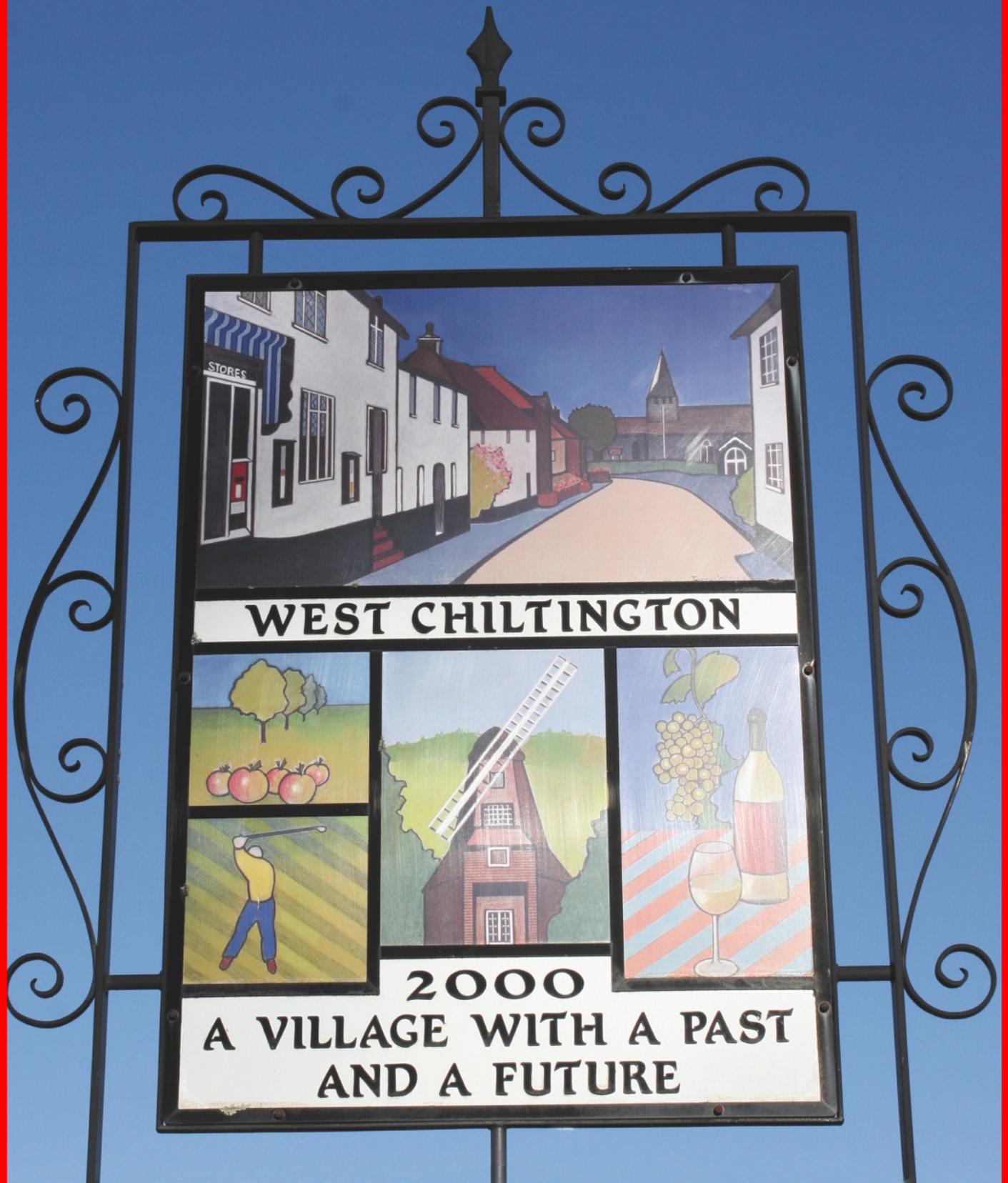


# The West Chiltington Parish Neighbourhood Plan 2015



Pre-submission version

# TIME TO HAVE YOUR SAY

LOCALISM is a word you may have heard bandied about in the media. At its simplest, it means involving people in the decisions that affect their lives. The *Localism Act of 2011* has empowered local communities to define what they really need rather than allowing the faceless politicians in Whitehall to do this for them.

To this end, in July 2013 a group of parish councillors and residents began the process of developing a Neighbourhood Plan. The principal aim has been to protect the peaceful rural character of our village while recognising that government policy requires some 'sustainable' development.

The plan has been based on the responses to the Housing Needs Survey and from feedback at public meetings and from questionnaires circulated at the Village Show. Of primary concern has been the need to prioritise housing to meet local requirements. So, to ensure we stay '*a village with a past and a future*' we have been thinking about what we can do to attract younger families into the Parish and how to provide for older residents who want to downsize without moving away. Improving our transport and infrastructure while protecting the history and character of the village are also challenges which it has tried to address as our environment is increasingly threatened by nearby large scale development.

## The plan is now ready for you to have your say

This is an eight-week pre-submission consultation stage when residents and the relevant statutory bodies are asked to consult and comment. At the end of this a final plan will be submitted to Horsham District Council and then to an independent examiner to decide whether it meets the requirements of the neighbourhood planning legislation.

Finally, it will come back to you as residents, for formal acceptance by majority vote in a referendum and at that point it will be formally accepted as a legal planning document by both Horsham District Council and the Planning Inspectorate. Once the Neighbourhood Plan is in place it will be much easier to refuse any inappropriate planning applications.

## So do please use this opportunity to protect your village: read it carefully and submit your comments

Thanks go to everyone who has contributed, but special thanks to the Neighbourhood Plan Council, chaired by Norman Kirby, who against the odds and with very limited resources have put this impressive document together. We owe them a huge debt of gratitude as this has been a massive undertaking of time and energy expended voluntarily for the benefit of all the residents of West Chiltington.

What is now needed is your input as part of the wider community, so that in its final version the Neighbourhood Plan truly represents the views and aspirations of West Chiltington residents.

### Denis Wright

Chairman, West Chiltington Parish Council

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# The West Chiltington Parish Neighbourhood Plan

## 1. Introduction

THIS is the pre-submission version of the West Chiltington Neighbourhood Plan (WCNP) that covers the whole of West Chiltington Parish Neighbourhood Area, as designated by the Neighbourhood Planning (General) Regulations 2012 covering the period from June 2015 up to 31 December 2031.

It sets out a framework to guide residents, local authorities and developers on how the community wishes to manage and control future development in the Neighbourhood Plan Area over the period to 2031, along with its facilities, services and environment.

This document is therefore intended to be updated from time to time, and formally every five years.

Compiled by residents, the WCNP seeks to set out issues, objectives, policies and actions in straightforward terms. As the plan must be adopted before its objectives can begin to be realised we have tried to ensure that the document is clear and easy to understand. It is, though, a technical document and does therefore need to employ some technical terminology.

It must be stressed that not having a plan does not mean there will be no future development. It would mean, however, that residents would have far less influence over what development does take place within the Neighbourhood Plan Area.

### What is a Neighbourhood Plan?

NEIGHBOURHOOD PLANS were introduced by the Localism Act which came into force in November 2011.

According to the National Planning Policy Framework:

*“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”*

A Neighbourhood Plan relates to the use and development of land. It is

*“...a plan that can set out where development will go and what development could look like in a particular area [and] allows communities to create a vision and planning policies for the use and development of land within a defined geographical area. This is an opportunity for local people to be fully engaged in the future of their communities in a way that has not previously been possible.” (HDC: Neighbourhood Planning)*



# The Neighbourhood Plan Area

THE WCNP covers the entirety of West Chiltington Parish, following its adoption as a ‘Neighbourhood Area’ by Horsham District Council and the South Downs National Park on 24 February 2014.

West Chiltington Parish is a long-established, well-recognised and defined area where the great majority of residents live in one village that has a clear physical and social identity.

The ‘Neighbourhood Plan Area’ covers a large geographical area. An extremely small part of this area lying to the south is located in the South Downs National Park.

## Planning Context

THE National Planning Policy Framework (NPPF) requires Neighbourhood Plans to be in general conformity with the strategic policies of the Planning Framework of the Local Planning Authority.

*“Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” (Extract Para.185 NPPF 2012.)*

Horsham District Council is the primary Local Planning Authority (LPA) within which the West Chiltington Neighbourhood Plan Area is located. It has published the Horsham District Planning Framework (HDPF) for the period to 2031 and the WCNP will need to comply with that Framework’s policies, once formally adopted. Should the HDPF not be adopted, the WCNP would need to be revised to conform to Horsham’s existing Core Strategy.

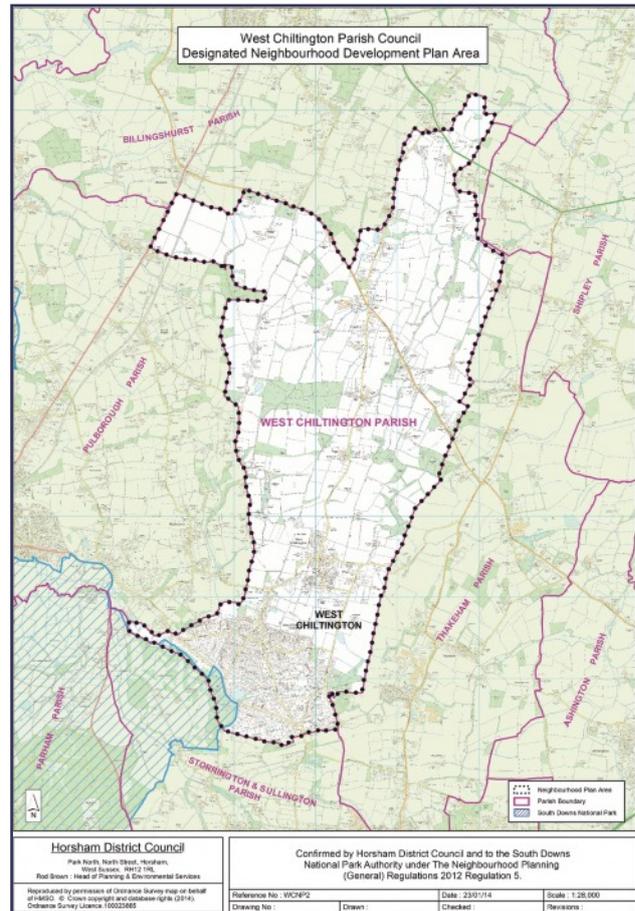


Fig 1. The Neighbourhood Plan area

This approach has been agreed with Horsham District Council and these policies have therefore been used in framing the WCNP.

Once the WCNP has been adopted as part of the statutory development plan for the West Chiltington Neighbourhood Plan Area, it will be a primary consideration when determining planning applications within that area. In cases where a decision is sought on the basis of material considerations not covered by the WCNP, applicants and appellants must demonstrate that their proposals are nonetheless in accordance with the WCNP’s stated principles and provisions.

The secondary Local Planning Authority is the South Downs National Park Authority (SDNPA), established in April 2011, which describes its role as a Planning Authority thus:

*“...to control and influence the development of land and buildings within its boundaries. To do this effectively the SDNPA has to balance the statutory duties and purposes of the National Park, safeguarding the natural environment and existing built heritage, with the needs of individuals, the local population supporting rural communities and local businesses.”*

SDNPA is in the process of consulting on its National Park Local Plan. The pre-submission version was published in May 2015. Note, however, that very little of the Neighbourhood Area falls within the national park and none of the very small area is developable. Its policies are therefore unlikely to be particularly significant for the WCNP.

Exploratory drilling for gas is being planned or undertaken at Broadford Bridge within the Neighbourhood Plan Area. These activities are the responsibility of West Sussex County Council: its Minerals Local Plan will define the applicable policies. Although not strictly appropriate for a Neighbourhood Plan there is a significant local interest in this issue and so it is addressed as a non-statutory matter.

## Why prepare a Neighbourhood Plan?

OVER the Plan period (to 2031), many communities, including West Chilmington, will face challenges regarding development. Over recent years the rate at which dwellings have been built in the District, but not necessarily in West Chilmington Parish, has been below that required to cope with population growth and demographic change.



*West Chilmington has a thriving primary school*

Most of the proposed major development in the District is well outside the Neighbourhood Area. West Chilmington needs to contribute to the Horsham District Planning Framework target of 1500 homes to come from Neighbourhood Plans across the District. Development in West Chilmington is not expected to be significant: it will be limited to what is required by local need as determined by a Housing Needs Survey.

The WCNP will address this need so that the residents of West Chilmington can have a real influence over what development takes place, where it takes place and the rate of growth.

## Plan development

### The basic conditions

THE WCNP has been prepared in strict accordance with all relevant primary and secondary legislation – principally Schedule 4B of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, and the Neighbourhood Planning (General) Regulations 2012 – to ensure that it comprises a set of policies that are procedurally sound in their preparation and in accordance with the ‘basic conditions’. In summary, these require Neighbourhood Plans to:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Demonstrate that they continue to offer protection to any buildings or landscapes of value;
- Contribute towards the achievement of sustainable development;



*Members of the West Chilmington Croquet Club in action*

- Be in general conformity with the strategic policies of the LPA development plan; and
- Demonstrate compliance with all relevant EU obligations.

The compliance of the Plan with the tests set out above will be demonstrated within the Basic Conditions Statement that will accompany the submission version.

## The consultation process

In the summer of 2013 West Chiltington Parish Council invited residents of the Parish to participate in the process of devising a neighbourhood plan. Sixteen residents, including five Parish Councillors, attended a first meeting and were joined by the Clerk to the Parish Council. Four others declared their interest but were unable to attend.

That grouping established the West Chiltington Neighbourhood Plan Council and proceeded to designate the whole Parish as the Neighbourhood Area. The WCNPC, with a changing membership of residents, has met regularly since then to conduct consultations, form working groups and devise policies.



The information and data that has guided and influenced this plan has been assimilated and collated on a voluntary basis by West Chiltington Parish residents, with limited direct professional input. The views of local residents have been obtained by way of survey questionnaires, public events and written contributions. Regular reports have appeared in the Parish Bulletin and on the Parish Council website and residents have been constantly urged to join in the process by attending meetings.

Banners and posters have advertised regular meetings of the WCNPC. Flyers have been distributed to encourage residents' participation and responses. The Housing Needs Survey received a 43% return.

