

**APPROVED MINUTES OF MEETING  
WEST CHILTINGTON NEIGHBOURHOOD PLAN COUNCIL  
Held on MONDAY 11 AUGUST 2014  
at ST MARY'S CHURCH HALL, WEST CHILTINGTON**

**Present:**

|                 |                 |                       |
|-----------------|-----------------|-----------------------|
| Muriel Astley   | Carol Hudson    | Carys Pickett         |
| Terry Bell      | Lawrie Hudson   | Robin Pickett         |
| Bruce Bradley   | Janette Hughes  | Mich Rumsly*          |
| Gillian Bradley | Norman Kirby    | Harvie Steele         |
| Anne Bush       | William Marsden | David Stoner*         |
| Barry Drennan   | Dan Maxwell     |                       |
| Sarah Fooks     | Lucy Maxwell    | <b>*email address</b> |
| Judy Fryer      | Barbara Monks   | <b>given does not</b> |
| Christina Gage  | Clive Needham   | <b>appear to be</b>   |
| Nick Gage       | Jane Needham    | <b>correct</b>        |

**1. Apologies for Absence:**

|             |                 |
|-------------|-----------------|
| Amanda Apps | Phil Tapsfield  |
| David Foard | Robert Thornton |

**2. Matters Arising / Outstanding Actions**

- VDS Review – not completed
- Population Statistics for Ruth – completed
- Monitoring of broadband delivery – on going

**3. Working Group Updates:**

**Business** - Norman addressed the final report of the business focus group and confirmed that overall the identified business objectives remain the same as in the interim report. There remained two issues that were not as clear as might have been hoped. No actual sites have been identified to meet potential business unit needs but they might emerge over time. No comments have been received from either agricultural or horticultural businesses so it is construed that they are content.

**Transport & Infrastructure and Health & Wellbeing** - Gillian reported that 34 questionnaires had been received, mainly from the Village Show. Concerns centred on: the Parish being used as a traffic cut through; poor mobile phone signal reception; footpaths not being cleared regularly enough. Potential provision of a Nurse-led healthcare service within the Parish is being discussed at Pulborough Medical Group. There was no clear support for a policy of refraining from noisy mechanical activities one day per week. Nick Herbert had referred Gillian's question on bonfires to the Minister for the Environment, and HDC has recently strengthened its advice on this subject:- <http://www.horsham.gov.uk/environmentalhealth/environmental-health/nuisances/smells-and-odours>.

**Minerals** – Clive has not made any changes.

**Natural Environment** - In Amanda's absence Anne reported that the latest garden wildlife survey results had been plotted on the Parish map together with the location of the Ancient Woodland sites. The group is compiling a complete species list and will use DEFRA's hedgerow survey kit on the footpath adjoining the SHLAA site. They are attempting to identify bat corridors within the Parish.

**Sports and Community** – Muriel had received 34 replies, covering the skate park; lack of activities for youngsters; renovation of the Youth Club; provision of a swimming pool (!), boules; petanque; ballroom dancing and a tea/coffee bar in the Village Hall.

**Planning and Built Environment** - In Robert's absence, Harvie ran through the questionnaire returns from the Village Show. There was a clear preference for infill (20 of 49 respondents) or small developments of under 10 houses (22 of 49 respondents); homes with 1 to 3 bedrooms were sought. Presently the Jayswood site is delivering 7 homes; The Spires 9 bungalows, Elephant and Castle 3 homes plus renovation of the pub as a house; Old Oaks and Timbers (both won on appeal) one dwelling each; land at Birch Tree Lane has permission for two homes and also two dwellings at Wisteria Cottage. Of the SHLAA sites Steele Close is expected to deliver 13 affordable homes and Hatches 15 within the next 5 -10 years.

West Chiltington Golf Course, Brinsbury and the Village Hall have also been approached regarding their forwarding planning, but they have no details to give to the Parish Council/NPC at this time.

It was reported that at the Parish Council Planning meeting of 5 August Castle Land and Development LLP made a presentation regarding the development on a field in Haglands Lane/Smock Alley. Their outline proposal is for twenty-one houses immediately adjacent to the Hawthorns, with eight of the units being 'affordable'. Harvie reiterated that the Parish Council hold no view regarding this proposal, as their remit allows them to only consider planning applications. No such application has been made and the site in question is not on Horsham's SHLAA list.

There was speculation at the timing of the developer's approach to the PC, just as the NPC timetable was poised to produce the initial draft Plan. Many concerns were raised that if this site were to be referred to in any way within the initial draft Plan it would be construed as offering support to it.

Hitherto, the NPC timetable had been scheduled to deliver a draft initial plan in early August for active members to consider and refine, which would then go out to the whole Parish in September for a 6 week consultation period. This would be followed by further revision and review. To be credible the Plan has to conform to HDC Planning Framework policies and demonstrate that it meets the Parish Housing requirements (eg family housing; homes for those wishing to downsize and those with local ties in need of 'affordable' housing) as identified by the Housing Needs Survey. Without any positive proposals for development the plan would not be credible and that would put the timetable in doubt.

It was noted that a land owner bringing forward a potentially developable site for affordable housing may well withdraw once they realised that they would not receive anywhere near the price of land for market value homes.

At the present time the only site which is considered developable by HDC beyond the ongoing Steele Close situation is the SHLAA site known as Hatches Cottages. Clive felt it was clear that if this site is included in the Plan to produce 15 dwellings (half of the local need) within the first half of the life of the Plan then that was sufficiently robust. The remaining obligation would be met from windfall and other sites coming forward over the life of the Plan.

As there were a large number of new participants at the Meeting, it was explained that the NPC and Parish Council have worked hard to publicise the Plan over the past year and encourage people to join in, either as volunteers or by offering their thoughts and opinions (Response\_wcnp@outlook.com). It was noted that there has been a stall at the Village Show; advertising banners at the Village Hall; regular articles in the Church Magazine and the Parish Council Newsletter; flyers being hand delivered to some homes and inserted in newspapers and minutes and information on the Parish Council website. In addition, the Housing Needs Survey was distributed to every household in the Parish. Consultation is vital to the success of formulating a Plan, as is Parishioners' involvement.

The Localism Act means that if we have a Plan in place it has legal standing alongside HDC's Planning Framework. This will grant the Parish the power to resist development that is not specified within the Plan.

Without a Plan this opens up the prospect of unwanted and unsympathetic development being imposed by 'Planning on Appeal'.

It was stressed that putting something in the Plan is not the same as giving it planning approval.

Many questions followed regarding the number of homes required to meet local need, density of housing, road links, school places, sewerage, flooding, wildlife, conservation of the rural nature of the Parish etc. All of these elements are considered in the Plan.

It was agreed that Harvie would speak to Barbara Childs at HDC to see if he could obtain clarification whether West Chiltonington has to specify a precise number of houses to be built and specify specific locations for development or could generalise as to unspecified locations of limited size. **Action**

**4. Village Design Statement-** The Village Design Statement was produced in 2003 and was intended to form part of the theoretical planning guidance. When the NP started it was agreed to update the VDS for inclusion, however, it has become clear that the policy elements should be incorporated in the relevant section of the Plan. Any new VDS would be a background document dealing with history and design only

**5. Focus of next meeting** (Monday 8 September 2014) will be a briefing on public meetings.

Harvie thanked everyone for attending and the meeting closed at 9.20pm.