

Horsham District Council West Chiltington Neighbourhood Plan 2023-2031

FINAL DECISION STATEMENT

Date: 20 March 2026

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) (HDC) has a statutory duty¹ to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDPs) and Neighbourhood Development Plan Orders and to take NDPs and Orders through a process of examination and referendum.
- 1.2 This decision statement relates to the West Chiltington Neighbourhood Plan 2023 - 2031 which has been produced by West Chiltington Parish Council (WCPC). Under the Town and Country Planning Act 1990 (as amended), (“the 1990 Act”) the Council has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of NDPs and Orders and to take NDPs and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning.
- 1.3 Following the Examination of the West Chiltington Neighbourhood Plan 2023 -2031 and the receipt of the Examiner’s Report, HDC is required to make a decision on the next steps. As set out in the Neighbourhood Planning Regulations the options for and then stages of doing so are:
 - a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act.
 - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;
 - c) to decide what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

¹ The Town and Country Planning Act 1990 (as amended)

- d) to confirm what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;
- e) to determine whether to extend the area to which the referendum is (or referendums are) to take place; or
- f) to conclude that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

- 1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision and the reasons for this.
- 1.5 Appendix A of this document is a map of the West Chiltington Neighbourhood Plan (WCNP) Area. Appendix B sets out the Examiner's Proposed Modifications to the WCNP along with the actions taken and revised modifications.

2.0 BACKGROUND

- 2.1 The West Chiltington Neighbourhood Plan area falls between two local planning authorities. Horsham Council approval to designate West Chiltington Parish as a neighbourhood plan area for the purposes of producing a neighbourhood plan was approved on 23 December 2015. The area of West Chiltington Parish relating to South Downs National Park Authority was approved on 17 February 2014.
- 2.2 The West Chiltington Neighbourhood Plan group published their Pre-Submission Neighbourhood Plan for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation was held between 25 November and 17 January 2020.
- 2.3 The West Chiltington Neighbourhood Plan group then submitted the submission draft plan to Horsham District Council. The submission draft of the West Chiltington Neighbourhood Plan was publicised, and representations were invited between 18 October 2024 to the 6 December 2024. This consultation was undertaken in line with the Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.4 Andrew Ashcroft was appointed by HDC with the consent of Qualifying Body, as 'the Examiner' to undertake the examination of the neighbourhood plan and to prepare a report of the independent examination.
- 2.5 The Examiner's report was received on the 11 February 2026. It concluded that the WCNP, subject to a number of recommended changes met the basic conditions set out in the legislation and could proceed to referendum.

3.0 WATER NEUTRALITY

- 3.1 The preparation of the West Chiltington Neighbourhood Plan was affected by the requirement for plans and programmes to demonstrate water neutrality. Plans and all new development were required to ensure that any new development did not increase water usage. This caused significant delays to the preparation of the neighbourhood plan.

3.2 On 31 October 2025, Natural England withdrew this requirement following an agreement with Southern Water and the Environment Agency. As a result, local authorities no longer need to include water neutrality measures in development plans or planning decisions.

3.3 Following this change, HDC and WCPC issued a joint statement to the Examiner (6 January 2026) recommending that all water neutrality policies be removed from the neighbourhood Plan.

4.0 DECISION

4.1 As noted in paragraph 1.3 of this report, Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) require the Local Planning Authority to outline what action to take in response to the recommendations of an Examiner following the formal examination.

4.2 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, the Council, with the consent of the West Chiltington Parish Council has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft Plan by the Examiner under paragraph 12(2)(4)(6) of Schedule 4B to the Town and Country Planning Act 1990 which complies with the provisions made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Examiner's proposed modifications are set out at Appendix B alongside the reason why the modifications were accepted.

5.0 THE REFERENDUM AREA

5.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated neighbourhood plan area, and that any referendum that takes place in due course be contiguous with the boundary of the designated neighbourhood plan area (refer to Appendix A). It is noted the referendum area includes portions of two Local Authority administrative areas and it follows the referendum question must reference both Horsham District Council and South Downs National Park Authority to comply with the relevant regulations.

6.0 CONCLUSION

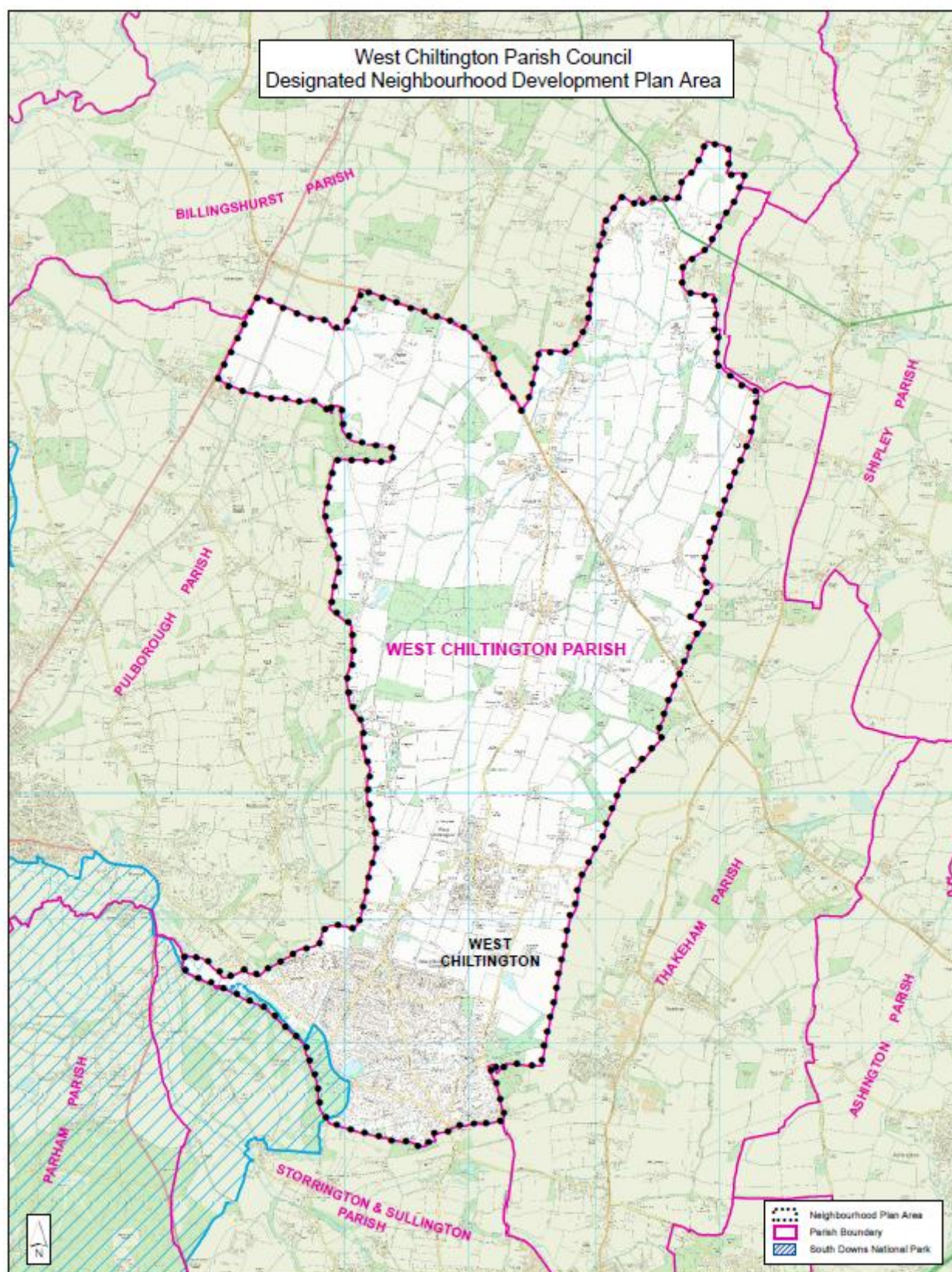
6.1 The Council is of the view that the draft submission WCNP as modified in Appendix B: Examiner's Proposed Modifications to the West Chiltington Neighbourhood Plan 2023 - 2031, complies with the legal requirements and may now proceed to Referendum.