A summary of emerging issues and objectives was prepared for the Village Show in July 2014 and the display attracted a very significant amount of interest. Members of the Neighbourhood Plan Council were kept busy handling questions and distributing additional questionnaires to judge residents' reactions to some objectives and proposals.

A substantial number of questionnaires was returned within a week of the Show and the results have been incorporated into the text and evidence base. Local organisations and businesses were consulted and invited to respond to questionnaires and/or submissions in writing or by way of discussion groups and meetings. Consultations have continued through public attendance at Neighbourhood Plan Council meetings and other formal events.

## The evidence gathering process

The evidence for the WCNP was gathered by working groups and presented to the WCNPC.

The principal evidence is contained in the Housing Needs Survey 2014, a Business Survey 2014 and a Site Assessment Report on 40 potential development sites which included a sustainability and environmental assessment of each.

A draft Sustainability Appraisal/Strategic Environmental Assessment accompanies the WCNP.



## The Plan structure

**SECTION 2** of the WCNP summarises the location and character of West Chiltington, including both the place and the people. It also outlines the Issues and Objectives of the WCNP that residents in the Neighbourhood Plan Area would like it to address and the methods and means by which that might be achieved.

**Section 3** contains the plan vision and objectives.

**Section 4** summarises the Development Proposals with Proposal Maps prepared by the residents in order to resolve the identified Issues and Objectives relating to the development and use of land, utilising the Process set out below. The Plan also examines particular constraints that need to be taken into account in any proposals for the future of West Chiltington Parish 'Neighbourhood Plan Area'. These are set out within the text of the Plan and its Sustainability Appraisal.

**Section 5** sets out a suite of both general and site-specific policies designed to achieve the Objectives related to the development and use of land. The policies form the statutory part of the Plan that will be used to help decide planning applications submitted to Horsham District Council, and the South Downs National Park Authority.

**Section 6** contains the community policies that are not part of the statutory content of The Plan, together with an Action Plan.

**Section 7** sets out the mechanisms that will be used to ensure that the policies set out in Sections 5 and 6 can deliver the Plan's vision and objectives, including a delivery strategy for the Parish Council, relying on close working with Horsham District Council, the South Downs National Park Authority and other statutory consultees and undertakings. These mechanisms will also monitor strategy against which the WCNP will be assessed on a regular basis.

*The community sports pavilion, opened 2014*



## 2. West Chiltington today

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 north to south and an average of a mile from east to west, giving a total area of 6.69 miles<sup>2</sup> (17.3 km<sup>2</sup>). 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 figure at 3,500 in 2013.

The Parish is roughly divided into three sections (Fig 2, page 8 below). Towards the north is the Village of West Chiltington while further to the south is The Common, a more recent development from the turn of the 20th century.

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

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

### Strengths

- Two general stores and Post Offices, two pubs, a butcher's, garage, beauty salon;
- 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 and golf clubs;
- Quiet country roads 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.

### Weaknesses

- Village has two separate centres and a dispersed rural community.
- Limited bus service;
- Skewed population age distribution, with the majority of residents aged over 50;
- Narrow but historically important access roads especially to the North and East;
- Lack of youth facilities;
- Threatened by traffic congestion in Storrington to the south.



*More frequent buses would be welcome*

West Chiltington Village is characterised by its narrow streets and conservation area (Fig 3). It has a number of listed buildings and is accessed via old drovers' roads with steep banks and overhanging trees.

Only one of the four access routes is truly capable of taking two lanes of traffic with the others being largely single track roads with passing places.

There are 67 listed buildings in the Parish, most of them in The Village.

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 roads, some no more than single track. It is bounded by the separation zones to Storrington to the south, Thakeham to the east and The Village to the North.

To the west 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 roads are narrow, convoluted and largely without pavements. Walking throughout the village on the roads is a hazardous business. The route to the Village is an old winding drovers' road with high banks and overhanging trees over much of its length.

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.

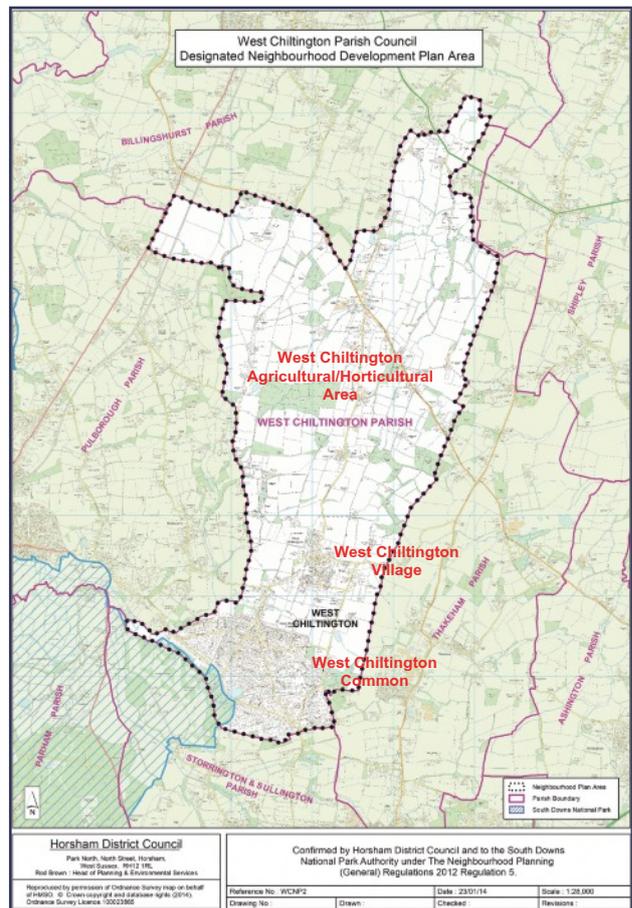


Fig 2. The three parts of West Chiltington (see also p49)

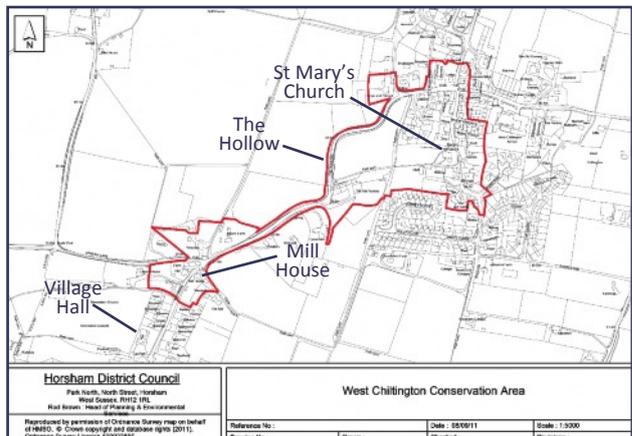


Fig 3. West Chiltington conservation area (see also p49)



Monkmead Lane



Main route from West Chiltington to the north

## 3. Plan vision and objectives

### The Vision

THE WCNP encapsulates the community's Vision Statement:

*“To ensure that the special, attractive and valued characteristics of the Village and Parish area, including their rural feel, historic buildings, low density construction, relative tranquillity, gardens, wildlife and relationship with the surrounding countryside, are protected and enhanced, while at the same time recognising that change is inevitable and can be desirable when there is positive planning to support appropriate sustainable development.”*

Residents believe, therefore, that any enhancement or future development should:

- Complement and enhance the Parish's character, including its mix of building styles and uses, roadside verges with mature trees and hedging, and its relationship with the roads, paths and surrounding countryside;
- Help maintain the existing varied character throughout all parts of the parish;
- Reinforce and strengthen the parish as a community;
- Ensure that the parish is safe, accessible and attractive to all, including the young and very old. People should be able to walk between the main centres of activity, village stores and other community facilities including outdoor areas such as Monkmead Woods and the recreation ground;
- Aim to maintain and improve sustainability (social, environmental, and economic) by embedding them in all proposals.

In addition, the availability of Community Infrastructure Levy (CIL) monies gives Neighbourhood Plans the opportunity to include and deliver aspirational community-led objectives. Up to now these have been the preserve of plans emanating from Parish Councils or community-based interest groups.

### Issues and objectives

ALL the issues and objectives have been grouped together to reflect the principal areas of interest for the Parish community. Those that relate to the development and use of land will have policies included in Section 5. The other objectives that do not relate to the development and use of land and are therefore non-statutory in the context of Neighbourhood Plans have policies in a separate Section 6.



Monkmead Woods

## Issue 1: Social and Demographics

WEST CHILTINGTON is not an average community. Compared with the rest of the District, West Chiltoningon Parish has a predominantly ageing population, with 40% of its residents being over 65 and a further 23% being over 50. In Horsham District 28% are over 65 with a further 12% between 50 and 64.

It is likely that the proportion of older people will increase in the next 15-20 years.

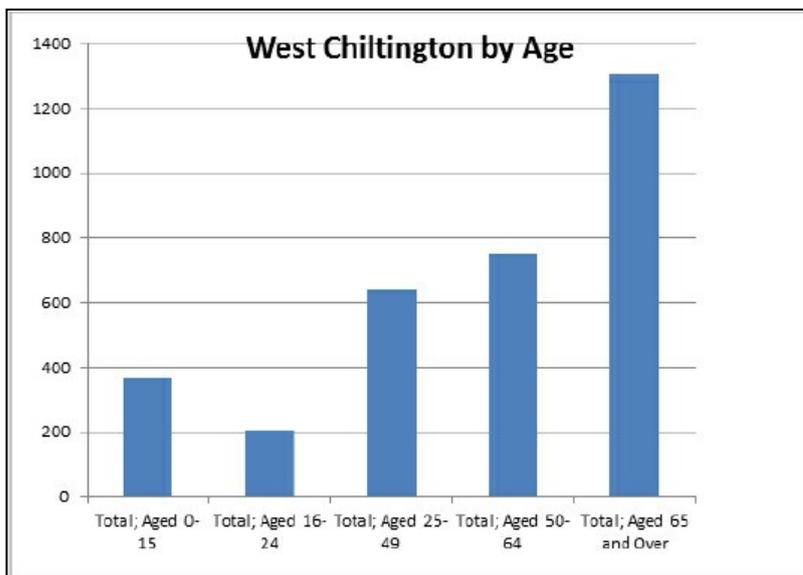


Fig. 4. The population of West Chiltoningon by age

Retaining young people in the community is unlikely to be achievable given the very high cost of housing and the predominance of large detached houses in Council Tax Band G (53%).

There is support for building affordable homes for rent or shared equity that will contribute to sustainable development.

There is also limited scope for increasing the economic activity levels of the area through expanding existing businesses or attracting new business because the area is primarily residential or agricultural and the cost of land is very high.

Provision of affordable housing and housing for the elderly to downsize into is desirable but difficult because of the limited availability of suitable sites and the high cost of land.

**OBJECTIVE 1: To increase the supply of affordable housing (social rented and shared equity) and maximise its allocation to persons with a local connection to improve opportunities for local people to live in the Parish.**

## Issue 2: Economic Activity, Business and Employment

IN THE 2011 census 43.1% of residents aged 16-74 were economically active and 76.8% of those residents commuted to work outside of the parish.

There are no large businesses, a few retail and service providers and a number of “run from home” businesses in the parish. The business survey identified poor communications both broadband and mobile, as well as public transport as constraints on business.

The absence of a local business forum also has some impact on how business can be supported in the community.

**OBJECTIVE 2: To support the provision of limited light industrial/office/therapy buildings on suitable sites and home/office extensions together with universal high speed broadband coverage, upgraded mobile communication services and improved bus services to and from the station and train services into London throughout the Parish to improve conditions for local businesses to be successful.**

## Issue 3: Housing and the Built Environment: Development, Facilities and Planning

### The planning environment for the Parish

THE overarching issue for West Chiltington residents is how to maintain and protect the beauty, nature and character of the Parish that are so attractive and a large part of the reason why they have chosen to live here. This is reflected most significantly in the approach to housing development and planning and the residents will want to see how this will be done.

The HDPF has three policies particularly relevant to this concern and these cover:

- The character of the Parish in the settlement hierarchy;
- The policy towards settlement expansion; and
- The local housing need.

Within the HDPF (Policy 3), West Chiltington is characterised as a medium village with *“a moderate level of services and facilities and community networks, together with some access to public transport.”*

The medium village concept replaces the Category 2 settlement designation under the 2007 Horsham saved planning policies. These *inter alia* limited development to proposals that met the local housing need as identified in the 2009 Housing Needs Survey.

This type of settlement provides some day-to-day needs for residents, but relies on larger villages e.g. Storrington and Pulborough, and larger settlements, e.g. Horsham, to meet a number of their needs.

As we have seen, West Chiltington comprises two principal settlements: the Village and the Common, each containing some individual facilities but sharing others. Both settlements are extensively developed with negligible amounts of developable land available.

Historically, West Chiltington has benefited from the following policy of HDC:

*“As set out in Planning Policy Guidance Note 3: Housing (PPG3) development must make the most efficient use of land; however, there are occasions where this could damage the character of an area. This is the case ... in West Chiltington Common where their low density character is vulnerable to change as infill and re-development pressures increase; if this is done inappropriately it would have a significant detrimental effect on the characteristics of this area. Applicants should also refer to the relevant Village Design Statement.”*

HDC General Development Control Policies (2007): Improving the Quality of New Development

This approach is reflected in the HDPF in the policies for settlement expansion which are expressed in different terms but essentially amount to the same idea, emphasising the intention for the District to retain

*“...its remote but not isolated, rural identity and villages, their separate, distinctive and varied characters...”* and *“...to accommodate appropriate development for local people and to support the community.”* (HDPF Spatial Vision and Objectives.)

**“The overarching issue for West Chiltington residents is how to maintain and protect the beauty, nature and character of the Parish”**

Support will be given to the growth of settlements “...in order to meet identified local housing, employment and community needs...” (HDPF Policy 4) consistent with maintaining the landscape and character of the settlement, retaining the existing settlement boundaries and protecting the separation between settlements.

This is also in accordance with the NPPF. In the section *Planning Practice Guidance: Core Planning Principles*, it states that, *inter alia*, planning should

*“...take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.”*

## Housing need

All these policies identify housing need as a critical component of the acceptability of development if it is to preserve the nature and character of the Neighbourhood Area.

