

10 September 2021

West Chiltington Parish Council
Church St,
West Chiltington,
Pulborough
RH20 2JW

Dear Clerk,

Subject: West Chiltington Parish Neighbourhood Plan 2021-2031

Thank you for consulting the South Downs National Park Authority (SDNPA) on the pre-submission consultation draft of the West Chiltington Neighbourhood Plan (2021 revised July). The National Park Authority welcomes the publication of this plan, which is a result of a considerable amount of hard work by the parish council and the local community.

A small area of West Chiltington parish is in the South Downs National Park (SDNP). On the 17 February 2014, the SDNPA designated this area as a Neighbourhood Area following an application from West Chiltington Parish Council. As only a very small area of the Parish is within the SDNP, these comments focus on elements of the West Chiltington Neighbourhood Plan (WCNP) most relevant to the National Park:

1.2 Plan Preparation process

The final bullet point refers to the Submission at Regulation 14, it may be clearer if this refers to the Pre Submission consultation at Regulation 14.

1.3 Statement of Community Involvement

It is reassuring to see the level of community engagement and public consultation carried out by the Qualifying Body to ensure the plan reflects the views of the wider community. However, a Consultation Statement is not required to accompany the Regulation 14 consultation; it is a requirement to be submitted at Regulation 15, Submission. It would be helpful if this point is clarified in paragraph 1.3.

1.5 Neighbourhood Designated Area

The key on the map in paragraph 1.5 should include reference to the South Downs National Park area.

2.1.2 Local Plan policy

While only a small area of West Chiltington is within the SDNP, the South Downs Local Plan will be the Development Plan for that part of West Chiltington and is therefore of importance, the reference to the SDNPA as the secondary planning authority is incorrect. This paragraph should be redrafted to identify the small part of the parish to the South as falling within the South Downs National Park, for this part of the Parish the South Downs National Park Authority is the Local Planning Authority and the Development Plan is the South Downs Local Plan.

The final sentence of paragraph 2.1.2 refers to the following policies, which are considered relevant to the parish. This should be amended to identify the following policies being of

particular relevance to the Parish, however all the policies of the South Downs Local Plan will apply in the part of the parish falling within the South Downs National Park.

Policy HI Spatial Strategy and Built Up Area Boundaries

We note the built-up boundary defined in Map A. The Western and Southern boundary of West Chiltington Common includes large gardens to the rear of properties on Monkmead Lane and Sunset Lane. Gardens are an important part of the setting and attractiveness of settlements, softening the transition at the settlement edge, marking the edge of settlements in what is generally an attractive way, softening the appearance of built-up areas from the countryside and containing vegetation, which shields development. For these reasons the SDNPA excludes large and long gardens from settlement boundaries and would recommend that West Chiltington NDP consider this approach in establishing a Built Up Area Boundary. This will not affect permitted development rights or the planning status held by gardens as land ancillary to residential use. It is recommended that the settlement boundary run 10m behind the relevant rear or side wall of the main dwelling house.

Policy EHI Green Infrastructure and Ecosystem Services

We support the identification and protection of Biodiversity Corridors in this policy. We are particularly supportive of the identification of Biodiversity Corridors identified to the South of the Parish, which will protect and enhance important wildlife corridors connecting to the National Park.

Policy EH9 'Unlit village' status

We support this policy that seeks to protect the unlit environment of the Parish. The dark night skies are a special quality of the SDNP that is recognised by its International Dark Sky Reserve status.

Policy EH10

We support this policy which seeks to conserve and enhance the local landscape character of the parish, in particular the reference to views of the South Downs

Policy LC5 Designation of Local Green Space

We note and support the designation of Monkmead Wood as LGS.

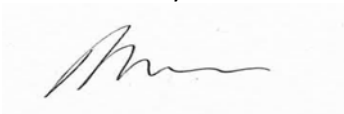
Maps

It would be helpful if all the maps clearly show the area of the Parish which falls within the National Park, this is particularly important on the Policy Maps C and D.

Appendix 5

This is an important piece of evidence to support the designation of Local Green Spaces. Reference to the National Park in the site assessment for Monkmead Wood would highlight the importance of this area not only for recreation but also for wildlife.

Yours Sincerely



Chris Paterson
Communities Lead