Signed:



Barbara Childs
Director of Place
Date: 20 March 2026

Appendix A: West Chilmington Neighbourhood Plan Area



Horsham District Council

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

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Confirmed by Horsham District Council and to the South Downs
National Park Authority under The Neighbourhood Planning
(General) Regulations 2012 Regulation 5.

Reference No : WCNP2

Date : 23/01/14

Scale : 1:28,000

Drawing No :

Drawn :

Checked :

Revisions :

Appendix B: Schedule of Examiner's Proposed Modifications to the West Chiltington Neighbourhood Development Plan

Policies	Examiner's Modifications (insertion <u>underline</u>, omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
Paragraph 1.1	1.1 The Neighbourhood Plan has been prepared by West Chiltington Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of West Chiltington. <u>The Plan period is 2023 to 2031.</u>	HDC agree with the Examiner's recommendation	Modification to be taken forward to the final plan.
Policy H1 Spatial Strategy and Built-Up Area Boundaries	Policy H1 Spatial Strategy and Built-Up Area Boundaries Development proposals will be supported where the following criteria as applicable, are met: a) Are located within a Built Up Area Boundary b) Respond to the individual identities of The Common and The Old Village as detailed in the Landscape Character Assessment at Appendix 8 c) Do not have a detrimental impact on the predominantly open and undeveloped landscape setting of the Parish as a whole d) All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040) e) Land outside of either Built Up Area Boundary is considered to be countryside, and development will only be allowed if it is the subject of a specific policy in this Neighbourhood Plan or can demonstrate a	HDC agrees with this recommendation which will ensure compliance with National policy and legislative requirements	Modification to be taken forward to the final plan.

	need to be located in the countryside, as set out in national and local policies. <u>Development proposals within the Built-Up Area Boundaries will be supported where the following criteria as applicable, are met:</u> a) <u>Respond to the individual identities of The Common and The Old Village as detailed in the Landscape Character Assessment at Appendix 8</u> b) <u>Avoid or minimise any adverse impact on the South Downs National Park or its setting and on the predominantly open and undeveloped landscape setting of the Parish as a whole as described in the Landscape Character Assessment.</u> c) <u>Land outside the Built-Up Area Boundaries is identified as countryside. Development proposals will only be supported in this part of the neighbourhood area where they are the subject of a specific policy in this Plan or can demonstrate a need to be in the countryside, as set out in national and local policies.</u>		
Paragraph H1.6	H1.6 During the consultation period Natural England expressed concerns about new developments because of the impact on water abstraction and the effect this is having on protected habitats. They asked that HDC ensure that any new development in the Local Plan is water neutral. The NP respects this position and will expect all new development to meet any conditions agreed by HDC and Natural England. In July 2024 HDC supplied additional text to be added to policies in respect of water neutrality along with an SEA (see Evidence Base).	HDC agree with the Examiner's recommendation. Position update and removed for clarification.	Modification to be taken forward to the final plan.
Policy H2	Policy H2 Land for Housing	HDC agrees with this recommendation	Modification to be taken forward to the final plan.

	The following specifics must be addressed as part of any planning proposal for new residential development: <u>As appropriate to their scale, nature and location, proposals for new residential development should address the following matters:</u> 1. New development must <u>should</u> attain a Home Quality Mark minimum 3 to 4 star rating at final stage certificate and Level 4 in the 'My Footprint' indicator (see H2.1 for details). 2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where they do not harm the historic semi-rural character of the Parish. Examples would include but would not be limited to: a) siting and orientation to optimise passive solar gain; b) the use of high quality, thermally efficient building materials; c) installation of energy efficiency measures such as loft and wall insulation and double glazing; d) the use of low carbon heating systems. 3. High quality design including permeable surfaces for pedestrians, cyclists and vehicles with visually robust outdoor spaces giving a sense of place and sense of orientation. Support will be given to proposals which reflect the key design elements found in the Wells' Houses;	which will ensure compliance with National policy and legislative requirements.	
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	4. Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, areas for re-wilding, links to the biodiversity buffers and wildlife corridors, and which softens the impact of the built form; 5. All mature trees, hedgerows and green corridors within the site are retained unless their removal is essential, and then only the minimum should be removed to facilitate an efficient development layout - any removals must be mitigated with replacement species in keeping with surroundings; 6. Where green-field development creates a new edge to the Parish, the interface between the built edge and surrounding countryside should be consistent in application and provide amenity and bio-diversity value. 7. Where hard boundaries are mandated they should be screened by hedgerows and tree planting to soften their appearance and reduce the impact of pollution and noise. 8. Where possible, existing hedgerows should be retained and if necessary enhanced, or new hedgerows planted. These should be either: a) to the front of dwellings as an integral part of the new public realm; b) to define green spaces; c) to the rear of individual building plots where they form an edge between the built area and landscape a hedgerow should be normally retained or planted to the rear of the plot		
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	edge and separated by a buffer and maintenance strip of 2m minimum width to facilitate maintenance. d) Hedgerows and buffers should be maintained as part of the development's communal green space. 9. Affordable Housing should be provided in line with the current Horsham DC Housing Strategy. The size and tenure of affordable units should reflect latest available housing needs evidence. Proposals must respect and enhance the built character of the Parish and its high-quality countryside setting. Innovative and contemporary designs must be complementary to their context and must meet the requirements of the West Chilton Design Guide 2021. 10. Developers are advised to engage in pre-application discussions with Southern Water to evaluate whether changes to the Hardham abstraction would have any impacts for the timing of delivery of their developments in order to keep pace with infrastructure investment. 10. The density of new development shall <u>should</u> be appropriate to its location by virtue of size, height, siting and relationship to existing properties including topography. 11. Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area and should contribute to providing tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.		
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	13. All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)		
Add at the end of Paragraph H2.8	H2.8 Developers will be expected to use the latest available housing needs evidence from Horsham District Council to determine the appropriate size and tenure for the affordable homes. Appropriate arrangements should be made to ensure that the affordable housing is delivered and managed in accordance with any relevant adopted guidance produced by Horsham District Council. <u>Developers are advised to engage in pre-application discussions with Southern Water to evaluate whether changes to the Hardham abstraction would have any impacts for the timing of delivery of their developments to keep pace with infrastructure investment.'</u>	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.
	Policy H2a Land at Hatches Estate 1. The West Chiltington Neighbourhood Plan allocates, within the Plan period, housing on land at Hatches Estate and identified on the Policies Map provided that the development meets the requirements of the policies set out in this Plan, the Horsham District Planning Framework and the West Chiltington Design Guide 2021. 2. The Neighbourhood Plan allocates the land for a residential development of around <u>minimum</u> 15 units. 3. Development proposals will be supported provided that the following requirements included but not limited to the below are met: a. The developable land for residential uses comprises no more than 4ha (excluding any off-site highway works);	HDC agrees with this recommendation which will ensure compliance with local plan policy and meet the Basic Conditions and the NPPF.	Modification to be taken forward to the final plan.

	b. The residential scheme delivers around 15 dwellings which include 5 bungalows for older people and 5 affordable dwellings <u>a minimum of 15 dwellings which include 5 bungalows for older people and 5 affordable dwellings</u>; c. Vehicular access is off Broadford Bridge Road with pedestrian and cycle access to a specification to be agreed with the Highways Authority; d. Dwellings must be no more than two storeys in total and complement the topography of the site; e. Parking to meet West Sussex County Council Guidance on Parking at New Developments (September 2020) must be situated within the curtilage of individual plots. Visitor parking must be dispersed throughout the development; f. Wherever possible <u>practicable</u> all existing trees and hedgerows on the western and eastern boundaries must be retained and enhanced; g. Vehicular access to the agricultural land to the east should be maintained from Broadford Bridge Road <u>Appropriate vehicular access into the site is secured from Broadford Bridge Road which also maintains vehicular access to the agricultural land to the east</u>; h. Proposals for development must show what measures are in place to stop the overspray/runoff of pesticides used on the land to the north impacting on properties; i. Proposals will be expected to <u>Development proposals should</u> be sympathetic to the traditional settlement pattern and use local design and materials as set out in the management guidelines contained in the HDC Landscape Character Assessment, the West Chiltington		
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	Landscape Character Assessment 2021 and the Village Design Guide 2021. j. All other relevant policies in this Plan are met.		
Policy H3	Policy H3 Quality of Design 1. Proposals for new housing, extending or altering existing dwellings must <u>should</u> be of a high quality, be energy efficient and designed to reflect the local character and reinforce, where appropriate, local distinctiveness. Proposals for major development must <u>should</u> demonstrate through their Design and Access Statement how they have regard to the core principles set out in this Plan and the Village Design Guide 2021 (see Appendix 2) as well as how they will enhance/improve local character. 2. In addition to the specific requirements detailed in the Village Design Guide, the following items must <u>should</u> be considered early in the design process and integrated into the overall scheme: a) Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must <u>should</u> be placed in a position that meets the County Council's Highways standards. b) Satellite dishes must <u>should</u> be positioned carefully and as inconspicuously as possible. c) Telephone and power lines must <u>should</u> be placed underground. d) Photo-Voltaic panels, and other devices using solar energy for domestic purposes will be approved on a case by case basis, but must not detract from the character of the area <u>Photo-Voltaic panels, and other devices using solar energy for domestic purposes should be</u>	HDC agrees with this recommendation. To reflect the NPPF, Local plan and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