The Horsham District Planning Framework recognises that the District has an ageing population with an increasing need for retirement accommodation, both through downsizing and the provision of dedicated supported accommodation. This is significant for West Chilmington because it has a greater than average concentration of older residents.

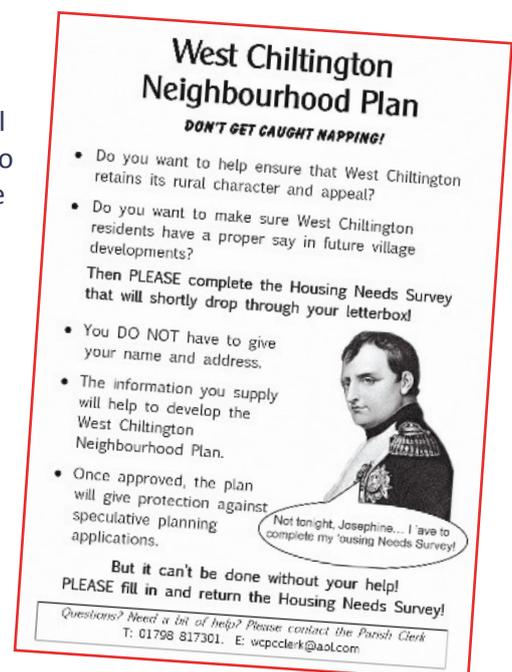
Most recently this has resulted in two developments: Jayswood (Calluna) and The Spires (Bracklyn). To meet one strand of housing need, it was a condition of planning permission that for six months from completion the developers offered the properties to local residents who wished to downsize.

The other housing need strand was for affordable homes. None, however, has been built. When the market value developments at Jayswood/Bracklyn were approved more than five years ago there was a complementary proposal agreed with Horsham District Council to develop a site for 13-15 affordable homes at Steele Close. Negotiations have been ongoing for five years but have now reached the stage when a planning application is likely to be brought forward. The shortage of affordable homes in rural areas is a national concern and the HDPF policy to meet the needs of those for whom competing in the general housing market is impracticable requires that

- *On sites providing 11 or more dwellings, the Council [Horsham] will require 35% of dwellings to be affordable (HDPF Policy 16).*

A Housing Needs Survey was conducted in 2014 to update the 2009 data and to provide evidence for Horsham District Council to use in its formulation of planning policies. The survey went to 1586 households and responses were received from 695: a rate of 43.8%. The main findings were:

- 64.1% were in favour of a small affordable housing development for local people if there was a proven need;
- 28.8% were in favour of open market development;
- 71% of 258 respondents favoured 2/3 bedroom housing;
- Detached and semi-detached houses and bungalows were favoured in almost equal measure;



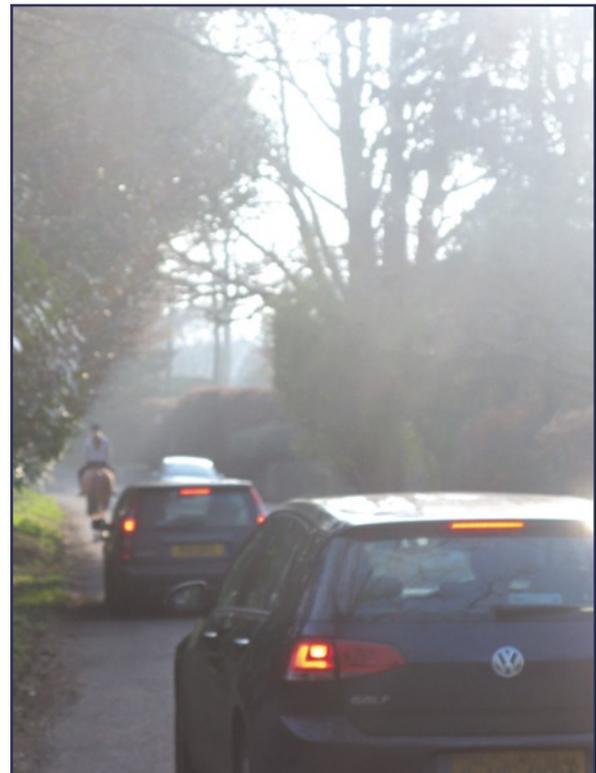
- 63 households identified a need to move to affordable housing within 10 years;
- 50 household identified a need to move to open market housing within 10 years;
- 32 households indicated their need for affordable housing out of 49 respondents who considered that their current home was unsuitable for their housing needs. 15 indicated that they could seek open market housing. Two others were excluded on technical grounds;
- 21 of the 32 wished to set up an independent household.

This pattern is consistent with the 2009 Housing Needs survey, although the number of households seeking affordable homes has increased slightly. The need to set up an independent household is an interesting characteristic of the 2014 survey, presumably reflecting economic conditions.

Questionnaires were circulated among residents. At least 65 responses were received, although not all questions were answered in every case. Of 34 responses 24 were against development of any kind, although 42 of 49 respondents supported infill or small scale developments. The types of development favoured were predominantly affordable, family and retirement homes (53 out of 65 responses). While family homes would begin to adjust the demographic balance of the parish, affordability is likely to be a challenge given the current land values.

Fulfilling the need for business properties will also be challenging because of the cost of land. Potentially suitable areas might include Southlands and the Nyetimber vineyard site.

It should also be noted that the village infrastructure – particularly its roads – struggles to cope with current demands.



**OBJECTIVE 3: To prioritise development in favour of affordable homes that meet a local need.**

## Issue 4: Infilling

THE existing built-up areas in the Parish are generally regarded as attractive places to live: their communities value both the built and natural environments. Factors including building sizes, plot sizes, existence of trees and other vegetation, distance from the road and boundary treatments give rise to distinctiveness in any given locality.

Throughout the Parish the cumulative impact of private gardens creates a significant amenity for residents beyond their own private space. Many have matured to provide important wildlife habitats and green networks.

The character of the residential areas within the Parish is determined not just by the form, size and layout of the dwellings: significant consideration must be given to the often mature landscapes that contribute as much to the positive character of an area as the buildings themselves.

As expressed in its vision, the community attaches great weight to the protection of the high standards of local character, residential amenity and biodiversity in the District and is concerned about the inappropriate development of residential garden land which would result in the significant harm to, or loss of, such character, amenity and biodiversity.

Paragraph 53 of the National Planning Policy Framework (NPPF) supports this approach: it advises planning authorities to resist inappropriate development of residential gardens where, for example, development would cause harm to the local area.

**OBJECTIVE 4: To ensure that development in residential garden land takes place *only* if it maintains local character and distinctiveness, high standards of residential amenity , biodiversity and meets a local housing need.**

## Issue 5: Transport and Infrastructure

### Road transport network

WEST CHILTINGTON is situated in a rural location accessed by narrow and twisting country roads that connect to the A283 at Storrington and Pulborough, and narrow sunken roads, largely single track with a few passing places, that link ultimately to the A29 at Adversane and the A272 at Coolham.

The parish has limited bus services (see below). Most residents are therefore dependent on their own road transport to get to and from the village or wider parish area. There is no direct bus service on a daily basis to the medical facilities and supermarkets in Pulborough or Billingshurst. Bus stops have limited facilities for shelter and seating which for an older population is a significant issue.

Because of congestion on the A283 through Storrington, itself caused in part by congestion on the A27 at Arundel, parish roads are increasingly used as rat runs.

The limited public bus services are as follows:

- Route 1 (Midhurst-Worthing) – this hourly service provides a link to the closest rail station at Pulborough, where the London Victoria to Bognor Regis service and links to Brighton, Portsmouth and Southampton can be accessed;
- Route 74 provides a 2 hourly service to Horsham;
- Route 72 (Pulborough Station, Tesco and Sainsbury) on Tuesday and Friday;
- Route 71 (Chichester) – once on Wednesdays.

A village minibus service 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.

Bus route 1 provides the main link to Pulborough rail station but it is an hourly service and does not operate early or late in the day. Parking at Pulborough can also be difficult.

Residents not reliant on a bus connection can use Billingshurst station, which lies five miles northwest of West Chiltington, or Horsham station which is 12 miles away. These provide the same rail service between London Victoria and Bognor Regis but are seen as offering better parking. Haywards Heath 20 miles away gives access to the London to Brighton Thameslink services.

Like many other rural areas in England, West Chiltington's roads share the general poor condition and problems with potholes consequential of harsh weather, limited repair and resurfacing over the last decade or so. As we have seen above, most of West Chiltington's roads start from a low base, being generally not capable of coping with anything other than light traffic.

To exacerbate matters, the community school is located in the heart of the old village with its poor access through sunken, single track roads. With 50% of pupils coming from outside the parish, traffic movements are inevitably concentrated around the start and end of the school day. The number of parked vehicles, particularly around the crossroads at the centre of the old village, results in further restriction of already narrow roads with implications for road safety.

**OBJECTIVE 5: To secure improvements in the policies and practices of the relevant authorities to protect the attractive nature and character of the Parish from damage by poor traffic management, rat-running, speeding, inadequate parking and poor road maintenance.**

## Issue 6: Public Rights of Way

WEST CHILTINGTON Parish benefits from a particularly tranquil and scenic environment. Public Rights of Way are an established means of providing access to the countryside.

While there are few pavements, there is an extensive footpath and bridleway network. However, not all paths are fit for purpose and the network is not well known by all parishioners.



**OBJECTIVE 6: To draw the two main communities of the parish together through imaginative improvements in the existing rights of way, all-weather surfacing and improved signage and publicity for walking routes.**



## Issue 7: Impact of Development

AS demonstrated above, Parish roads are completely unsuitable for heavy traffic.

Development in the Parish and neighbouring communities would increase the pressure on existing roads by increasing traffic movements and on road parking.

**OBJECTIVE 7: To achieve proper recognition by WSCC and HDC of the limitations of the existing infrastructure network, including the main routes in and out of the village, and secure that future development will be approved only if it makes proper provision for off road parking, properly assesses and limits the potential growth of traffic in the narrow lanes and encourages home working.**



## Issue 8: Broadband and Mobile Communication

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. Broadband facilities are currently being upgraded by BT Openreach to provide fibre optic connections.

The Better Connected Team has provided the following statement:

*“Better Connected has upgraded eight cabinets serving the West Chiltington area to make it possible for most residents to access superfast broadband. Speeds are necessarily dependent on the distance from the cabinet that each premise is connected to but the majority should see significant uplifts. There may be a few properties, and we are becoming aware of them, where the distance is too great and speeds are not improved.*

*“Our target, set by central government, is for every premise to have access to a broadband service of a minimum of 2Mbps by spring 2016. Where this is not currently the case we will be applying Better Connected funding to provide the necessary engineering. However this will be very expensive to achieve and will only happen when it is most cost effective to do so in relation to the rest of the infrastructure being built.”*



It is too early to know what effect this will have in improving the availability and take-up of high speed broadband services but it is feared that many parts of the Neighbourhood Area – especially, but not only, the non-developed areas – will continue to have inadequate provision.

Mobile communication is currently provided through masts at Nutbourne and Thakeham but the undulating nature of the parish terrain means that services in many areas are largely non-existent or very poor. Vodafone’s announcement of an intention to reach 98% coverage including in rural areas is welcome but will be a long term investment and is not targeted necessarily at West Chiltington.

While broadband and 4G are the critical technologies today there will be new development over the plan period and the community will need to keep abreast of them and adapt their policies as necessary.

**OBJECTIVE 8: To secure almost universal coverage of high speed broadband and mobile communications services, including 4G and developing technologies, so as to be more universally accessible in the Neighbourhood Plan Area.**

## Issue 9: Flooding

DURING periods of heavy rain and after snow many Parish roads become subject to flooding.

The following map (Fig. 5, below) show the Environment Agency’s assessment of surface water flooding risk.

As well as preventing pooling on road surfaces and general flooding, the maintenance of verges, ditches and culverts by private owners and local authorities is essential for the general upkeep, durability and well-being of Parish roads and country lanes.



Previous government policies and current national economic constraints have resulted in a lack of this essential maintenance.

As a consequence, flooding regularly occurs. This results in dangerous and/or limited vehicle access to/from or within the Parish.

## “Many Parish roads become subject to flooding”

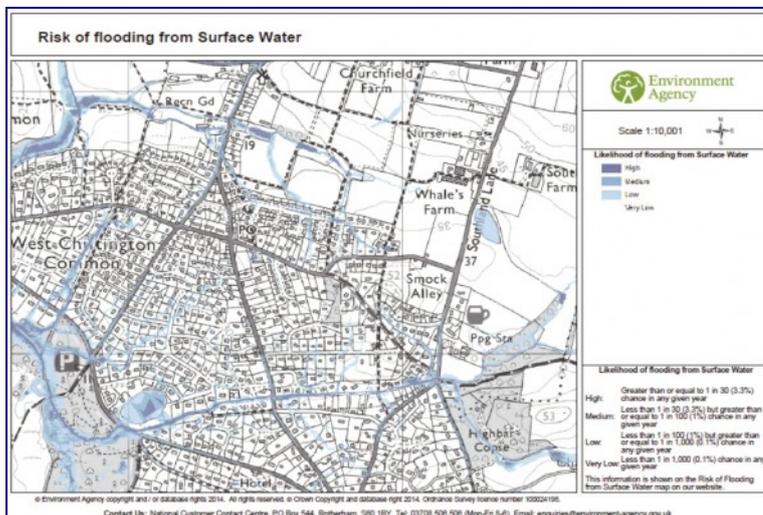


Fig. 5: Environment Agency National Contact Centre’s assessment of surface water flooding risk in The Common area.

**OBJECTIVE 9: To reduce the flood risk in and from new developments and to improve drainage at flooding points in the existing road network.**

## Issue 10: The Natural Environment

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

An extensive biodiversity survey was conducted across the Parish. While only a snapshot in time, it demonstrates that the Parish currently supports a number of rare and rapidly declining species within varied habitats. The study recorded cuckoo, fieldfare, lesser spotted woodpecker, redwing, skylark, song thrush, sparrow and starling on the “high risk” red list and 14 bird species on the “urgent attention” amber list. The Parish also supports protected species such as bats, badgers and dormice and their habitats.

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

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

As well as the protection of designated sites, of which the Old Village conservation area, Monkmead Woods and its SSSI are the most obvious, all habitats and species should be protected and enhanced to maintain a functional ecological network (i.e. wildlife corridors) not only within the Parish but also beyond its boundaries.

