Policy Justification**

4.1 It is clear from Inset Map 22 that the two parts of West Chiltington are indeed settlements in their own right. This is further evidenced by the fact that each settlement has its own shop and Post Office a fact that is very rare in rural communities today.

4.2 Policy 26 of the HDPF sets out controls to protect the countryside outside of Build Up Area boundaries to 'protect the rural character and undeveloped nature of the countryside'. It is again clear that as there are two distinct Built Up Area Boundaries designated for West Chiltington Policy 26 must apply.

4.3 Policy 29 of the HDPF deals with Settlement Coalescence and at para. 9.19 talks about the need to retain the sense of 'leaving one place and arriving at another', very much the case between the two settlement areas.