	<u>designed and positioned to respond positively to the character of the immediate area;</u> e) Meter boxes should be bespoke, unobtrusive and complement the materials used for the remainder of the building; <u>and</u> f) Boundary treatments should be planted and close boarded fencing avoided.		
Paragraph H2.12	H2.12 The land at Smock Alley is located upon/in close proximity to a Source Protection Zone 1 area. Therefore, any developer should ensure that suitable measures are incorporated into the development to protect groundwater quality. <u>Planning permission has been granted for the development of the site. The policy has been retained in the Plan to provide a context for any revised planning applications on the site.</u>	HDC agrees with this recommendation which will ensure compliance with legislative requirements.	Modification to be taken forward to the final plan.
Policy H4 Windfall Sites	Policy H4 Windfall Sites 1. Residential developments for small scale housing development of 5 or fewer dwellings on infill, and redevelopment sites within the built up area boundaries shown on Map A will be supported subject to the proposals being well designed, and where such development: <u>Proposals for residential development on infill and redevelopment sites within the built-up area boundaries shown on Map A will be supported subject to the proposals being well-designed, and where such development:</u> a) Complies with the other relevant policies of the Development Plan; b) Preserves the essential character of the Parish and does not lead to the subdivision of larger sites of a unified character; c) Is of a scale and design appropriate to the size and character of the settlement and is sympathetic of the amenities of adjoining residential properties;	HDC agrees with this recommendation which will ensure compliance with National policy and legislative requirements	Modification to be taken forward to the final plan.

	d) Conserves or enhances the built and landscape character in accordance with the findings of the Landscape Character Assessment; e) Integrates with the current infrastructure network and provides access to public and community transport, to connect with the social, community and retail facilities of the two parts of the Parish; f) Minimises disturbance to and, where appropriate, takes opportunities to conserve and enhance wildlife habitats; 2024 Revised October 31 g) Applicants should demonstrate how the proposal will integrate effectively with existing development and meet with the requirements of other policies in this Plan. Any new development with a significant traffic impact will only be supported if that impact can be mitigated via developer contributions to measures agreed with the highway authority. Traffic impact includes effects of adverse road safety, congestion and pollution on both the main roads and rural lanes.		
Policy EH1 Green infrastructure	Policy EH1: Green Infrastructure 1. New development within, or adjacent to the Biodiversity Corridors identified on Map B and Appendix A must assess the impact of development proposals on the natural environment and must not give rise to any significant harm to the integrity or function of the Biodiversity Corridors. Development proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity through the use of the Defra approved biodiversity metric, which should be delivered on site. Where it is not possible to deliver biodiversity net gains on site, developers will be required to contribute to new or restoration projects off site to deliver overall net gains within the Parish. These projects will be expected to provide public access and	HDC agrees with this recommendation which will ensure compliance with National policy, local plan and legislative requirements.	Modification to be taken forward to the final plan.

	be subject to an undertaking through S106 agreement, CIL or legal contract, that biodiversity management will be maintained for a minimum period of 30 years. 2. Through good design the corridors should deliver opportunities to: <u>New development within, or adjacent to the Biodiversity Corridors identified on Map B and Appendix A should respond positively to the natural environment and should not give rise to any significant harm to the integrity or function of the relevant Biodiversity Corridors.</u> <u>Development proposals should contribute to, and where practicable, increase and enhance the natural environment by providing additional habitat resources for wildlife and which demonstrate that any potential impacts upon priority species and habitats have been fully assessed and mitigated to deliver at least a 10% net gain in biodiversity using the Defra approved biodiversity metric, which should be delivered on-site.</u> <u>Where it is not practicable to deliver biodiversity net gains on site, development proposals should contribute to new or restoration projects off site to deliver overall net gains within the neighbourhood area.</u> <u>As appropriate to their scale, nature and location, development proposals which directly or indirectly affect an identified Biodiversity Corridor should seek to deliver the following opportunities where it is practicable to do so:</u> a) Sustainably manage land and water environments and manage and mitigate the risk of flooding; b) Protect and provide more, better and joined up natural habitats;		
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	c) Reduce levels of pollution; d) Improve opportunities for residents health and wellbeing, such as providing recreational opportunities for walking and cycling if possible; e) Increase the opportunity to store carbon through new planting or other means; <u>and</u> f) Support the sustainable production and use of food, forestry and raw materials.		
Policy EN2	Policy EH2 Flooding, Drainage and New Development <u>Development proposals on undeveloped land should demonstrate that peak surface water run-off rates and run off volumes from the application site will be returned to pre-development greenfield levels as far as reasonably practicable.</u> <u>All development proposals on previously developed land should demonstrate that surface water run-off from the application site as a result of the development will be as close as reasonably practicable to equivalent greenfield run-off rates for the same rainfall event and should not exceed the rate of discharge from the site prior to its redevelopment.</u> EH2a Flooding 1. No development should take place in areas at risk from flooding identified on the latest Environment Agency flood risk maps or locally known areas of flooding (see Map E), unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The exception test may have to be	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

	applied in accordance with the NPPF. The need for a sequential test does not apply to changes of use or residential extensions. 2. Planning applications within Flood Zones should be accompanied by a site-specific flood risk assessment in accordance with paragraph 167 of the NPPF. EH2b Reducing Flood Risk 1. All development proposals on undeveloped land (i.e. greenfield) must demonstrate that peak surface water run-off rates and run-off volumes from the application site will be returned to pre-development greenfield criteria, as far as reasonably practicable. 2. All development proposals on previously developed land (i.e. brownfield) must demonstrate that surface water run-off from the application site as a result of the development will be as close as reasonably practical to the greenfield run-off rates from the development for the same rainfall event but should never exceed the rate of discharge from the site prior to its redevelopment. 3. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community. 4. Planning permission will only be supported for new development subject to a drainage condition(s) in accordance with HDC standard conditions.		
New paragraph EH2.2	<i><u>Policy EH2 has been designed to add value to the details set out in Section 14 of the NPPF. In this context development should not take place in areas at risk from flooding identified on the latest Environment Agency flood risk maps or locally known areas of flooding (see Map E), unless it can be shown that there are no sites where it would be possible to locate that development, in an area at lower flood risk. If having adopted a sequential approach, it shows the development must be sited in a flood risk area, then it must be designed to be flood resilient and resistant and have a safe means of escape. The exception test may</u></i>	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