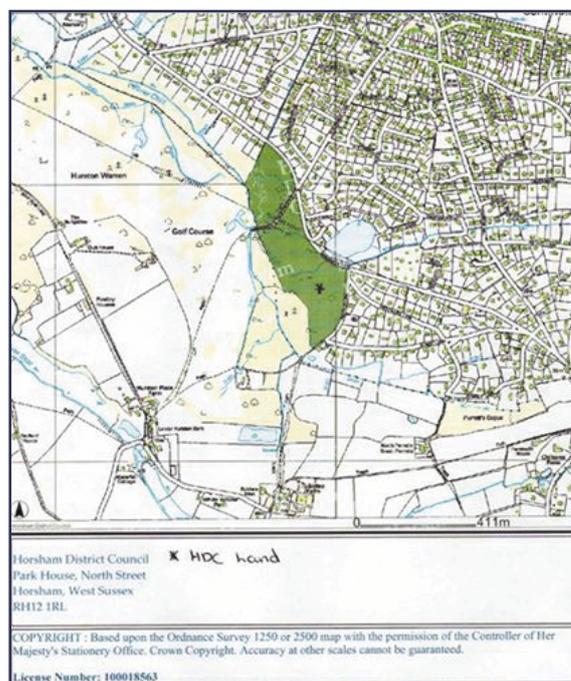


Fig. 6: Location of Monkmead Woods (see also p49)

Future development proposals pose a challenge in determining the manner in which the Parish's rural character is to be maintained and where possible enhanced, taking account of the impact that such developments would have on Parish habitats and the biodiversity that it supports.

Ensuring that the high quality of life within the Parish is maintained for all residents will be a key issue for sustainability: future development proposals should be sympathetic to the Parish's character.

The village should not come under pressure to embrace sterile environments that so often characterise more modern building designs: for example, cement driveways, brick walls and decking.

Flooding of habitats is another risk which future development proposals will need to address.

**“Ensuring that the high quality of life within the Parish is maintained for all residents will be a key issue for sustainability”**



**OBJECTIVE 10:** To secure, when developments are considered, the conservation and enhancement of the local environment, especially:

- the bio-diversity and the parish's rural setting;
- the rural character, landscape and endangered/protected species and their habitats;
- the creation of habitat corridors (wildlife connectivity);
- the ongoing maintenance of Monkmead Woods and similar designated habitats;
- the maintenance of the recreation ground, the Haglands Lane allotments and the green space between The Common and The Village as open spaces;
- in relation to the Environment Agency's responsibilities for risks from drilling operations;
- managing environmental risks from invasive species (e.g. Himalayan Balsam and Japanese Knotweed).

## Issue 11: Sports and Community

THE recreation ground, community sports pavilion and village hall, along with the West Chiltington Golf Club, are the Parish's main centres of sports and other activities.

Available sports are golf, cricket, football, tennis, table tennis, indoor bowls and croquet. A skate park accommodates skate boarding and BMX biking.



THE UNIVERSITY OF THE THIRD AGE

There is an extensive range of clubs and societies including WI, NADFAS, floral club, cavalier club, jazz club, theatre club, dramatic society, horticultural society, Probus (men and women) and U3A.

The Mary How Trust shows feature films on a monthly basis.



AS WELL as holding regular services, the church has facilities for Guides and Brownies, Mothers' Union, men's breakfasts and art classes in the church hall. It owns the old youth club building, currently unusable owing to damage sustained in recent storms. Consequently, there are limited facilities for children and young people which can function only in fine weather.

The Community School provides after-school clubs for football, karate, craft, cooking, singing, chess, scratch coding and cricket.

While facilities across the Parish are generally good, surveys conducted by the sports and community focus group identified four areas where facilities could be improved:

- A club for children and young people;
- The skate park;
- Facilities for very elderly, disabled and sight/hearing impaired residents. They are currently not well catered for and are at risk of isolation;
- Boule, petanque, children's football, over-60s' exercise and a sprung floor.

**OBJECTIVE 11:** To improve the facilities available to children and young people, including the skate park and children's play area at the recreation ground, and expand activities generally and more specifically to

- support current efforts to improve the existing facilities for children and young people (as described above) and other local hiring, following an objective appraisal of a proposal to rebuild the existing youth club building and a study of alternative proposals;
- improve the skate park with some realignment, maintenance, regulation and monitoring;
- explore options for activities for disabled, hearing and visually impaired residents in conjunction with neighbouring villages;
- explore options for expanding the range of activities available to the community;
- explore options for improving the structure and facilities of the village hall, church and other community facilities.

## Issue 12: Health and Wellbeing

THE health and wellbeing characteristics of our community seem in line with other similar rural communities where there is a significant elderly population.

The Parish's rural location, with its extensive range of footpaths and other countryside activities, provides a good range of leisure and exercise opportunities such as running, walking, horse riding and cycling. As outlined previously, there are many other recreational activities available in the Parish.

The limitations to services that will assist the community's health and well-being are specific and relate to poor public transport, access to medical facilities and the risk to the community from the limited experience in using defibrillator equipment in an emergency.

There is also the risk to the community from long response times by the ambulance service. Another cause for concern is the absence of any medical facilities in the Parish beyond some defibrillators at strategic locations.



Parish roads are frequently closed when severe weather strikes and there is often loss of electrical power that may take days to restore. While the Parish Council has established local plans to salt and clear roads not covered by the highway authority, this arrangement has its limitations.

There is no emergency plan in place to respond to a major incident such as a serious road traffic collision, chemical spill or plane crash.

**OBJECTIVE 12:** to improve facilities that will enhance the health and wellbeing of residents within the parish area especially

- Rerouting Stagecoach bus No 1 to include Pulborough Medical Group Surgery;
- Recruiting more volunteers for CHART (First Responder Team);
- Providing a rolling programme of parishioner training for use of defibrillator (CHART);
- Improving local capability to deal with emergencies;
- Investigating the possibility of a GP, dentist or nurse led outreach service in the Parish.

## Issue 13: Environmental Pollution

SPECIAL events and general day-to-day living have an increasing tendency to generate unwelcome noise and light pollution. Garden bonfires often produce excessive amounts of smoke.

The vast majority of the Parish is free of street lights so nights are dark and skies are visible, but oversensitive security lights and some store lights can detract from the dark environment that is greatly appreciated by residents. Although they occur infrequently, some special events have generated unwelcome noise. The overwhelming use of power tools can in some circumstances become a nuisance.

**OBJECTIVE 13:** To seek agreement on a code of conduct for events and voluntary restraint on security lights, excessive use of power tools and bonfires in the interests of reducing environmental pollution.

## Issue 14: Mineral Extraction

ALTHOUGH this is a County matter and excluded formally from consideration in Neighbourhood Plans, the existence of a drilling site for gas in the Neighbourhood Area is of concern to residents. To address their concerns, this report is included under the heading of non-statutory issues, objectives and policies.

The presence in the local area of numerous sand pits and an oil well – not to mention the strong protest against the drilling of test bores at Balcombe in 2013 – tells us our home territory has subterranean potential. The possible exploitation of that potential excites some and appals others. Managing such conflicting views is one of the hardest tasks of local and national government.

West Sussex County Council is currently (2015) updating its minerals plan, and progress so far, including various maps, may be found on its website by entering ‘minerals local plan’ into the search box.

So what resources are - probably - in the ground?

### Construction Materials – Iron Making

While it is possible that sideritic ironstones (iron carbonate) could be found in the Weald Clays in the north of the Parish, the economic conditions for extraction and use are unlikely to exist.

### Construction Materials – Brickmaking

Weald Clay (a Lower Cretaceous mudstone) has been used for brickmaking at Southwater, as landmarks such as Christ’s Hospital School testify. The old brick workings have been transformed into Southwater Country Park. A good example of site restoration is the cycling and horse riding amenity on the Downs Link, once the old railway from Guildford to the southeast that served the brickmaking industry. The clays in the north of the Parish may in theory be suitable for brick manufacture, but their exploitation seems unlikely.

### Construction Materials – Sand & Gravel

The Lower Greensand has been and continues to be extensively exploited for sand and gravel extraction immediately outside the Parish’s eastern border at Sullington and Storrington primarily for the white and yellow sands of the Folkestone Formation, which comprises the upper layer of the Lower Greensand.

The Folkestone sands extracted in these quarries continue under West Chiltington. Most of the area known as the Common, the largest part of the developed area of the Parish, lies on the Formation. The sandstones give the area its distinctive heathland character.

Given the existing housing development, further exploitation of this resource within the parish is unlikely. It is an example of a sterilised resource, under the criteria of the Joint Minerals Local Plan.

The fate of at least some of the existing quarries when spent appears to be for housing development, rather than restoration to a more natural state. Such a course of action would, of course, have significant infrastructure consequences, particularly for the road network.

*The Common, now ‘sterilised’ by development, demonstrating the distinctive heathland character produced by the Folkestone Formation.*



## Construction Materials – Building Stone

Many houses on the Common are built of the same Lower Greensand - although of a slightly older, differing geological character - which has been heavily exploited in the past, e.g. Fittleworth Stone. Again, these rocks underlie West Chiltington, but existing development precludes their exploitation. They do not occur in the rural north of the Parish.

Mineral extraction around West Chiltington has had a major influence on the appearance of the Parish. Note too that a number of the redundant sandstone workings in the Storrington area are now being exploited as brownfield sites for new housing development, particularly along the Washington Road to the east.

## Hydrocarbons – Conventional

Two major marine mudstone sequences of Early and Late Jurassic age underlie the Parish, both proven source rocks for hydrocarbons. Simply, this means that the Parish overlies rocks that are most probably generating hydrocarbons in the form of oil and gas. They will have done so for millions of years. These hydrocarbons, being mobile liquids and gases, can migrate from the source rocks into adjacent and even quite distant strata, as demonstrated by the presence of the Storrington oilfield, just off the Pulborough to Storrington road.

Since May 1998, the Storrington oilfield has been producing from four wells. Planning approval was renewed in October 2013, the planning inspector noting that production involved four lorry movements per week and that the field made no significant impact on the environment. The production of hydrocarbons near West Chiltington, from the same underlying rocks, is thus an established and routine practice.

Following the approval of planning permission for Celtique Energy to drill a 10,000ft well at a location in the north of West Chiltington, exploration for gas will begin within the Parish. Broadford Bridge-1 will target a Triassic age reservoir. The operator has been asked to provide a start date when able to do so. West Chiltington is thus already making a significant contribution to the search for hydrocarbon reserves.

If this exploratory well is dry, the chances of further drilling at the Broadford Bridge site are remote. If successful, further wells may follow. A small connection to the supply infrastructure would be necessary to commercialise the reserves of gas. It would appear, then, that given proper, meaningful consultation, the Parish should accept hydrocarbon exploration and possible commercial development on a reasonable, proportionate and appropriate scale.

**“Given proper, meaningful consultation, the Parish should accept hydrocarbon exploration and possible commercial development on a reasonable, proportionate and appropriate scale”**

On this basis, the WCNP recognises both the planned drilling activity and the possibility of future development. In return, it should be recognised that the Parish is making a positive contribution to the overall mineral extraction plan under the NPPF.

### Non-conventional hydrocarbons

Non-conventional hydrocarbons are self-evidently controversial, as the events in 2013 at Balcombe in West Sussex demonstrated. Obtaining them involves the process of hydraulic fracturing to improve the rate of flow of hydrocarbons from what are low permeability reservoirs. The actual hydrocarbons released do not differ from those produced conventionally in any significant way.

The formations identified as most likely to contain shale oil and gas do occur in the Weald Basin, as at Balcombe and under West Chiltington. At first glance, then, there is the possibility that oil and gas companies could seek to explore and exploit these resources.



The most recent published research evidence largely dismisses the possibility of shale gas being an economically viable resource in the Weald Basin. The Department of Energy and Climate Change published a detailed study earlier in 2014 entitled 'The Jurassic Shales of the Weald Basin: geology and shale oil and shale gas resource estimation'. The study may be downloaded from the DECC website.

The Weald Basin, then, has only shale oil potential. The study identifies many uncertainties regarding the economic viability of the potential resource.

The volume of oil estimated to be in place in a 'Most Likely Case' scenario is just over four billion barrels, but these volumes are spread across much of the Weald Basin and not concentrated in any particular area.

Oil shale recovery rates are much lower than for conventionals, being in a range of 1 to 10%. Assuming a 5% recovery, the reserves are about 200 million barrels, the size of a modest North Sea field. It would be uneconomic to extract resources of this order from such a large area. For comparison, the North Sea Forties Field has produced over 2,500 million barrels.

WSCC's developing minerals plan covers all the areas mentioned above. The developing exploration for gas at Wood Barn farm is the most immediately relevant element for West Chiltington. This is a relatively isolated community on the northern edge of the neighbourhood area, bordering the town of Billingshurst.

Thus far, the Parish Council has not opposed the development as it involves conventional exploration technology and is sited a considerable distance from the main developed settlements in the area. There is no indication at this stage that the Broadford Bridge well is capable of delivering a commercially viable source of gas.

The activities for which planning permission has been given will be closely monitored.

**OBJECTIVE 14: To keep abreast of the development of the WSCC Mineral Plan.**

**OBJECTIVE 15: To accept conventional drilling on the Broadford Bridge site.**

**OBJECTIVE 16: To ensure that there is full public consultation if any proposals are made for unconventional drilling in the Neighbourhood Plan Area and to ensure that the evidence of inadequate commercial potential is brought to the planning authority's attention.**

**OBJECTIVE 17: To register with the planning authority the fact that building material resources below West Chiltington have been sterilised by existing development.**

## 4. Development strategy and proposals maps

### Development strategy

IT WILL be apparent from the discussion of housing issues in Section 3 that the development potential of West Chiltington is very limited. This stems from the identified constraints in past planning policy that limited development in the West Chiltington settlements to circumstances where there is a housing need as determined by the Housing Needs Surveys. The HDPF retains that approach in its policies for rural developments. Housing Need Surveys have identified a need for affordable homes (for social rent/shared equity) and houses for older residents to downsize. Experience of downsizing shows that it does not work financially for those residents because of the high cost of land.