		<u>have to be applied in accordance with the NPPF. The need for a sequential test does not apply to changes of use or residential extensions. Planning applications within Flood Zones should be accompanied by a site-specific flood risk assessment in accordance with paragraph 181 of the NPPF. Where appropriate and necessary, planning permissions for new development will be subject to drainage conditions.</u>		
Policy Protection of trees and hedgerows	EH3 of and	Policy EH3 Protection of Trees and Hedgerows 1. Development proposals that result in the loss of or adverse impacts on trees or hedgerows of arboricultural, amenity or historic value should demonstrate that the benefits clearly outweigh the harm or loss. Proposals which remove trees the subject of a TPO must <u>should</u> make provision to replace the tree like for like or with a native species of similar character. 2. Development proposals, where appropriate, should be designed to incorporate biodiversity within and around developments and protect and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows to contribute to the Government's target to halt the decline in biodiversity by aiming for a net gain for nature. <u>Wherever practicable, main roads, secondary and access roads and residential streets in new development proposals should be tree-lined with appropriate soil/tree-pit preparation, anti-compaction, and surface water infiltration (such as grids, permeable surfaces, and sustainable drainage) to ensure tree health.</u> 3. Proposals which significantly affect sites with existing trees or hedgerows are encouraged to be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. Existing trees and hedges should be planned around in the	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

	earliest stages of planning to avoid future problems (e.g. large trees close to houses; root problems by roads, footways, utilities; trees/hedgerows not maintained on private land). Retained hedgerows should be laid and filled out to improve health and appearance where necessary. (Note: this policy may mean retention of non-native species, particularly mature/landscape/specimen examples). <u>Development proposals which would significantly affect sites with existing trees or hedgerows should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. Existing trees and hedges should be addressed early in the design and layout of development proposals to avoid future issues such as large trees close to houses; root problems by roads, footways, utilities; trees/hedgerows not maintained on private land. Where necessary, retained hedgerows should be laid and filled out to improve their health and appearance.</u> 4. Hedges should be planted on all boundaries; where timber/masonry boundaries are man dated, these should be screened with hedge planting. Hedging plants should be mixed native species (see the Design Guide for species and plant sizes). <u>Wherever practicable, development proposals should incorporate new hedges on all boundaries. Hedging plants should be mixed native species as set out in the Design Guide. Any timber/masonry boundaries used should be screened with hedge planting.</u> 5. All main roads, secondary and access roads and residential streets shall be tree-lined, with adequate soil/tree-pit preparation, anti-compaction and surface water infiltration (grids, permeable surfaces; SUDS) to ensure tree health.		
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	6. Houses, utility and roadway structures shall be constructed to avoid conflict with retained trees, and future growth of new plantings. Species shall be selected to minimise contention with these structures. 7. Long term maintenance provision (e.g. funded management company) shall be set up for hedge cutting, tree pollarding, leaf collection, annual safety inspections, remedial and re-planting works.		
Paragraph EH3.3	EH3.3 Conserving and managing the hedgerow pattern, restoration and planting of new hedgerows, extending and maintaining woodlands and orchards are all featured as management guidelines contained in the HDC 2003 Landscape Character Assessment. <u>Where appropriate long term maintenance arrangements (e.g. funded management company) shall be set up for hedge cutting, tree pollarding, leaf collection, annual safety inspections, remedial and replanting works.</u>	HDC agree with the Examiner's recommendation as it provide clarification on the policy requirement.	Modification to be taken forward to the final plan.
Policy EH4 renewable and low carbon energy	Policy EH4 Renewable and Low Carbon Energy 1. Proposals for energy-generating infrastructure using renewable or low carbon energy sources will be supported provided that: a) The energy-generating infrastructure is located as close as practicable and is in proportion to, the scale of the existing buildings or proposed development it is intended to serve b) The siting, scale, design, materials and impact on heritage assets and their setting, landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way c) The amenity of adjoining uses are not adversely impacted in terms of noise, lighting, vibration, or electromagnetic interference d) To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by an HRA. <u>The</u>	HDC agrees with this recommendation. To reflect the NPPF, Habitat Regulations and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

	<u>proposal has no adverse effect on the integrity of the Arun Valley SPA/Ramsar site</u> e) Proposals for energy generating infrastructure on land in current agricultural production or on ‘best and most versatile’ agricultural land will not be supported unless it is utilising the product of farming operations.		
Paragraph EH4.3	EH4.3 Central to the NPPF is the concept of sustainable development and central to this is the need to mitigate and adapt to climate change. <u>Criterion d) of the policy comments about the Arun Valley SPA/Ramsar site. Development proposals which may affect this protected site should be accompanied by a proportionate assessment of their impacts on the protected site and any associated mitigation measures.</u>	HDC agrees with this recommendation. To reflect the NPPF, compliance with the Habitat Regulations and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.
Policy EH5 Conserve and enhance the heritage environment	Policy EH5 Conserve and Enhance the Heritage Environment <u>The Plan identifies the following non-designated heritage assets:</u> <u>a) The Telephone Boxes at The Hollow and Haglands Lane</u> <u>b) The Bus Shelter at Common Hill</u> <u>c) The Reading Room, Church Street</u> <u>d) The Wells' Cottages Houses Area - see Appendix 4</u> <u>e) The Heritage Finger Posts - see Appendix 3</u> <u>Development proposals should respect and where practicable enhance the local distinctiveness and character of the area, landscape, and the significance of heritage assets. Development proposals should demonstrate that they would conserve and where practicable enhance the natural beauty and wildlife and cultural heritage of the area and protect the setting of designated and non-designated heritage assets. Proposals that have the potential to directly or indirectly affect a designated or non-designated asset and/or its setting should be</u>	HDC agrees with this recommendation to ensure clarification. For criterion (d) remove houses area and replace with “Wells Cottages” rather than “Wells Cottages Houses Area”, as the area is covered and protected for the most part by the Conservation Area (2024), but the individual Wells Cottages would be considered non-designated heritage	Modification to be taken forward to the final plan.

	<u>accompanied by a proportionate heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset.</u> 1. New development must respect and enhance the local distinctiveness and character of the area, landscape and the significance of heritage assets. All proposals that have the potential to directly or indirectly affect a designated or non-designated asset and/or its setting must provide a heritage statement demonstrating the scale of any harm or loss and the significance of the heritage asset. Development proposals must demonstrate that all the following criteria have been met: a. The proposal conserves and enhances the natural beauty and wildlife and cultural heritage of the area and protects the setting of designated and non-designated heritage assets including Listed buildings, Buildings within a Conservation Area, Scheduled Monuments and Non-designated heritage assets. 2. Non-designated Heritage Assets are: a) The Telephone Boxes at The Hollow and Haglands Lane b) The Bus Shelter at Common Hill c) The Reading Room, Church Street d) The Wells' Houses Area see Appendix 4 e) The Heritage Finger Posts see Appendix 3 3. Development should be in keeping with existing designed or natural landscapes and maintains the individual identity of settlements and the integrity of the predominantly open and undeveloped character of the area.	assets. However, not all the Wells Cottages are within the conservation area. To reflect the development plan, NPPF and therefore comply with the Basic Conditions.	
Policy EH6 Dark Night Skies	Policy EH6 Dark Night Skies 1. Development proposals which detract from the unlit environments of the Parish will not be supported. Development proposals should	HDC agree with the Examiner's recommendation providing further	Modification to be taken forward to the final plan.

	respect the unlit environment of the neighbour-hood area and take all appropriate opportunities to reduce light pollution. 2. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds. Unless specifically requested by a statutory consultee, all new roads built as part of a new development will be encouraged to use motion-sensitive street lighting. 3. Any new adoptable highway lighting will need to conform to the West Sussex County Council Private Finance Initiative (PFI) street lighting specification. <i>1. <u>Development proposals should respect the unlit environment of the neighbourhood area and take all appropriate opportunities to reduce light pollution. Any new external lighting should conform to the highest standards of light pollution restrictions. Security and other outside lighting on private and public premises (including floodlighting at equine establishments and on sports fields or sports grounds) should be restricted so that it is neighbourly in its character. Wherever practicable, roads within new developments should use motion-sensitive street lighting.</u></i> <i>2. <u>Development proposals which unacceptably detract from the unlit environment of the neighbourhood area will not be supported.</u></i>	clarification on implementation.	
Paragraph EH6.1	The vast majority of the Parish is free of street lights; light pollution is minimal and the full night sky can be seen. Its location next to the South Downs National Park, an International Dark Sky Reserve, justifies attempts to keep light pollution to a minimum as the Parish can be viewed easily from the South Downs Way (see Evidence Base 21 for response from SDNPA). The South Downs National Park Authority is using its role as a planning authority to protect the dark skies above	HDC agrees with this recommendation. To reflect compliance with local plan policy (Dark Skies - SDNPA), NPPF and therefore comply	Modification to be taken forward to the final plan.