The effect of this approach, in order to limit the number of developments, is that the only development that is likely to meet the HDPF criteria and the preferences expressed in the Housing Need Survey is affordable homes on sites that do not exceed 15 dwellings. Because of the difficulty of funding affordable homes a mixed development is likely to be needed in some cases, as the NPPF recognises.

It follows from this that West Chiltington's contribution to the HDPF target of 1500 homes by 2031 from Neighbourhood Plans will be modest and limited to 30 homes of which 20 will be affordable. Because of a unique opportunity to develop one site solely for affordable housing this will enable two-thirds of the identified housing need to be met over the WCNP period.

### Site assessments

DURING the course of developing the WCNP a comprehensive review was conducted of 40 possible sites for further development in order to identify the sites that would meet this strategy. These sites were identified from Horsham District Council's Strategic Housing Land Availability Assessments (SHLAA), Horsham District Council's Landscape Capability Assessment and a desktop survey conducted by a WCNP working group following an invitation to developers and others to identify possible sites as well as some personal contact with landowners. Questionnaires distributed to the community also invited suggestions for other sites. There is local opposition to development on virtually all of the proposed sites and no new sites were offered up.

The Site Assessment Report (ref WCNP-PBE-1) gives details of all the sites considered and the methodology employed.



## WCNP proposals

THE WCNP proposed site allocation is as follows:

### A. Steele Close – 15 affordable homes for rent/shared equity.

An agreement has been signed for the transfer of the land but although no planning application has yet been submitted it is due imminently. It is expected that the housing provision on this site will reflect the need for affordable homes as identified in the 2014 Housing Needs Survey. This development will fall within the first five years of the Plan.

### B. Hatches Estate – a SHLAA site. 15 homes, of which five would be affordable.

This development will fall within the 6 - 10 year period of the WCNP when the difficult access, topographical and drainage issues can be resolved. The proposal assumes that there will still be a need for affordable homes but the extent of the need might well need to be reviewed by the time this development is likely to come forward as the 2014 Housing Needs Survey is likely to be out of date.

## Site maps

THE following map shows the location of proposals A and B:

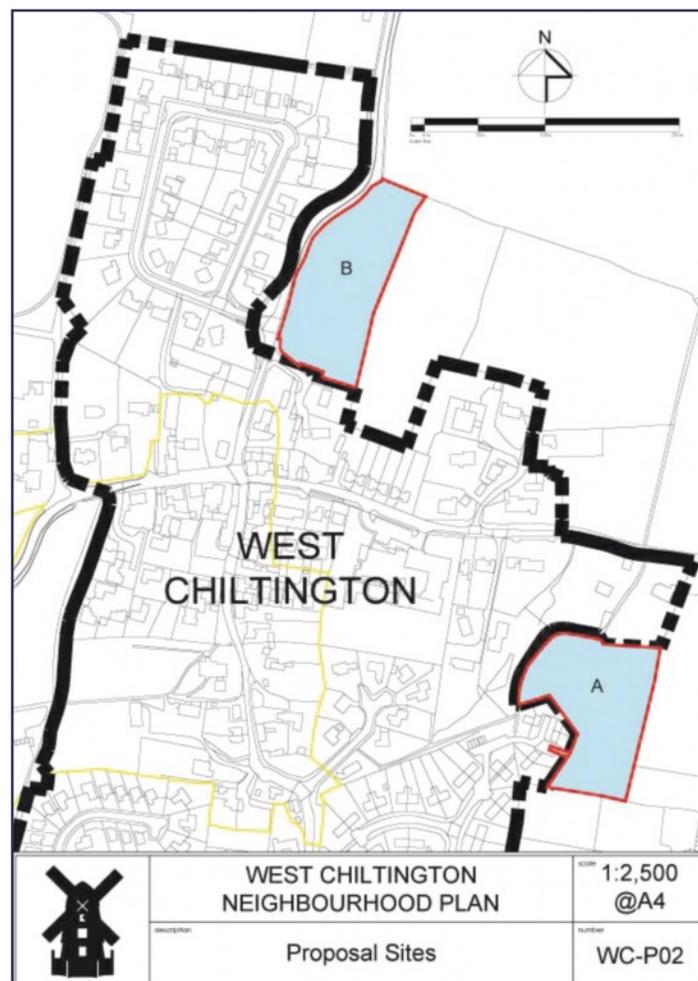


Fig. 7. Proposal sites: Steele Close (A) and Hatchlands (B).

## 5. Policies

### Structure

POLICIES are set out in five sections:

1. Policies for Economic Development (ED)
2. Housing Policies (H)
3. Policies for Transport and Infrastructure (TI)
4. Policies to protect the natural environment (E)
5. Community Development and Design Standards Policies (D)

### Sustainable and Rural Development

ALL the policies relating to development will, of course, recognise the Strategic Policies of the NPPF and the local planning authority to support the presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits and the specific policies of HDC relating to rural development, namely:

*To support an appropriate scale of development which:*

- *retains the existing settlement pattern over the plan period;*
- *manages development around the edges of the two existing settlements to prevent their merging (see fig. 8 above);*
- *protects the settlements' rural character and landscape;*
- *provides for the varied housing needs of the community in terms of tenure, affordability, care and other support needs;*
- *supports the provision of affordable housing where there is a demonstrable need.*

**In the specific context of West Chiltington, 'sustainable' means:**

- A place that has character and identity with both connections to the past and a vision for the future.
- A range of homes that respond to people's needs, both now and in the future.

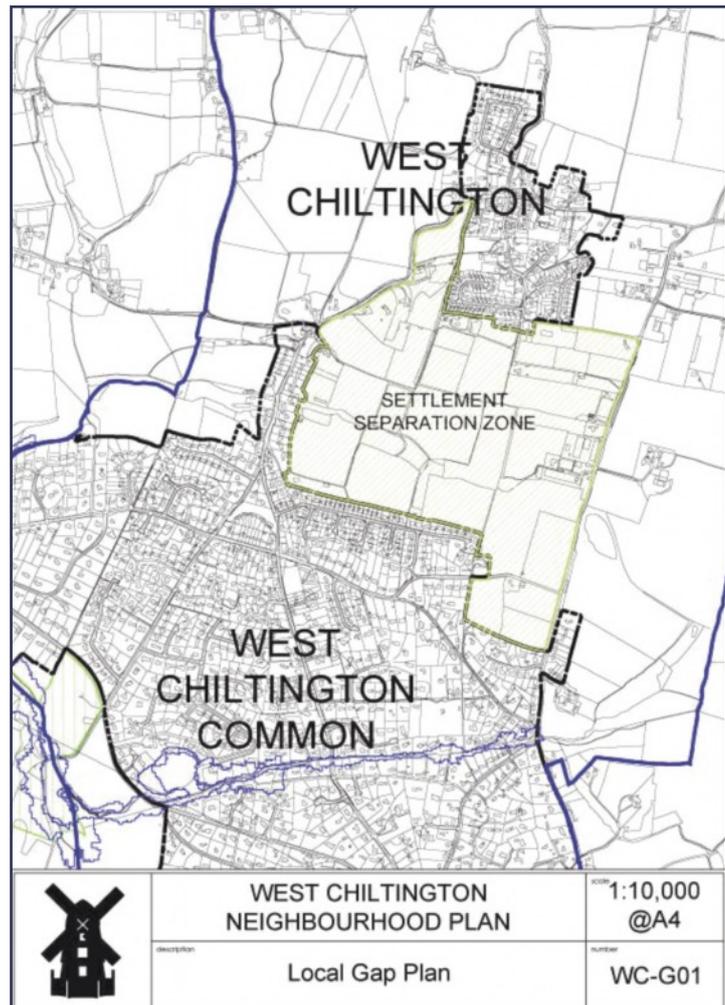


Fig. 8. West Chiltington, showing the two settlements of the Village (top), the Common and the gap between them. See also Policy E1 on page 30 below.

- A range of infrastructure and community facilities designed to offer something for everyone, from young to old, with appropriate capacities;
- Jobs available locally, so people can choose to work in their neighbourhood.

**POLICY ED1: Supporting local businesses**

**Support will be given to the development of small-scale light industrial/office and health therapy facilities on suitable sites if they become available. There is a general intention to improve the quality of business accommodation, and the broadband and communication facilities that support it, to encourage both more small businesses to be set up and to increase homeworking.**

There is limited scope for economic growth in West Chiltington because of its primarily residential nature, but the existence of significant numbers of professional service-type businesses is common to the district. Making homeworking more attractive - by, for example, consulting with appropriate utility providers to improve communications - would encourage more of it and perhaps lead to some additional limited employment opportunities.

**Reasoned Justification**

The most common complaint received in our business survey concerned the inadequacy of broadband and mobile communications. This is recognised as a major issue for Horsham District: in conformity with government policy there are existing plans to improve the availability of high speed broadband across the County and District.

Enhancements to local exchanges and roadside cabinets are at an advanced stage. Although clearly a major step forward, it is too early to know how effective they will prove.

The WCNP contains proposals to monitor the take-up of new services and check whether it extends to every part of the parish: it is recognised that agricultural and other run-from-home businesses may not benefit from current developments.

Mobile communications are more problematic because of the WCNP Area’s undulating nature, but the community will support efforts by the HDC to improve this area of communications technology for the benefit of businesses and economic growth.

Run-from-home businesses often have practical limitations.

However, the business survey suggested that small industrial units/offices and therapy units would assist the development of business in the WCNP Area.

This is consistent with HDC policy to support “small start-up/move-on business units” to enable such businesses to realise their full potential and to prioritise the conversion of rural buildings to business and commercial use over residential use.

*Conformity reference: Government High Speed Broadband policy. HDC Economic Growth Policies 7, 8 and 9.*



*It still works well, but modern businesses need more!*

**POLICY H1: Meeting local housing need by prioritisation.**

**The priority in WCNP area is to promote development that meets the need of the residents for affordable housing (social rented/shared equity).**

**This proposal should deliver 20 of the identified need.**

**This means allocating the following two sites for development sites within the time frame of the WCNP:**

**A. Steele Close – 15 homes all of which are affordable.**

**B. Hatches Estate – 15 homes of which 5 are affordable (years 6-10).**

Steele Close is adjacent to existing affordable homes with access already identified and the involvement of a Housing Association ready to carry out the development now that the land transfer has taken place.

Hatches Estate is owned by the County Council and has been identified on the SHLAA for some time. There are known issues with access, topography and drainage but the expectation has always been that these can be resolved but will inevitably take some time.

### **Reasoned Justification**

Although there will be general growth in the population of the district over the plan period, the scope for in-migration, one of the contributors to growth, is limited within West Chiltington.

This is because of the concentration of the existing developed areas, the need to preserve the separation between village settlements, the nature of the infrastructure with the sunken roads and narrow unlit carriageways, and the need to protect the character and nature of the Parish and its environment.

Horsham District Council's policy on linking the provision of affordable housing to proposed open market developments reflects its understanding of the needs of members of the community for whom open market housing is beyond their reach.

The WCNP's proposals reflect that policy specifically. They also allow for the need to facilitate downsizing by older residents. This has already been given substance in recent local developments by restricting initial sales to local residents. This will be continued, but on a more deliverable basis.

Housing development must therefore be prioritised to meet local need as identified by Housing Needs Surveys, the latest of which was conducted partly to support the WCNP. HDC's overall strategy for housing recognises this fact in its development hierarchy by distinguishing the characteristics of different types of settlement, and in its housing provision policy, by not imposing specific targets for housing on individual medium and small villages.

**“Housing development must be prioritised to meet local need”**

The modest expectation for additional housing over the Plan period reflects this priority. It will inevitably include an element of open market housing as part of the package to secure priority homes, but there is no defined local housing need beyond a general wish for less expensive lower market value family homes.

Infilling will be supported only if it can meet these housing needs. This gives scope for local communities to discuss and identify their requirements with regard to housing and at the same time reflect the importance that they give to protecting the nature and character of their local area and community.

*Conformity reference: NPPF 173 and 183-185. HDPF policy on affordable homes.*

## **POLICY H2: Allocation of affordable housing**

Local people will be given priority in the allocation of affordable housing. The definition of local for this purpose is:

- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who has either lived or worked (at least 20 hours per week, either paid or unpaid) continuously in the Neighbourhood Plan Area for at least the last two years;
- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who has a family member (defined as grandparents, parents, siblings or children of the applicant) who currently lives in the Neighbourhood Plan Area and has done continuously for the last two years or more;
- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who was demonstrably forced to move away from the Neighbourhood Plan Area due to a previous lack of affordable housing;

In addition, when applied to exception sites:

- An individual/at least one adult member of a couple or family unit seeking an affordable dwelling who has lived in the Parish continuously for at least the last two years;
- An individual/at least one adult member of a couple or family unit seeking a market dwelling who has a family member (defined as grandparents, parents, siblings or children of the applicant) who currently lives in the Neighbourhood Plan Area or any parish adjoining that area and has done continuously for the last two years or more.

## **Reasoned justification**

Horsham District Council has a policy for sustaining rural communities and assisting people who live, or have lived, and work in them.

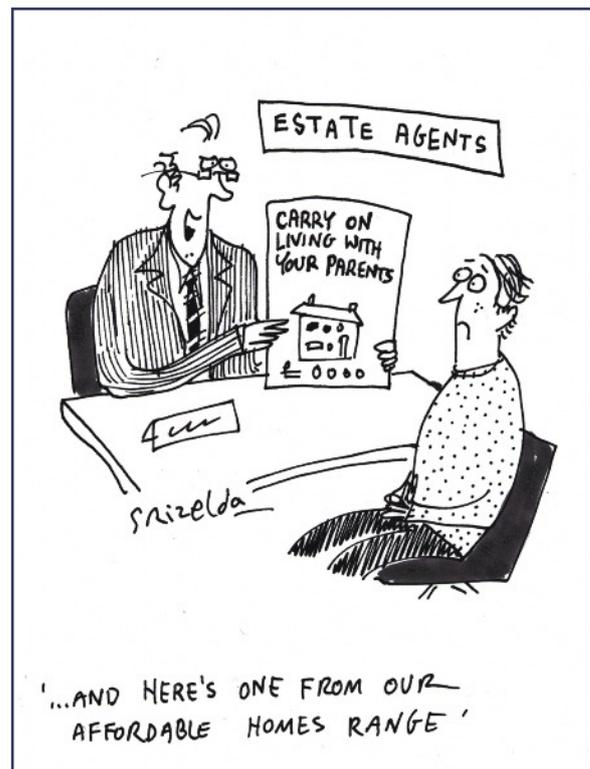
Affordable housing built in the Neighbourhood Plan Area ought to enable some preference to be given to individuals with an established local need and an established local connection, provided that they otherwise qualify for affordable housing.