	the National Park through policies about lighting requirements that developers need to meet. <i>The South Downs National Park Authority is using its role as a planning authority to conserve and enhance the intrinsic quality of dark skies above the National Park through Policy SD8 of its Local Plan and its Dark Skies Technical Advice Note.</i> Residents value the unlit status of the Parish. A recent addition of external security lighting on an agricultural building has highlighted how easy it is to destroy the character of an area with inappropriate lighting. The West Chiltington Character Appraisal identifies the unlit areas of the Parish. <i>Policy EH6 applies only in those parts of the parish outside of the South Downs National Park. Policy SD8 (Dark Night Skies) of the South Downs Local Plan applies in the National Park and includes its own specific guidance and environmental zones. The Neighbourhood Plan has not chosen to add further detail to the policy already in place in the South Downs. Equally it recognises that the circumstances in the South Downs do not necessarily apply elsewhere in the parish.</i>	with the Basic Conditions.	
Policy EH7 Sunken lanes and Stream Lane	Policy EH7 Sunken Lanes and Stream Lane 1. Development that damages or results in the loss of the sunken lanes listed below and shown on Map E will be resisted <u>will not be supported</u>, unless the need for, and benefits of, development in that location clearly outweigh the loss or damage. a) East Street b) The Hollow c) Little Hill d) Mill Road e) Sunset Lane f) Spinney Lane g) Bower Lane h) Westward Lane i) Juggs lane j) Southlands Lane k) Haglands Lane. 2. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of the sunken lanes. <u>Development proposals should respond positively to the biodiversity, landscape and amenity value and character of the identified sunken lanes. Development proposals that would reduce the biodiversity, landscape and amenity value and character of the sunken lanes will not be supported.</u> Particular attention will be given to new	HDC agrees with this recommendation which will ensure compliance with local plan, National policy and legislative requirements	Modification to be taken forward to the final plan.

	access points and other physical alterations to roads, and to the impacts of additional traffic.		
Policy EH8 landscape character and important views	EH8 Landscape Character and Important Views All development should maintain the local character of the landscape within the neighbourhood planning area (see West Chiltington Landscape Character Assessment) and should not impact on significant views that currently provide open field aspects, views to the South Downs or views from the village centres and other open spaces. <i>1. Development proposals should conserve or enhance the local landscape character of the neighbourhood area and should be informed by South Downs, Horsham District and West Chiltington Landscape Character Assessments.</i> <i>2. Development proposals that would have a detrimental impact on significant views that currently provide open field aspects, views to the South Downs or views from the village centres and other open spaces will not be supported.</i>	HDC agrees with this recommendation which will additional clarification and ensure the policy is compliant with local and national policy.	Modification to be taken forward to the final plan.
Policy EH9 Agricultural land	Policy EH9 Agricultural Land 1. Proposals for development should safeguard the best and most versatile agricultural land from development and will be resisted on land Graded 1, 2 and 3a as designated in the Agricultural Land Classification Map produced by Natural England (See the OpenGov data website) unless it can be demonstrated that it would meet the following criteria: a. It supports the diversification of an existing agricultural enterprise or other land-based rural business; b. The need for the development clearly outweighs the harm;	HDC agrees with this recommendation which will ensure compliance with National policy and legislative requirements	Modification to be taken forward to the final plan.

	c. To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by an HRA. 2. Where planning permission is required, development on agricultural land sub-divided into holdings of less than 0.4 hectares and involving enclosure and/or the erection of small structures (temporary or permanent) will be resisted. 3. The same requirements will apply to proposals for development on holdings of between 0.4 and 5 hectares unless it can be demonstrated that such development is reasonably necessary for agricultural, viticultural or horticultural purposes. <u>2. Insofar as planning permission is required, development on agricultural land sub-divided into holdings of less than 0.4 hectares and involving enclosure and/or the erection of small structures (temporary or permanent) will not be supported. The same requirements will apply to proposals for development on holdings of between 0.4 and 5 hectares unless it can be demonstrated that such development is reasonably necessary for agricultural, viticultural, or horticultural purposes.</u>		
Replace paragraph EH9.3 with:	EH9.3 Where planning permission is required, proposals for the fencing of small plots of 0.4 hectares or less will be resisted. In addition, the erection of small structures such as sheds and field shelters on small plots, including temporary structures will be resisted. These plots are artificially small and do not constitute agricultural units in planning terms (even though the activities carried out on site may in essence be agricultural) and therefore their small size does not support the needs of agriculture. For plots between 0.4 and 5ha permission may be granted if the effect of development on the visual amenities of the landscape is insignificant and if development is reasonably necessary for the purposes of agriculture. However permission will not usually be given if this will lead to a proliferation of small buildings which will	HDC agrees with this recommendation which provides further clarification with regards to implementation. Ensure compliance with the local plan policy and therefore the Basic Conditions.	Modification to be taken forward to the final plan.

	harm open landscape or will have an impact on skylines or important views. <u>Where planning permission is required, proposals for the fencing of small plots of 0.4 hectares or less will not be supported. In addition, the erection of small structures such as sheds and field shelters on small plots, including temporary structures will not be supported. These plots are artificially small and do not constitute agricultural units in planning terms (even though the activities carried out on site may in essence be agricultural) and therefore their small size does not support the needs of agriculture. For plots between 0.4 and 5ha permission may be granted if the effect of development on the visual amenities of the landscape is insignificant and if development is reasonably necessary for the purposes of agriculture. However, proposals will not be supported where they would result in a proliferation of small buildings which will harm open landscape or will have an impact on skylines or important views.</u>		
Policy EH10 Settlement Separation	Policy EH10 Settlement Separation Policy EH10 Settlement Separation Proposals for development requiring planning permission within the Settlement Separation Zone shown on Map D and Appendix 9 will not be supported and strongly resisted unless it is for essential utility infrastructure or where it can be demonstrated that there will be no significant reduction in the openness of the zone. <u>Development proposals within the Settlement Separation Zone shown on Map B will not be supported unless they are for essential utility infrastructure or where it can be demonstrated that they will not result in a significant reduction in the openness of the Zone and the contribution that it makes to the separation and distinctiveness of the two built-up parts of West Chilton.</u>	HDC agrees with this recommendation. The mod provides further clarification which will ensure compliance with National policy and legislative requirements.	Modification to be taken forward to the final plan.

Policy Map	<u>Delete the Smock Alley site from Map B</u>	HDC agrees with this recommendation which will ensure compliance with legislative requirements and therefore the Basic Conditions.	Modification to be taken forward to the final plan.
Policy EH11 Water Neutrality	Policy EH11 Water Neutrality 1. All development within the West Chiltington Neighbourhood Plan area will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. West Chiltington Neighbourhood Plan is fully supportive in the implementation of water neutrality policies which are in alignment with the Horsham District Local Plan (2023-2024) in order to protect the Arun Valley SAC/ RAMSAR. This is to be achieved by ensuring that: Water Efficient Design a) New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day; b) New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and Offsetting Water Use c) Development proposals must demonstrate that having achieved water efficient design, any mains supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels. Water Neutrality Statement	HDC agrees with this recommendation which will ensure compliance with legislative requirements including the habitat regulations and therefore the Basic Conditions.	Modification to be taken forward to the final plan.

	2. A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting. The statement shall provide, as a minimum, the following: a. baseline information relating to existing water use within a development site; b. full calculations relating to expected water use within a proposed development; and c. full details of how any remaining water use will be offset. Offsetting Schemes 3. A local authority led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period. 4. Development proposals are not required to utilise the local authority led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority led offsetting scheme and associated documents. 5. Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area. Alternative Water Supply 6. Where an alternative water supply is to be provided, the water neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case by case basis. Area of Water Stress Area of Water Stress		
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		7. Should the need to demonstrate water neutrality no longer be required, new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. For non-domestic buildings, the minimum standards for BREEAM 'Excellent' within the Water category will apply. Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.		
Policy EH11		Delete the supporting text.	HDC agree with the Examiner's recommendation	Modification to be taken forward to the final plan.
Policy GA1 Connection to sustainable transport	GA1	Policy GA1 Connection to Sustainable Transport New developments must integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the two parts of the village. Wherever possible, this green infrastructure should be extended to enable the inter-connection between adjacent developments enabling pedestrians and cyclists to avoid main vehicle roads <u>As appropriate to their scale, nature and location development proposals should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the two parts of the village. Wherever practicable, this green infrastructure should be extended to enable the inter-connection between adjacent developments enabling pedestrians and cyclists to avoid main vehicle roads.</u>	HDC agrees with this recommendation which will ensure compliance with National policy and legislative requirements	Modification to be taken forward to the final plan.
Policy GA2 Footpath bridleways and	GA2	Policy GA2 Footpaths, Bridleways and Cycle Path Networks	HDC agrees with this recommendation which will ensure	Modification to be taken forward to the final plan.

cycle path network	Support will be given to proposals that improve and extend the existing footpath, cycle path and bridleway network to create Public Bridleways, allowing greater access to the village centres, green spaces and the open countryside for walkers, cyclists and horse riders. The loss of existing footpaths, cycle paths and bridleways will be resisted. 2024 Revised October 47 Alterations and enhancements to footpaths, cycle paths and bridleways must ensure that they are adequately screened and fenced from existing properties. <u>1. Proposals for the improvement and extension of the existing footpath, cycle path, and bridleway network to create public bridleways, allowing greater access to the village centres, green spaces and the open countryside for walkers, cyclists and horse riders will be supported. The loss of existing footpaths, cycle paths and bridleways will not be supported.</u> <u>2. Development proposals that incorporate alterations and enhancements to footpaths, cycle paths and bridleways should ensure that any such measures are adequately screened from existing properties.'</u>	compliance with local plan, national policy and legislative requirements.	
Policy GA3 Parking and New Development	Policy GA3 Parking and New Development Development proposals will be supported only if they include the maximum level of offstreet parking consistent with the most current standards. Developments that reduce the amount of off street parking currently available will only be supported if they make enforceable provision for equivalent off street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.	HDC agrees with this recommendation which will ensure compliance with WSCC car parking policy, national policy and legislative requirements.	Modification to be taken forward to the final plan.
GA3.1 to GA3.3	Delete paragraphs GA3.1 to GA3.3	HDC agree with the Examiner's recommendation and	Modification to be taken forward to the final plan.

		provides clarification to its removal.	
Policy EE1 Supporting existing employment and retail	Policy EE1 Supporting existing employment and retail Development proposals to upgrade or extend existing employment sites and retail units will be supported, provided that the impact on the amenities of adjacent properties, flora and fauna, local character and landscape is acceptable. <u>Development proposals to upgrade or extend existing employment sites and retail units will be supported where they respond positively to the amenities of adjacent properties, and to the character and landscape of the immediate area, including any flora and fauna.</u>	HDC agrees with this recommendation which will ensure compliance with National policy and legislative requirements	Modification to be taken forward to the final plan.
Policy EE2 Employment Land (reorder Policy EE2)	<u>Policy EE2 Employment Land</u> <u>1. Change of use to Class E uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be generally be resisted.</u> <u>2. Development proposals that would result in the creation of small scale employment opportunities in residential properties or other non-commercial premises will be supported where they have no unacceptable impacts on the amenity of neighbours and the wider community by virtue of noise, fumes, vibration and odours, transport system, traffic flows, parking or infrastructure.</u> <u>3. Proposals for the redevelopment or change of use of land or buildings in employment use to non-employment uses will not be supported, unless it can be shown that the existing use is no longer economically viable. Evidence should be provided by the developer</u>	HDC agrees with this recommendation. To reflect and compliance with the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

	<u>that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.</u>		
Policy EE3 Local Shopping Facilities	Policy EE3 Local Shopping Facilities Changes of use at ground floor level from Class E(a) uses (retail) will be resisted unless it can be demonstrated that the existing use is no longer economically viable. Evidence should be provided to show that the site has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been possible during that period. <u>Changes of use at ground floor level from Class E(a) uses (retail) will not be supported unless it can be demonstrated that the existing use is no longer economically viable.</u>	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.
Add a new paragraph (EE3.2)	<u>Evidence should be provided to show that the premises concerned has been actively marketed, at the market rate current at the time, for at least 12 months and that no sale or let has been possible during that period.</u>	HDC agrees with this recommendation which will ensure compliance with local plan policy, national guidance/policy.	Modification to be taken forward to the final plan.
Policy EE4 Improving Signage	Policy EE4 Improving Signage Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to their surroundings. <u>Proposals for the improvement of signage for local business will be supported where they are appropriate to their surroundings.</u>	HDC agrees with this recommendation which will ensure compliance with local plan policy, national guidance/policy.	Modification to be taken forward to the final plan.
Policy EE5 Recreational and Tourism activities	Policy EE5 Recreational and Tourism activities Sustainable tourism development proposals and/or extensions to, or expansion of, existing tourism uses of land outside the Built Up Area Boundary will be supported in principle subject to there being no	HDC agrees with this recommendation which will ensure compliance with National policy, habitat	Modification to be taken forward to the final plan.

	unacceptable impacts on adjacent residential amenity or impacts on wildlife and cultural heritage. They positively contribute to a countryside location and supported by an HRA to ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site. 1. <u>Sustainable tourism development proposals and/or extensions to, or expansion of, existing tourism uses of land outside the Built-Up Area Boundary will be supported where they respond positively to the amenity of any adjacent residential properties, and to wildlife and the built heritage in the immediate locality.</u> 2. Proposals for agricultural diversification will be supported where they can demonstrate that they: a) sustain the long-term operation of the farm business; and b) do not compromise the working of the farm business; and c) are located within or well related to existing building groups; or d) are a small-scale renewable or low carbon energy scheme. 3. Proposals for equestrian development that are ancillary to an existing dwelling will be supported, provided that any new buildings or structures are located within close proximity of the existing dwelling and in keeping regarding scale. 4. Proposals for the re-use, conversion and adaptation of rural buildings in the countryside for small businesses, recreation or tourism purposes, will be supported subject to the following criteria:	regulations and legislative requirements.	
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	e) They are confined to the existing area of buildings, and capable of conversion without substantial reconstruction or extension f) The use proposed is appropriate to a rural location g) The conversion/adaptation works respect the local character of the surrounding area and/or buildings and do not result in a significant increase in the building footprint or height h) The use proposed will not have an unacceptable impact on any archaeological, architectural, historic or environmental features i) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site j) In cases outside the BUAB where conversion consent has been secured for an existing structure under prior approval regulations, further proposals to demolish and replace such structures with entirely new dwellings will be resisted unless the further replacement scheme presents a clearly superior design/visual outcome, which also delivers a type of new housing that is consistent with the housing policies of this plan. k) To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by an HRA. <u>The proposal has no adverse effect on the integrity of the Arun Valley SPA/Ramsar site</u>		
At the end of EE5.3 add:	<u>Criterion 3 k) of the policy comments about the Arun Valley SPA/Ramsar site. Development proposals which may affect this protected site should be accompanied by a proportionate assessment of their impacts on the protected site and any associated mitigation measures.</u>	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

Policy EE6 Communications Infrastructure	Policy EE6 Communications Infrastructure All new residential, employment and commercial development which provides new buildings/ dwellings must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole subject to the siting, design and impact on adjoining premises and where planning application HRAs confirm that there is no adverse effect on European sites integrity.	HDC agree with the Examiner's recommendation. Ensure compliance with the NPPF and therefore the Basic Conditions.	Modification to be taken forward to the final plan.
Delete paragraph EE6.1	EE6.1 West Chiltington recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The inadequacy of the Broadband network was mentioned as a limiting factor to business expansion by 88% of residents (Evidence Base 15). The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the County area. The Plan recognises that development proposals can only be required to provide the infrastructure needs to support that development but would welcome appropriate improvement opportunities as this is such an important vehicle for improving educational and employment opportunities.	HDC agree with the Examiner's recommendation. Provides clarity and ensure compliance with the NPPF and therefore the Basic Conditions.	Modification to be taken forward to the final plan.
Policy LC1 Support Independent Living	Policy LC1 Support Independent Living Proposal for new and extended independent living and care homes will be supported within the Built-Up Area Boundary (BUAB) provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residents is acceptable.	No change	

Policy LC2 Healthcare Facilities	Policy LC2 Healthcare Facilities Proposals for new D1 uses, including medical facilities will be supported within the BUAB.	No change	
Policy LC3 Provision of Buildings for Community Use	Policy LC3 Provision of Buildings for Community Use Provision of Buildings for Community Use Provision of buildings for community use will be supported provided that: a) Their design and scale are in keeping with the local character b) The impact on the residential amenity is acceptable c) Parking can be accommodated within the site d) The impact on the wider road infrastructure can support the use	No change	
Policy LC4 Protection of Assets of Community Value	Policy LC4 Protection of Assets of Community Value 1. Proposals that will enhance the viability and/or community value of any property included in the register of Assets of Community Value will be supported. 2. Proposals that result in either the loss of the asset or significant harm to the community value of an asset will be resisted, unless it can clearly be demonstrated that the operation of the asset is no longer economically viable. Evidence should be provided that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no interest in acquisition has been expressed. <u>2. Development proposals that would result in either the loss of the asset or significant harm to the community value of an asset will not be</u>	HDC agrees with this recommendation which will ensure compliance with Local Plan Policy and therefore the Basic Conditions.	Modification to be taken forward to the final plan.