*Conformity reference: Horsham District Planning Framework Policy 3 (Development Hierarchy) and Housing Policies 14, 15 and 16.*

Note: the list above represents the broadest criteria to be used by Horsham District Council to identify need as part of either the Registered Social Landlord or Parish (in the instances of market housing) register.

An enhanced set of criteria will be used by the Horsham District Council to allocate any affordable units delivered in the Neighbourhood Plan Area.

*Conformity reference: Horsham District Council Housing and Nominations Register July 2014, Horsham District Council Planning Framework Policies 15 and 16.*



**POLICY E1: To conserve the natural environment and district character by ensuring that Monkmead Woods with its habitats, footpaths and sites of scientific and nature interest is protected from development and maintained as amenity woodland along with the preservation as open spaces of the recreation ground and the open green space between the Common and the Village with its network of public rights of way.**

## **Reasoned justification**

THE rural qualities of Horsham District generally and West Chiltington in particular are highly valued and are among the reasons why people choose to live here and why their conservation is central to the vision for WCNP.

Monkmead Woods are an important element of these qualities, being regularly used for horse riding, dog exercising and walking as exercise and as a pastime.

The SSSI in a corner of the woods is clearly of national importance as is their proximity to the South Downs National Park even though only a very small part of this area, consisting of part of the gardens of some neighbouring low density housing, is actually in the Park.

**“The rural qualities of West Chiltington are highly valued and are among the reasons why people choose to live here...their conservation is central to the vision for WCNP”**

The recreation ground on which is sited the Village Hall, a pavilion for a cricket club and tennis courts for the local club as well as a skate park is an important amenity for the local community.

The area between The Common and The Village (see fig. 8 on page 26 above) is farmland with a network of public rights of way forming an important link between the two settlements.

*Conformity reference: Horsham District Planning Framework Policy 24 (The Natural Environment and District Character), Horsham District Council Landscape Capability Assessment 2014. NPPF paragraphs 70 and 73-75 promoting healthy communities and protecting open spaces and rights of way.*

## **POLICY D1 – Conserving and enhancing the historic environment**

**The community considers that conserving and enhancing the character and appearance of all buildings of architectural and historic interest and their settings is paramount in order to protect the character of the area. This is especially so in the village conservation area. Conservation and enhancement through management of sustainable growth is at the core of the WCNP’s social, economic and environmental objectives.**

**The historic environment within the Neighbourhood Plan Area will be protected and enhanced through positive action. The significance of designated heritage assets, including nationally protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings), will be recognised and they will be given the requisite level of protection.**

**Development proposals which conserve and enhance a heritage asset will be supported where clear and convincing justification has been provided by way of an assessment of the significance of the asset or its setting. The sustainable re-use, maintenance and repair of listed buildings and other heritage assets will be supported, particularly for those identified as being at risk. In conservation areas, the built form will be conserved and enhanced and there should be no net loss of trees.**

## Reasoned justification

The Neighbourhood Plan Area has a rich historic built environment and landscape including the Conservation Area with its high quality and special architectural and historic character. A description of this and a schedule identifying Listed Buildings within the Neighbourhood Plan Area is set out in an Appendix. There are 67 listed buildings in the Parish including the Norman church, which is the only Grade I listing. The intention is to avoid development that is likely to impinge on these heritage assets.

*Conformity reference: National Planning Policy Framework 2012 - Section 12. Conserving and enhancing the historic environment. Horsham District Planning Framework Policy 33 (Cultural and Heritage Assets).*

### **POLICY CP1: The use of s106 agreements and the Community Infrastructure Levy to support community development.**

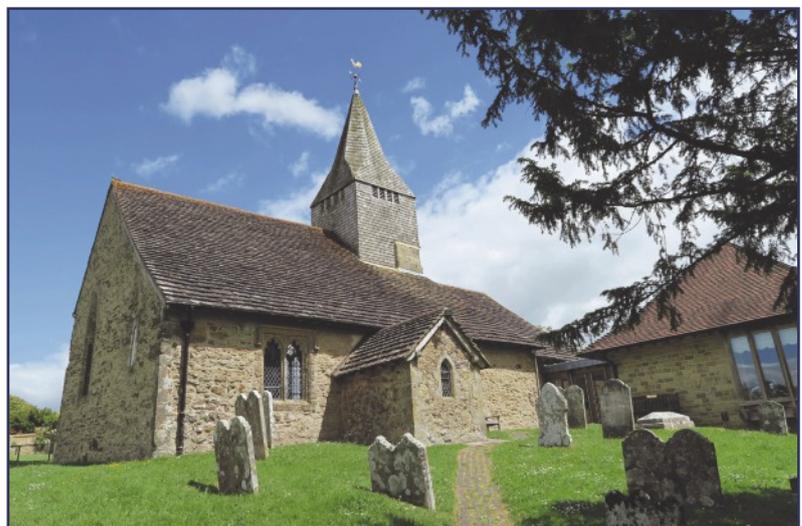
**Any planning applications for new development within the Neighbourhood Plan Area must demonstrate how they can contribute towards the delivery of community development through either a s106 agreement or payment of a Community Infrastructure Levy. Provision towards community development, either through direct provision of new facilities or through financial contributions, will be expected from all development, subject to the guidance set out in the National Policy Planning Framework. This will include the requirement for every development to be delivered viably, as defined by NPPF. Any contribution secured as a result of development within the Neighbourhood Plan Area shall be prioritised towards the restoration, improvement or replacement of the facilities for children and young people, subject to the Parish Council receiving and approving appropriate proposals to that end and/or towards the enhancement of footpaths, open spaces and community facilities.**

## Reasoned justification

HDC Community Infrastructure Levy policy gives us the opportunity, albeit a limited one with only a small level of development, to seek opportunities for developers to contribute not only to locally significant infrastructure that the County and District Councils typically control but also to community enhancement projects that would benefit children and young people, other sections of the community or contribute to improved health care or recreational and social facilities.

*Conformity reference: National Planning Policy Framework 2012 – Section 3. Supporting a prosperous rural economy – refer paragraph 28 Promote the retention and development of local services and community facilities in villages.*

**“There are 67 listed buildings in the Parish, including the Norman church”**



## 6. Non-Statutory Policies

IT IS understood that the statutory provisions governing neighbourhood plans require the WCNP to address the development and use of land. Policies relating to this appear in section 5.

Neighbourhood planning, however, is about much more than land use. It is about giving the community a say about its neighbourhood. It is not just a legal document contributing to planning law. Many community issues have been identified and policies drafted in the development of the WCNP. By doing so, the community can feel it has a voice, and county and parish authorities can address these concerns.

These non-statutory policies have been identified in order to achieve the non-land related objectives identified in section 3 and are shown in four sections:

1. Policies for Transport and Infrastructure (TI)
2. Policies for Sport, Recreation and Community (SRC)
3. Policies for health and well-being (HW)
4. Policies for Mineral Extraction (MIN)

### Transport and Infrastructure

**POLICY TI 1: Integrate the policies of Storrington, Pulborough and West Chiltington to avoid the Parish roads becoming a bypass route.**

#### Reasoned justification

West Chiltington is located between:

- the A24 Horsham to Worthing road to the east;
- the A29 Horsham to Bognor Regis road to the west;
- two main cross country routes: the A272 to the north that meets the A29 at Billingshurst, and the A283 Shoreham to Petworth road.

This latter road passes through Washington, Storrington (below) and Pulborough and is often highly congested. Parts of Storrington experience such bad consequential pollution that an Air Quality



Management Area was declared in December 2010.

Congestion on these routes – and further afield on the A27 at Arundel – has a significant impact on West Chiltington which is increasingly being used as a rat-run.

The roads in West Chiltington are entirely unsuited to this growing traffic. They comprise unlit narrow lanes, high banks, constricted corners and single tracks with passing places.

It is vital that an integrated infrastructure and roads policy should be agreed between West Sussex County Council (the Highways Authority), Horsham District Council and the parishes of Washington, Storrington and Sullington, Pulborough and West Chiltington.

This should ensure that the main trunk routes are fit for purpose and that the roads of West Chiltington are not degraded and made unsafe for local residents, and to the detriment of the nature and character of this rural parish.

One of the four key elements of the West Sussex Transport Plan 2011 - 2016 is to “improve safety security and health”.

Regarding the proposed improvement of the A27 at Arundel, Chichester and Worthing, we have a self-evident collective interest in supporting this priority, both for its own sake and for the protection of our community: as traffic in the wider area attempts to avoid bottlenecks it often uses our inadequate roads as rat-runs, to the detriment of our community.

As well as this main priority, there is recognition of the need “to improve the safety record on our local, increase usage of healthy and sustainable modes of transport, and provide access to services.”

The A283 is part of the Strategic Road Network from the A24 at Washington to the A27 at Shoreham but not through Storrington. Only coordinated action by all communities will address the issues without their being shifted from one community to another.

*Conformity reference: West Sussex Transport Plan 20112016, Horsham District Planning Framework Policies 24 (Environmental Protection) and 25 (The Natural Environment and District Character) and 33 (Maintaining Heritage Assets).*

## **POLICY TI 2: Encourage walking and cycling by maintaining footpaths and bridleways.**

### **Reasoned justification**

Both in terms of public health and the promotion of sustainable transport, it is in the general community interest that walking and cycling should be encouraged. In common with many rural communities West Chiltington has an extensive network of footpaths.

The community would like to ensure that they are more extensively used by encouraging the parish council to improve signage - e.g. by indicating destinations making them more all-weather accessible and by publicising them, e.g. by making the existing footpath map more readily accessible.

Walking routes to the community school have been tried in the past but would benefit from being re-examined. This policy can be explored in conjunction with neighbouring parishes especially in publicising more extensively routes to the South Downs National Park.

A longer term aspiration is for the existing core footpath network to be upgraded to provide a safe, all-weather infrastructure that would link the Village and the Common areas and encourage walking, cycling and mobility for the elderly between the available facilities of the Parish.

Improving public health and reducing obesity is a key government objective: all local authorities support it in framing their policies. In West Chiltington, where most roads do not have consistent pavements and are thus intrinsically dangerous, the footpath and bridleway networks are critical elements in supporting these policies.

*Conformity reference: West Sussex Transport Plan 201126, Horsham District Planning Framework Policy 40 (Sustainable Transport)*



**POLICY TI 3: Engage in discussion with local authorities and transport operations to improve public transport service.**

### Reasoned justification

The limited transport facilities in the parish have been shown to make business and personal life difficult for the community despite the provision of additional facilities such as the parish minibuses. The intention is to get the Parish Council, transport providers and local authorities to work together to improve the situation, especially in the context of better services to and from Pulborough Station, in facilitating parking at Pulborough Station and in making the waiting for transport more comfortable by the provision of shelters and seating at important selected locations.

Enhanced access to services, especially for vulnerable members of the community, is a key part of West Sussex and Horsham District Council's transport policies. There is also an objective to reduce the dependence on car travel by improving public transport. In this community with a large older population and the dependence on businesses for efficient transport there is a community of interest.

*Conformity reference: West Sussex Transport Plan 201116 (Improving Accessibility). Horsham District Planning Framework Policy 40 (Sustainable Transport)*

**POLICY TI 4: Respect the difficult road infrastructure.**

### Reasoned justification

The limitations of the existing road structure within the Parish have already been well rehearsed.

Mindful of these limitations and concerned for road safety, the community is likely to support proposed development only when it can be clearly demonstrated that it would not result in undue pressure being placed on the existing road network. Vehicles parked on narrow roads cause disproportionate disruption. Therefore, the community is likely to support proposals for development only if they demonstrate clearly adequate off-road parking for each proposed dwelling.



While the difficult road infrastructure is part of the nature and character of the community it is clearly desirable that it should not be made worse. Horsham District Council's policies on maintaining the character of rural communities and promoting sustainable transport should help achieve this objective.

The community shares an interest in balancing the need for development with protecting the safety and character of the community.

*Conformity reference: NPPF 35, Horsham District Planning Framework Policy 39 (Infrastructure), Policy 39 (Sustainable Transport) and Policy 40 (Parking).*

Left: Harborough Hill: arguably the best road in the Parish. Note lack of footpaths.

**POLICY TI 5: Maintain pressure on West Sussex County Council and BT Openreach to deliver on their commitment to extend high speed broadband to more sparsely populated areas and additionally to secure improved mobile coverage throughout the neighbourhood area.**

### Reasoned justification

The Government and West Sussex County Council have already improved the availability of fibre-connected cabling to parts of the Parish through a contract with BT Openreach. The success or otherwise of this infrastructure improvement in bringing high speed broadband to businesses and residents will be measured over time but many suspect it will not be as extensive as is desirable and may be limited to parts of the developed area that are close to an enabled cabinet of which there are six.

With the co-operation of West Sussex County Council, BT Openreach and Internet Service Providers, the community will wish to monitor closely the provision of the new facilities. It will encourage providers to be open about the extent and quality of the service and continue to press for improvements to bring provision to the more remote parts of the Parish.

The community will also want to encourage Horsham District Council and West Sussex County Council to develop a strategy with mobile phone operators to improve the coverage of mobile phone networks. The existing three masts are inadequate.

The community may well need to reconsider its attitude to masts to accommodate improvements in an undulating landscape with many dead spots. For new developments, the policy aims to see connections to the Internet with a minimum symmetrical speed of 25Mbps and realistic future-proof upgrades available. As a minimum, and subject to viability and deliverability in accordance with paragraph 173 in the National Planning Policy Framework, suitable ducting that can accept fibre should be provided.

**“The community may well need to reconsider its attitude to masts”**

Anecdotal evidence, local campaigns, recent surveys of businesses and the community all point to a need for faster broadband and 3G/4G mobile services. The national and county policies all facilitate some improvement and there is general agreement that this is essential.

*Conformity reference: WSCC Better Broadband strategy. Horsham District Planning Framework Policy 7 (Economic Growth)*

**POLICY TI 6: Improve the quality of emergency planning within the Parish.**

### Reasoned justification

Bad weather, particularly snow and ice, disrupts the local community. The Parish Council has plans and machinery for gritting roads to supplement the provisions made by WSCC.

Recent bad weather has seen some extended problems, especially power outages that lasted several days.

The Parish Council already has some emergency plans and procedures for dealing with snow and ice but the community will be more confident if the plans are regularly reviewed and updated, and extended into new areas.



We should like to see the Parish Council - in conjunction with HDC, WSCC, the emergency services and utility providers - develop a more comprehensive disaster recovery plan to speed up recovery from power cuts, flooding and storm damage and to be able to respond to a major emergency such as a plane crash, chemical spill or major accident in the Parish.

*Conformity reference: Horsham District Planning Framework Policy 38 (Flooding)*

## Sport, Recreation and Communities

**POLICY SRC 1: Secure improved facilities for children and young persons through a comprehensive review of existing provisions and proposals**

### Reasoned justification

In the absence of suitable local facilities children and young people will have to travel to neighbouring towns and villages, not only increasing the volumes of traffic but also undermining the cohesion of the Parish community.

It is desirable to prioritise the improvement in facilities for local groups of children and young people of the Parish, as well as for pre-school and after-school care, by initiating an objective appraisal of the plan to re-establish youth club facilities that could support other objectives. It would also be beneficial to support the Parish Council's intentions to help the skate park users to develop and maintain the facilities on the recreation ground and keep them safe from vandalism and crime.

*Conformity reference: Horsham District Planning Policy 43 (Communities, Leisure and Recreation)*

**POLICY SRC 2: To work with neighbouring authorities to improve shared community engagement in the welfare of the very old and disabled.**

### Reasoned justification

At a time of improving health care and longevity, a community of older residents will gradually gain an increasing number of very old residents, some of whom will have failing sight and hearing.

The community needs to make a strong commitment to prevent their becoming isolated and lonely as recreational and other services become more difficult to access.

It would be desirable to promote the development of a coordinated approach between the communities of Pulborough, Thakeham, Storrington and West Chiltington to ensure that the existing provision of facilities for the very old, the disabled and sight or hearing impaired are more widely publicised and made available to the West Chiltington community.

*Conformity reference: Horsham District Planning Framework Policy 42 (Inclusive Communities).*

## Health and Wellbeing

**POLICY HW 1: To explore options for improving access to medical services**

### Reasoned justification

Residents have to travel out of the Parish to reach a GP, or dentist, principally to the surgeries in Storrington or Pulborough. Emergency ambulance services come primarily from Worthing some 10 -12 miles away: it can take an ambulance 20 - 30 minutes to reach a 999 scene.

The community need more direct access to the Pulborough Medical Group surgery through the re-routing of the No 1 service to and from Midhurst to take in the Pulborough surgery. This would also provide a better service to Tesco and Sainsbury's and reduce car journeys.

A common feature of rural communities is the provision of defibrillators at convenient local sites to which callers to 999 services are directed while waiting for an ambulance. More defibrillators are needed and the population should be more widely trained in their use.

This service needs to be enhanced by the recruitment and training of more volunteers for CHART (First Responder Team).

In its Transport Plan 2011-2026 WSCC observes that "Older people are far more likely to have problems in accessing services, with a large proportion of the over-65s having no access to a car. This will place increasing pressure on our public and community transport services."

Medical services are clearly a key element in the needs of this and other sections of the community. A more local facility and/or a direct transport link will improve this access.



*More needed!*

*Conformity reference: West Sussex Transport Plan 2011/2026 1.1.6 (Drivers for change) and 1.2.3 Improving accessibility.*

## Mineral Extraction

### **POLICY MIN 1: Mineral extraction**

- **To support Celtique Energy's ongoing conventional hydrocarbon (gas) exploration programme;**
- **To accept that this programme may prove successful and lead to a small scale gas production facility, similar in scale to the Storrington oilfield facility;**
- **To oppose unconventional hydrocarbon exploration because the published data demonstrate West Chiltington Parish is on the margins of any potential productive trend;**
- **To oppose surface mineral extraction of construction materials on the reasonable grounds that, although the resource clearly exists in West Chiltington Parish, it is largely sterilised by the existing housing development.**

### **Reasoned justification**

The West Sussex Minerals Plan provides the policy that enables WSCC, along with the South Downs National Park Authority, to meet its obligations as the Minerals Planning Authority.

Its obligations for - among other things - sustainability, the supply of minerals and planning policy for minerals bring it and the community together when drilling for oil and gas and other extractive proposals are made.

The WCNP wants to give proper consideration to these issues and have appropriate policies for circumstances likely to arise.

*Conformity reference: West Sussex Minerals Plan (in development)*

## 7. Action Plan

THE Action Plan schedules the projects flowing from the residents' vision for their locality and sets out:

- how it is envisaged to deliver those projects;
- the parties considered needed to achieve the desired result;
- methods for securing necessary funding.

These projects, identified by the community, will guide the Parish Council and other stakeholders, including voluntary groups, on how to prioritise and allocate efforts and funding to deliver the objectives of the Plan.

The Action Plan identifies projects in six categories:

1. Business Projects
2. Housing and the Built Environment Projects
3. Natural Environment Projects
4. Transport & Infrastructure Projects
5. Sport, Recreation and Wellbeing Projects
6. Mineral Extraction Projects.

**The projects contain more detail of individual elements than the objectives in section 3 suggest in order to reflect the detailed recommendations of the various working groups.**

<b>BUSINESS PROJECTS</b>			
<b>WHAT</b>	<b>HOW</b>	<b>WHO</b>	<b>FUNDING</b>
<b>2.1</b> Secure the provision of high speed broadband coverage throughout the Parish, not just in the main developed concentrations.	Use feedback currently provided through the Village website to check on progress with rollout of high speed broadband.	Residents and Parish Council and webmaster.	Discuss with WSCC what additional funding programmes are available.
<b>2.2</b> Secure improved mobile communication services throughout the Parish.	Discuss with mobile communication providers issues and options.	Residents and Parish Council.	Any additional masts etc. funded by mobile operators.
<b>2.3</b> Promote a business community forum.	Appoint a parish councillor to champion and consult with HDC, Business Link etc. to identify existing provision and outline improvement.	Parish Council, HDC, local businesses and potentially a local business sponsor.	Business community will self-fund any improvement.
<b>2.4</b> Establish a planning policy that supports limited light industrial/office/therapy buildings on suitable sites.	Planning committee to support suitable proposals.	Developers, Parish Council and HDC Planning Committee.	Self-financing.
<b>2.5</b> Improve bus service to Pulborough station and trains from there.	Discuss options with bus companies, train operators and passenger groups.	Parish Council, Stagecoach, HDC, WSCC, Southern Railway and local passenger groups.	Self-financing and transport subsidies.

## HOUSING & THE BUILT ENVIRONMENT PROJECTS

WHAT	HOW	WHO	FUNDING
<b>3.1</b> Complete existing project at Jayswood, The Spires and Elephant & Castle.	Developer action and sales activity.	Developer, Estate Agents.	Private finance.
<b>3.2</b> Prioritise development in favour of affordable homes and build 15 affordable homes on the Steele Close site and subject to solving existing constraints in 6-10 years build 15 homes on Hatches Estate.	Complete legal procedures, and planning application.  Planning approval.  Development.	Parish/District Council.  Landowner.  Housing Association.	Housing Association and private finance.
<b>3.3</b> Build serviced offices and light industrial/therapy rooms.	Conceptual at this stage.	Parish/District Council.  Landowner.  Developer.	Private finance.
<b>4.</b> Support infilling only if it meets local needs and does not harm the nature and character of the Parish.	Planning system.	Parish/District Council.	No funding required.

## TRANSPORT AND INFRASTRUCTURE PROJECTS

WHAT	HOW	WHO	FUNDING
<b>5.1</b> Urge WSCC and HDC to recognise the difficult and rural nature of the roads when dealing with planning applications.	Clear input and explanations when responding to planning applications.	WSCC, HDC.	No financial implication other than potential CIL for infrastructure.
<b>5.2</b> Protect West Chiltington from becoming a bypass route.	Improve A283 at Storrington and A27 at Arundel.	WSCC.	Highways Agency budget.
<b>5.3</b> Install limited signage to deter heavy vehicles from using single width lanes.	Discuss options with WSCC.	Parish Council, WSCC, HDC.	Highways budgets.
<b>5.4</b> Ensure regular road maintenance.	Increase use of faults/pot hole reporting mechanisms.	WSCC, HDC.	No financial implication other than potential CIL for infrastructure.
<b>5.5</b> Enforce the existing 30 mph speed limits particularly along the Monkmead Lane/Harborough Hill/Common Hill triangle.	Step up discussions with Police and WSCC.  Automatic speed indicators  Community Speed Watch.	Sussex Police, WSCC, Parish Council.	Local safety partnership budget priorities.

## TRANSPORT AND INFRASTRUCTURE PROJECTS, continued

WHAT	HOW	WHO	FUNDING
<b>5.6</b> Investigate traffic calming measures.	Discuss with parishioners and WSCC.	WSCC, Parish Council and parishioners.	Highways budgets.
<b>5.7</b> Reroute bus No 1 to Pulborough Medical Centre.	Discuss with Stagecoach.	Parish Council, Stagecoach, WSCC.	Self-financing.
<b>5.8</b> Increase the availability of seating at bus stops.	Monitor existing plans.	Parish Council.	Current budget.
<b>5.9</b> Explore off road parking for drop off and pick up at the school.	Generate a wide ranging study.	Parish Council, school, WSCC, traffic consultants, parishioners.	CIL funding.
<b>5.10</b> Provide additional parking at Pulborough station.	Joint study with Pulborough Parish Council, Southern Railway and HDC.	Parish Council, Pulborough Council, Southern Railway, HDC.	Southern Railway/Network Rail budgets.
<b>6.1,6.2</b> Improve maintenance of footpaths and bridleways and upgrade gates/stiles to be equestrian friendly and suitable for elderly and disabled and buggies.	Establish priority routes, discuss with land owners and engage parishioners.	Parish Council, landowners, parishioners.	Parish Council budget and private capital.
<b>6.3</b> Create an improved footpath map showing routes to South Downs and elsewhere outside the Parish.	Get local walking group to create a design and publish.	Parishioners, Parish Council.	Self-financing.
<b>7.1, 7.2</b> Ensure development does not make poor road infrastructure/traffic worse and new development provides adequate off road parking and does not cause harm to pedestrians.	Planning policies.	Parish Council and HDC.	No funding required.
<b>7.3,8.1,8.2</b> Improve broadband and mobile communications to encourage working from home.	Use feedback currently provided through the Village website to check on progress with rollout of high speed broadband. Discuss with mobile communication providers issues and options.	Residents and Parish Council and webmaster.	Discuss with WSCC what additional funding programmes are available.  Any additional masts etc. funded by mobile operators.
<b>8.3</b> Keep abreast of developments in communications technology.	Environmental monitoring.	Parish Council and parishioners.	No funding required.
<b>9.1</b> Avoid development where flood risks exist.	Monitor flood risk and establish planning policies.	Parish Council, Environment Agency, WSCC and HDC.	No funding issues.

## TRANSPORT AND INFRASTRUCTURE PROJECTS, continued

<b>9.2</b> Reduce impact of surface water flooding at key points on road network	Map problem sites, discuss options with landowners and highway authorities.	Parish Council, landowners, WSCC	Highways budgets and private capital and occasional volunteer labour
<b>9.3</b> New development to address drainage risks	Planning policies, building control enforcement	Parish Council and HDC	Development funding and planning fees

## NATURAL ENVIRONMENT PROJECTS

WHAT	HOW	WHO	FUNDING
<b>10.1</b> Maintain, enhance and preserve bio-diversity and protect species and their habitats	Continue with existing monitoring of current status and be vigilant when reviewing development proposals	Local volunteer groups, Parish Council, HDC	Existing funding for volunteer groups. Otherwise any costs are part of development funding
<b>10.2</b> Ensure developers pay proper regard to preserving the rural character, landscape and endangered species and their habitats in the parish and to creating habitat corridors.  Ensure design standards minimise flood risk generally and damage to habitats	Planning policies and local monitoring	Parish Council, HDC, WSCC (mineral extraction)	Costs are part of development funding
<b>10.3</b> Maintain specifically designated habitats in Monkmead Woods	Maintain engagement with landowners	Local volunteer groups, landowners, HDC	Existing budgets
<b>10.4</b> Retain recreation ground, the Haglands Lane allotments and the green space between The Common and The Village as open space.	Monitoring planning applications	Parish Council, HDC	No financial implications
<b>10.5</b> Manage environmental risks from drilling operations	Engage with Environment Agency	Parish Council, Environment Agency, WSCC	Existing budgets
<b>10.6</b> Improve protection from invasive species	Local monitoring	Parish Council, home owners	No financial implications

“10.4 Retain recreation ground, the Haglands Lane allotments and the green space between The Common and The Village as open space.”