	<u>supported unless it can clearly be demonstrated that the operation of the asset is no longer economically viable.</u>		
At the end of paragraph LC4.1 add:	At the end of paragraph LC4.1 add: <i>The following facilities will be submitted for inclusion in the Register of Assets of Community Value held by Horsham District Council. 1. NISA Local, Haglands Lane 2. Post Office Stores, Church Street 3. The Five Bells PH 4. West Chiltington Village Hall 5. The Sports Pavilion 6. The Reading Room 7. The Church Hall</i> <u>Policy LC4 sets out the Plan's approach towards proposals which would affect the seven Assets of Community Value listed above. Any such proposals should provide evidence that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no interest in acquisition has been expressed.</u>	HDC agrees with this recommendation which will ensure compliance with National policy and legislative requirements.	Modification to be taken forward to the final plan.
Policy LC5 Designation of Local Green Space	Policy LC5 Designation of Local Green Space 1. The areas detailed in Appendix 5, listed below and shown on Map D are designated as Local Green Space as they are demonstrably special to the local community and hold a particular local significance. Proposals for development of these areas will only be permitted in very special circumstances which could include: a) Where the works are needed to maintain the viability/use of a current building/ structure; or b) Where the proposed development will be for the benefit of the community and will not detrimentally impact the particular local significance of the space 2. Designated sites: c. Monkmead Wood d. West Chiltington Primary School Playground e. St Mary's Church Graveyard and Church Meadow f. Parish Allotments g. Pond in Southlands Farm. <u>'The Plan designates the following Local Green Spaces:</u> <u>c. Monkmead Wood</u>	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.

	<u>d. West Chiltington Primary School Playground</u> <u>e. St Mary's Church Graveyard and Church Meadow</u> <u>f. Parish Allotments</u> <u>g. Pond in Southlands Farm</u> <u>Proposals for development within the local green spaces will only be supported in very special circumstances.</u>		
Delete the final sentence of paragraph LC5.1	Delete the final sentence of paragraph LC5.1 West Chiltington is a rural Parish defined by its open spaces, surrounding fields and woodlands and views. Maintaining existing green spaces encourages biodiversity and reinforces village identity. Each piece of land has been carefully identified with reference to the NPPF para's 76-78 and a justification for their allocation provided. Of the eight sites evaluated three were rejected. The total area put forward for designation is 21.14ha which represents 1.22% of the total Parish area.	HDC agrees with this recommendation to provide further clarification	Modification to be taken forward to the final plan.
Other Matters – Specific Page 3	When adopted made, the Plan will form part of the Local Development Plan for the District Parish and, as such, its policies will have to be taken into account <u>consideration</u> by Horsham District Council <u>and the South Downs National Park Authority</u> when determining planning applications in <u>their respective local planning authority areas of the Parish</u>. The Parish will also receive enhanced CIL funding which can be used to deliver infrastructure projects in the Parish.	HDC agree with the Examiner's recommendation. Factual Correction and clarification.	Modification to be taken forward to the final plan.
Other Matters – Specific Page 5, Paragraph 1.3	<u>The duty to seek to further the</u> Statutory Purposes for National Parks, as set out in the Environment Act 1995 <u>National Parks and Access to the Countryside Act 1949</u> and amended by Section 245 of the <u>Levelling Up and Regeneration Act 2023</u>, which state are: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.	HDC agree with the Examiner's recommendation. Amend text to correctly reference legislation and to provide clarification.	Modification to be taken forward to the final plan.

	<u>The South Downs Local Plan (SDLP) and the emerging South Downs Local Plan Review.</u>		
<i>Other Matters – Specific</i> Page 5, Paragraph 1.7	Once approved made , the Neighbourhood Plan will form part of the Horsham District Local Plan 2023-40 Development Plan for the Parish.	HDC agree with the Examiner’s recommendation. Correction.	Modification to be taken forward to the final plan.
<i>Other Matters – Specific</i> Page 8, Paragraph 2.3	Neighbourhood Planning gives communities the direct power to develop a shared vision for their neighbourhood and must be in line with the strategic policies of the Local Development Plan.	HDC agree with the Examiner’s recommendation. Correction.	Modification to be taken forward to the final plan.
<i>Other Matters – Specific</i> Page 8, Paragraph 2.5	Once the Neighbourhood Plan is adopted made it becomes part of the Horsham District Development Plan <u>for the Parish</u> .	HDC agree with the Examiner’s recommendation. Correction.	Modification to be taken forward to the final plan.
<i>Other Matters – Specific</i> Page 8, Paragraph 2.6	As the Parish is located within the Horsham District Council <u>and the South Downs National Park Authority</u> Local Planning Authority areas, the Neighbourhood Plan needs to generally conform with the policies of the Horsham District Planning Framework 2015 (HDPF) <u>and the South Downs Local Plan 2019 (SDLP)</u> .	HDC agree with the Examiner’s recommendation. Correction.	Modification to be taken forward to the final plan.
<i>Other Matters – Specific</i> Replace the last four sentences with new text. Page 9, Paragraph 2.11	Although the two settlements of West Chiltington are listed in HDLP Policy 2 as being the same level within the settlement hierarchy (medium village) they are clearly very different in character and size. West Chiltington is divided into two quite distinctive settlements, The Old Village and West Chiltington Common each with its own built up area boundary (BUAB). The secondary Local Planning Authority is the South Downs National Park Authority (SDNPA). While only a small area of West Chiltington is within the SDNP, the SDNP Local Plan adopted in 2019 is the Development Plan for that part of West Chiltington and is therefore of importance. In particular, a small area of the Site of Special Scientific Interest (SSSI) site at Hurston Warren (Monkmead Woods) is within the neighbourhood area. The South Downs Local Plan is currently under review with a proposed adoption date of 2027-8 but	HDC agree with the Examiner’s recommendation. Amendments are corrections which provides further context and clarification,	Modification to be taken forward to the final plan.

	has the following policies considered relevant to the Parish: A small area of West Chiltington is within the South Downs National Park. This area comprises the Hurston Warren Site of Special Scientific Interest (SSSI) and Monkmead Woods Site of Importance for Nature Conservation (SINC). The South Downs Local Plan (SDLP) was adopted in 2019 and is part of the Development Plan for this area of West Chiltington. The SDLP is currently under review with a proposed adoption date in 2027-8. All policies of the SDLP apply to this area of West Chiltington. However, the parish council has identified the following policies as being of particular relevance to the Parish:		
Page 9, Paragraph 2.11 (Bullet Points – 1st Half)	SD4 Landscape Character – sets out how development proposals will be expected to conserve and enhance landscape character in the National Park. SD5 Design – seeks <u>to ensure that all development is of the highest possible quality design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park.</u> SD6 Safeguarding Views – seeks <u>to ensure that development does not harm views or landmarks, encourages conservation and enhancement of key view types and patterns, and does not detract from the visual integrity, identity and scenic quality that are characteristic of the National Park.</u> SD8 Dark Night Skies - seeks to avoid harm <u>ensure that development does not harm the quality</u>, and encourages enhancement, of <u>the</u> dark night skies. SD9 Biodiversity and Geodiversity – seeks to retain, protect and enhance features of biodiversity and geological interest <u>sets out a positive strategy to ensure the conservation and enhancement of biodiversity and geodiversity across the National Park.</u>	All policies of the SDLP apply to the National Park Area of West Chiltington. The list as currently written omits some key SDLP policies, for example Policies SD10 and SD11 are particularly evident given the issues around water neutrality and the fact that the majority of the National Park Area of the Parish is wooded. The SDNPA advise that either: 1) The list is removed and the corresponding paragraph explains that all SDLP policies are	Modification to be taken forward to the final plan.