## SPORT, RECREATION & WELLBEING PROJECTS

WHAT	HOW	WHO	FUNDING
<b>11.1</b> Improve facilities/activities for the youth of the Parish	<p>Conduct detailed appraisal of all needs and options</p> <p>Develop business plan for new facilities and commission an objective appraisal of the proposal and other possibilities.</p> <p>Seek public and Parish Council approval within a full examination of all options</p>	Promoters, Church, Parish Council, HDC potential users	Options are parish precept and voluntary appeal funding for construction with running costs self-financing
<b>11.2</b> Enhance the skate park and regulate its use	Users to explore options with Parish Council	Users, Parish Council, local residents	Parish Council budget
<b>11.3</b> Improve services to very elderly, disabled and visually/hearing impaired	Coordinate with all local parish authorities to ensure wide awareness of activities and develop as appropriate	All neighbouring parish councils, disabled groups and community partnerships	Self-financing
<b>11.4</b> Expand range of activities available to community	Expand investigation of required services and engage with existing facilities owners to explore options	Parish Council, local community, Church, Village Hall	Self-financing
<b>11.5</b> Develop existing facilities on long-term basis	Engage in discussion with Village Hall, Church and School on long term plans	Parish Council, Village Hall Committee, St Mary's Parish Council, School	Self-financing and development funding
<b>12.1</b> Reroute Stagecoach service No1 via Pulborough Medical Centre	Discuss with Stagecoach	Parish Council, Stagecoach, WSCC	Self-financing
<b>12.2, 12.3</b> Increase the number of defibrillators and recruit and train more volunteers for CHART	Public awareness campaign	CHART, Parish Council	CHART funding
<b>12.4</b> Update and improve Parish emergency plan	Strategic review and update plans	Parish Council	No funding required
<b>12.5</b> Establish a GP outreach service in the Parish	Establish feasibility, locate suitable premises and promote awareness	Parish Council, Pulborough Medical Group, Health England	Local primary care budget
<b>13.</b> Code of conduct to reduce environmental pollution	Public debate and devise code of conduct	Parish Council, parishioners	No funding required

### “11.4 Expand range of activities available to community”

## MINERAL EXTRACTION PROJECTS

WHAT	HOW	WHO	FUNDING
14. Keep abreast of development of WSCC minerals plan	Parish Council monitoring	Parish Council	No funding required
15. Accept conventional drilling at Broadford Bridge	No objection to relevant planning applications subject to sensible monitoring	Parish Council	No funding required
16. Oppose unconventional drilling on grounds of no commercial potential	Monitor any emerging proposals and register opposition to planning applications	Self-financing	No funding required
17. Register with LPA that building material resources have been sterilised by existing development	Address in conjunction with any planning application	Self-financing	No funding required



## 8. Monitoring and Delivery

### Monitoring

The WCNP sets out the vision, action plan and policies to facilitate sustainable growth within the Parish of West Chiltington in accordance with the emerging Planning Frameworks of both LPAs: Horsham District Council as the primary authority, and West Sussex County Council and SDNPA as secondary authorities.



Some of the issues in the WCNP have some relevance to or are dependent upon the neighbouring parishes of Billingshurst, Pulborough, Storrington & Sullington, Thakeham and Washington, all of whom are developing neighbourhood plans.

It is therefore envisaged that as each adjoining parish develops its neighbourhood plan, the Parish Council will review the WCNP in conjunction with one or more of these parishes, thus allowing the criteria and policies of each community's neighbourhood plan to be retained, as well as seeking to introduce appropriate wider area cooperation and policy

**MONITORING POLICY M1: To ensure continuing general conformity with Horsham District Council's strategic aims as they develop.**

### Reasoned Justification

The Parish Council will be expected continue to align its objectives with the strategic aims, needs and priorities of the wider local area.

These are defined in the emerging HDPF, the South Downs National Park Local Plan and West Sussex County Council's plans for highways and mineral extraction.

Through this process, the WCNP generally conforms with the evolving strategic policies of all these local plans. The Parish Council, however, recognises that if the WCNP is established before a relevant local plan is finalised, it may be necessary to review and adapt the WCNP in order to support and meet the requirement(s) of the existing and evolving strategic policies of the local plan in question.

**MONITORING POLICY M2: Periodic reviews will be carried out by the Parish Council to ensure that the WCNP is being implemented and kept up-to-date**

### Reasoned Justification

The WCNP has been developed to plan sustainable growth for the period up to 2031. Following its adoption, the Parish Council will assume responsibility for its implementation.

Furthermore, in consultation with the community and LPAs, it will initiate a formal review process at least every five years to ensure the WCNP is still current and a remains a positive planning tool to deliver sustainable development.

This policy provides for periodic reviews of the WCNP over the period 2015 - 2031. It recognises that in the case of a small rural settlement the scale of development and other factors may have a significant impact that could require a review of local needs and facilities. It therefore encourages the community to recognise the WCNP as a living document and undertake a formal review every five years as a minimum.

## Delivery

EVEN before completion of the WCNP, the Parish Council has been engaging with a number of ongoing and interesting issues:

- A scheme to help village residents wishing to downsize has been put into effect: the Jayswood and Bracklyn developments, for instance, were reserved for local people for six months before being released to the general market.
- Measures to improve the skate park and the general facilities available to children and young people have been considered at Parish Council meetings.
- Discussions have begun on the feasibility of the establishment of a GP service in the village.

The ongoing delivery will be conducted having regard to the following features:

### Mechanism

One of the prime requirements of the NPPF 2012 is for delivery to be planned and scheduled. To that end, the WCNP directs that a member of the Parish Council be appointed to oversee and champion delivery as project manager. He or she will provide regular reports on progress and actions taken to the PC and the community through the Parish Bulletin and Parish Council website.

### Funding

As one of its initiatives to deliver the objectives of the Localism Act 2011, the government has established various funds to support community groups which are bringing forward local projects. West Chiltonon Parish Council will utilise such grants, loans and other contributions to bring forward financially viable projects.

### Management

Management will be a continuing aspect of the Parish Council's activities. It is expected that parish councillors will collectively demonstrate that they have, or will acquire, the range of skills needed to manage projects with which they are presented.

### Priorities

The delivery of sustainable growth as set out in the WCNP is based on a 17-year timeline. In order to realise the overall vision, the projects need to be delivered in a sequential manner. Those managing projects must also take into account the timeline under which associated essential infrastructure such as school provision, highways capacity, water and waste, public transport, etc. will be delivered.

*Right: A candidate for improvement*



Core Documents available on West Chiltington Parish Council website:

[www.wchilt-parishcouncil.org.uk](http://www.wchilt-parishcouncil.org.uk)

### Statutory Documents

WCNP-3	Sustainability Appraisal/Strategic Environmental Analysis
WCNP-4	Designated Area decision

### Evidence documents referred to in text

WCNP-BUS-1	Business Survey Final Report
WCNP-BUS-2	Business Survey Questionnaire
WCNP-HNS-1	Housing Needs Survey Report 2014
WCNP-HNS-2	Housing Needs Survey Questionnaire 2014
WCNP-PBE-1	Site Assessment Report

### Reference Documents

WCNP-REF-1	Horsham District Planning Framework
WCNP-REF-2	Horsham District Council SHLAA report 2014
WCNP-REF-3	Horsham District Council Landscape Capability Assessment 2014

## GLOSSARY

**Affordable housing:** social rented and shared equity housing. Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.  
(Ref: [www.gov.uk/definitions-of-general-housing-terms](http://www.gov.uk/definitions-of-general-housing-terms))

**Category 2 settlement:** a designation in Horsham's planning hierarchy that defines certain types of small village. A settlement with a more limited level of services.  
([www.horshamdistrictldf.info/main/4082\\_4326.asp](http://www.horshamdistrictldf.info/main/4082_4326.asp)).

**HDPF:** Horsham District Planning Framework

**Medium village:** This type of settlement has a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day-to-day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.

**NPPF:** National Planning Policy Framework. Government Planning Policy, binding on all planning authorities

**Open Market Development:** developments where the price is set by open market conditions in contrast to affordable housing.

**SAC:** Special Areas of Conservation. Protected sites designated under EU Habitats Directive.

**Saved planning policies:** policies that govern the way in which Horsham shapes and administers planning policy.

**SNCI:** Site of Nature Conservation Interest. Designated by local authorities as having nature conservation interest.

**SSSI:** Site of Special Scientific Interest, defined by Natural England.

**Sustainable development:** the UK Sustainable Development Strategy *Securing the Future* sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

There are three dimensions to sustainable development: economic, social and environmental.  
(<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/>)

**YBP:** Years before present, also known as BC (before Christ) and BCE (before common era).

# A bit more about West Chiltington



**W**est Chiltington has been described as a garden village, a description that reflects its leafy, rural and semi-rural character.

Certainly, the village's thriving horticultural society is a repository of energy, interest and expertise which finds expression in many beautiful gardens throughout the village. Summer in West Chiltington is a colourful, multi-scented affair.

Viticulture is another village feature, with two vineyards in production.

As for housing stock, don't come to West Chiltington if you're looking for uniformity. There are many substantial properties, but also plenty of intermediate and smaller dwellings, all built to a wide range of designs.

Most homes, however, whatever their size, are set in generous plots. So while the village is built-up, according to strict definition, there is a sense of space and tranquillity that its residents value highly.

"I like its rural feel: it's not suburbia," says one.

The local wildlife shares this opinion – and our gardens and surrounding woods and countryside. West Chiltington has been described by a bat expert as "...a very batty area with lots of habitat and known roosts."

The presence of a number of listed buildings – 67 – and many Wells cottages adds to village's interesting, special character. In West Chiltington, even a bus shelter has a certain style!

Today, the Parish of West Chiltington is divided into two main settlements.

Towards the north is the Old Village of West Chiltington, part of which is a conservation area. Lying on the Roman Road known as the Sussex Greensand Way, it was already a thriving community

when recorded in the Domesday Book of 1086 as "Cilletune" and is seen as one of the most representative historic Sussex villages. A visitor from 100 years ago would find the Old Village, including the crossroads (left), completely recognisable.

The village's beautiful, striking Grade 1-listed church (p31) is Norman in origin, while other buildings date back as far as the 14th century. Also noteworthy are the buildings housing the Queen's Head pub and Post Office and General Store. The modern primary school is in the heart of the village; its predecessor is now a pleasant family home.



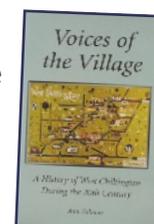
The Common lies further south. This area too has its historic buildings such as Gentle Harry's, Lilac Cottage and many interesting farmhouses. Its development began in the early 20th century and was marked by the creation of rural retreats, notably the celebrated Wells cottages, named for their designer Reginald Fairfax Wells (above left).

Later developments such as those by William Carver, who used local sandstone, also feature low density housing in leafy surroundings. Many people wish to live in these and other individual styles of housing.

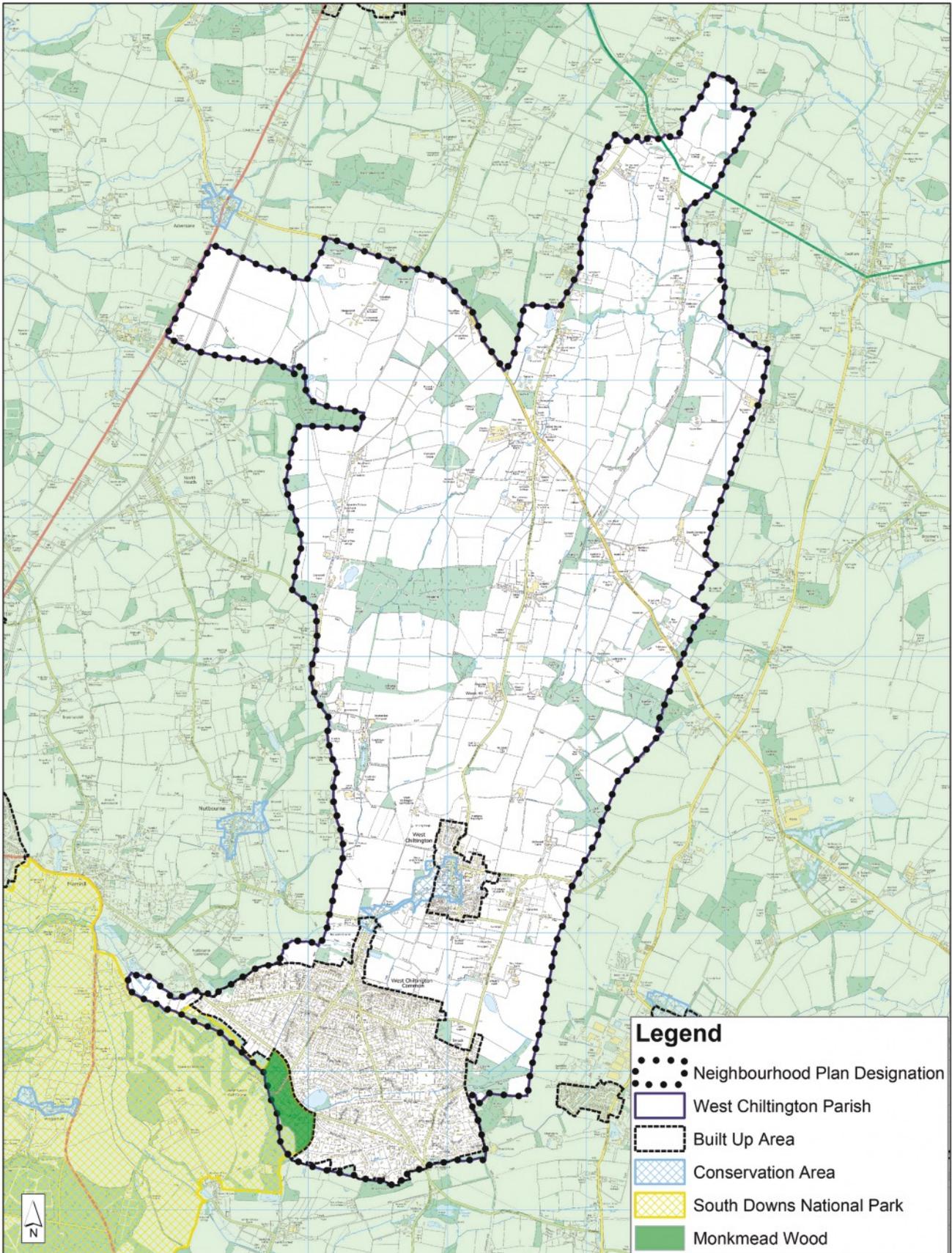
In the second half of the last century, the building firm of E & L Berg made its mark on West Chiltington Common. Lawrence Berg, a wartime bayonet instructor, and his wife Peggy – still remembered by many locals – took over the Roundabout Hotel and started building. Their properties' exteriors are characterised by a blend of stonework and rendering, while inside the arched doorways are a classic Berg feature.

West Chiltington has had its share of notable inhabitants, not least Norman Wisdom, who had a house in Mill Road for

20 years. Less of a comic, but no less appreciated, was John Junius Morgan, a member of the JP Morgan family. His 1949 obituary described him as a "shy American millionaire who found peace and lifelong friends" in the "tiny Sussex hamlet of West Chiltington". He was noted for his generous local philanthropy and for restoring Nyetimber.



*Right, above: The excellent Voices of the Village tells the more recent West Chiltington story.*



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West Chilmington Parish			
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Fig. 9: Overview of West Chilmington



**“A village with a past and a future”**