	<u>SD10 International Sites</u> – sets out specific requirements relating to international sites. <u>SD11 Trees, Woodland and Hedgerows</u> – seeks to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting is realised. <u>SD12 Historic Environment</u> – seeks to sets out a positive strategy for the <u>conservation and enhancement</u> of the historic environment, including through the safeguarding of heritage assets and their setting.	relevant to the National Park Area of the Parish; or 2) The suggested corrections on the left are made.	
Page 9, Paragraph 2.1 (Bullet Points, 2nd Half)	<u>SD20 Walking, Cycling and Equestrian Routes</u> – seeks to safeguards and encourages <u>enhancement of the extensive</u> network of routes across the National Park. <u>SD22 Parking Provision</u> – expects new parking areas to contribute to a range of ecosystem services while protecting the landscape. <u>SD23 Sustainable Tourism</u> – seeks to encourage <u>foster the responsible and sustainable delivery of</u> tourism and recreation development. <u>SD43 New and Existing Community Infrastructure</u> – seeks to supports new and/or expanded <u>facilities and protect existing community facilities infrastructure that serve the local communities of the National Park</u> subject to certain criteria and seeks to prevent the loss of existing facilities. <u>SD44 Telecommunications and Utilities Infrastructure</u> – seeks to provide appropriate new telecommunications and utilities infrastructure without harm to the special qualities.	All policies of the SDLP apply to the National Park Area of West Chiltonington. The list as currently written omits some key SDLP policies, for example Policy SD22 is particularly evident given the existing car park in the National Park Area of the Parish. The SDNPA advise that either: 1) The list is removed and the corresponding paragraph explains that all SDLP policies are relevant to the National Park Area of the Parish; or	Modification to be taken forward to the final plan.

	SD45 Green Infrastructure – seeks to <u>promote the provision of new green infrastructure whilst protecting existing assets and the integrity of the green infrastructure network as a whole</u> and enhance green infrastructure.	2) The suggested corrections on the left are made.	
Page 9, sub-heading above Paragraph 2.12	West Sussex Waste Local Plan 2014 and Joint Minerals Local Plan.	HDC agree with the Examiner's recommendation. Correction and Clarification.	Modification to be taken forward to the final plan.
Page 9, Paragraph 2.12	The West Sussex Waste Local Plan 2014 (WLP) and the West Sussex Joint Minerals Local Plan 2018 (partial review 2021) (JMLP) form part of the development plan for West Chiltington. Areas of the plan area <u>Parish</u> are safeguarded against <u>non-mineral development</u> under <u>JMLP Policy M9</u> of the JMLP.	HDC agree with the Examiner's recommendation. Correction and Clarification.	Modification to be taken forward to the final plan.
Pages 9-10, Paragraph 3.1	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 the Hurston Warren Site of Special Scientific Interest (SSSI) and a the Monkmead Wood Site of Nature Conservation Importance (SNCI) within the Parish.	HDC agree with the Examiner's recommendation. Clarification.	Modification to be taken forward to the final plan.
Page 13, Paragraph 3.13	West Chiltington lies between the South Downs National Park and the High Weald <u>National Landscape (formerly Area of Outstanding Natural Beauty)</u> , both considered to be of national importance.	HDC agrees with this recommendation. To reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.
Page 18, Paragraph 3.46	West Chiltington lies between the South Downs National Park and the High Weald <u>National Landscape (formerly Area of Outstanding Natural Beauty)</u> .	HDC agree with the Examiner's recommendation. Clarification.	Modification to be taken forward to the final plan.
Is Monkmead Woods a SSSI or	West Chiltington lies between the South Downs National Park and the High Weald Area of Outstanding Natural Beauty. There are a number	Monkmead Woods is a Site of Nature	Modification to be taken forward to the final plan.

a SNCI? Page 18, Paragraph 3.46	of natural and other attractions located either in, or close to the Parish which attract visitors to the area, these include: • St Mary's Church (12th Century) • Monkmead Woods <u>SNCI</u> • The Wells' Houses • The Roundabout Hotel • The Museum in Church Street Reading Room • The Queens Head and Five Bells Pubs	Conservation Importance (SNCI). Amendment is for clarification. The modification ensures the plan meets the Basic Conditions.	
Page 25, Paragraph H1.6	They asked that HDC and the SDNPA ensure that any new development in their Local Plans is are water neutral. The NP respects this position and will expect all new development to meet any conditions agreed by HDC, SDNPA and/or Natural England.	HDC removes H1.6 to reflect the latest position regarding water neutrality and NE position statement. For clarification purposes and to reflect the NPPF and therefore comply with the Basic Conditions.	Modification to be taken forward to the final plan.
Page 34, Paragraph EH1.1	These have potential to enhance biodiversity within the Parish and provide important connections between the South Downs <u>National Park</u> and the <u>High Weald National Landscape</u> ...	HDC agree with the Examiner's recommendation. For clarification purposes.	Modification to be taken forward to the final plan.
Page 34, Paragraph EH1.3	The HDC Landscape Character Assessment 2003 and <u>South Downs Landscape Character Assessment 2020</u> contains guidelines relating to the green infrastructure in the Parish and the need to conserve and enhance it.	HDC agree with the Examiner's recommendation. Clarification.	Modification to be taken forward to the final plan.
Page 34, Paragraph EH1.3	The HDC Landscape Character Assessment 2003 and <u>South Downs Landscape Character Assessment 2020</u> contains guidelines relating to the green infrastructure in the Parish and the need to conserve and enhance it.	HDC agree with the Examiner's recommendation. Clarification.	Modification to be taken forward to the final plan.
Page 37, Paragraph EH4.2	The proximity of the Parish to the SDNP area <u>South Downs National Park would suggest a need to ensure means that such infrastructure is sited so as should be sensitivity located and designed to avoid or to</u>	HDC agree with the Examiner's	Modification to be taken forward to the final plan.

(Renewable Energy)	minimise <u>adverse impacts on the National Park and its setting. This may include, but is not limited to, visual impact by virtue of scale, and effect on amenity and biodiversity.</u>	recommendation. Clarification.	
Page 39, Paragraph EH6.1 (Dark Night Skies)	The South Downs National Park Authority is using its role as a planning authority to protect <u>conserve and enhance the intrinsic quality of dark skies above the National Park through policies about lighting requirements that developers need to meet through SDLP Policy SD8 and its Dark Skies Technical Advice Note.</u>	HDC agrees with this recommendation which will ensure compliance with National policy and legislative requirements	Modification to be taken forward to the final plan.
Page 39, Paragraph EH6.2 (Dark Night Skies)	Further details of for lighting plan submissions in, and in the setting of, National Parks can be found in the South Downs National Park Technical Advice Note which is consistent with the policy above.	HDC agree with the Examiner's recommendation. Correction.	Modification to be taken forward to the final plan.
Repetition of Paragraph EH6.1 Page 39, Paragraph EH6.5 (Dark Night Skies)	Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The Parish of West Chiltington has a number of small copses, old orchards, mature hedgerows, ponds, watercourses and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the Parish and provide important connections between the South Downs and the Weald, if they are better connected to form wildlife corridors. The Green Infrastructure and Ecosystem Services report at Appendix 6 provides more detail.	Repetition of Paragraph EH6.1. Correction required for clarification purposes.	Modification to be taken forward to the final plan.
Page 41, Paragraph EH8.2 (Landscape Character and Important Views)	The Viewshed Study Report of the South Downs National Park*, <u>the South Downs Landscape Character Assessment</u> , the Horsham District Landscape Character Assessment, and the West Chiltington Landscape Character Assessment help us to understand the landscape character and value of the Parish. * Footnote to weblink for the Viewshed Study Report: https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan-evidence-base/evidence-and-supporting-documents/viewshed-analysis/	HDC agree with the Examiner's recommendation. Correction	Modification to be taken forward to the final plan.

