

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The text is centered on a white background within this design.

**WEST CHILTINGTON PARISH  
NEIGHBOURHOOD PLAN**

**PUBLIC MEETING AND LAUNCH**

**Saturday 4 July 2015**

**WEST CHILTINGTON  
NEIGHBOURHOOD PLAN**

**Denis Wright  
Chairman  
West Chiltington Parish Council**

**WEST CHILTINGTON  
NEIGHBOURHOOD PLAN**

**Norman Kirby  
Chairman**

**West Chiltington Neighbourhood Plan Council**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

- Neighbourhood Planning
- National and Horsham District Policies
- Vision for West Chiltington
- Development of land use policies
- Proposal maps
- Other land use policies
- Non land use policies
- Public consultation and representations

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

- Localism Act 2011
- National Planning Policy Framework
- Horsham District Planning Framework

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## LOCALISM ACT 2011

Empowered Parish Councils to” *...initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.*”

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## LOCALISM ACT 2011

A Neighbourhood (Development) Plan is: “...*a plan which sets out policies ... in relation to the **development and use of land** in the whole or any part of a particular **neighbourhood area** specified in the plan.*”

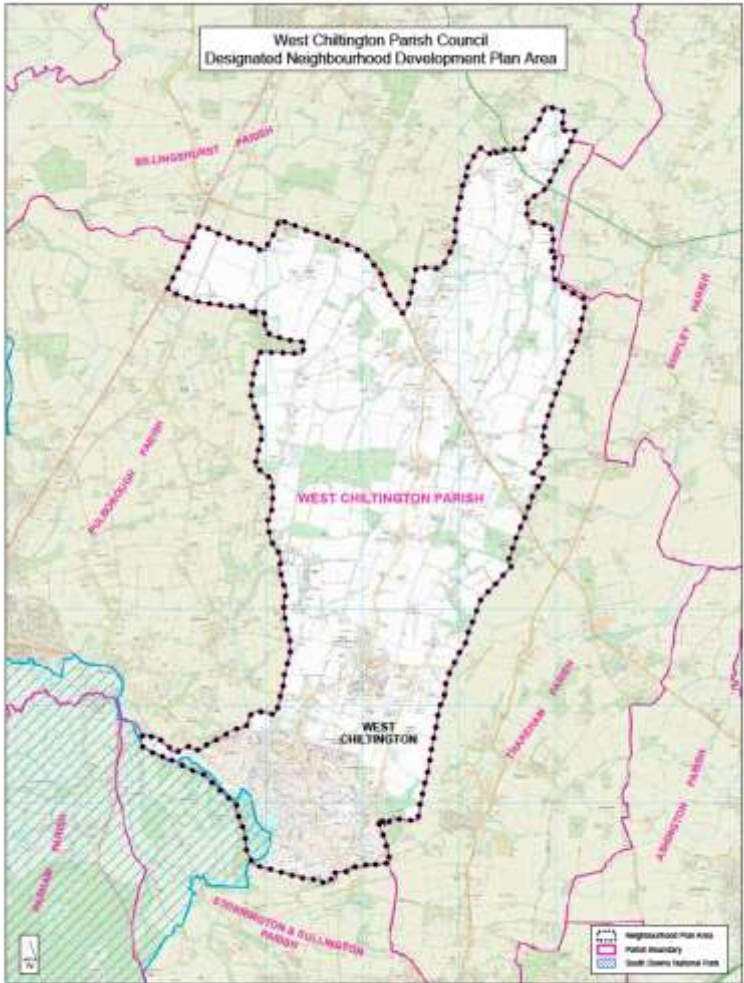
# **WEST CHILTINGTON NEIGHBOURHOOD PLAN**

**LOCALISM ACT 2011**

The Neighbourhood Area is the whole Parish of West Chilton



# WEST CHILTINGTON NEIGHBOURHOOD PLAN



<b>Horsham District Council</b> The North, South, East, & West West Sussex, PO20 1PL Tel: 01243 852200 Fax: 01243 852201 www.horsham.gov.uk			
Confirmed by Horsham District Council and to the South Downs National Park Authority under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.			
Reference No: WCHNP2	Date: 23/01/14	Scale: 1:25,000	Revisions:
Drawing No:	Drawn:	Checked:	

## NEIGHBOURHOOD AREA

# **WEST CHILTINGTON NEIGHBOURHOOD PLAN**

## **LOCAL ACTIVITY**

Summer 2013 – Neighbourhood Plan Council

Working groups – Housing Needs Survey – Reports and recommendations

Public meetings – Village Show 2014 – Articles

Summer 2015 - Pre-submission version of the Neighbourhood Plan

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## THE REMAINING STEPS

- Public Consultation
- Submission Plan – with supporting documents
- Horsham arranges independent examination
- Final Plan subject to referendum
- Favourable majority and the plan is “made”

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## NATIONAL PLANNING POLICY FRAMEWORK

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

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## NATIONAL PLANNING POLICY FRAMEWORK

“Sustainable development” – a planning system with:

- An economic role
- A social role
- An environmental role

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## NATIONAL PLANNING POLICY FRAMEWORK

*“Neighbourhood planning provides a powerful set of tools for local people to ensure **that they get the right types of development for their community.***

*The **ambition of the neighbourhood should be aligned** with the strategic needs and priorities of the wider local area.*

*Neighbourhood plans must be **in general conformity** with the strategic policies of the Local Plan.*

*Neighbourhood plans and orders should **not promote less development** than set out in the Local Plan or undermine its strategic policies.”*

# **WEST CHILTINGTON NEIGHBOURHOOD PLAN**

## **HORSHAM DISTRICT PLANNING FRAMEWORK**

No specific allocations to villages but a total of 1500 homes is included to be allocated in Neighbourhood Plans across the Horsham District.

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HORSHAM DISTRICT PLANNING FRAMEWORK

Manage development around the edges of existing settlements in order to **prevent the merging of settlements**

and to **protect the rural character and landscape;**



# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HORSHAM DISTRICT PLANNING FRAMEWORK

*Outside built-up area boundaries, the expansion of settlements will be supported where:*

- a. site is allocated in the Local Plan or in a Neighbourhood Plan and **adjoins an existing settlement edge.***
- b. the level of expansion is appropriate to the scale and function of the settlement type.*
- c. the development **meets the identified local housing needs** and employment needs or will assist the retention and enhancement of community facilities and services.*
- d. the impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and*
- e. the **development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.***

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## THE VISION FOR WEST CHILTINGTON

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

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## DEVELOPMENT OF LAND USE POLICIES

- Housing Needs Survey 2014
- Site identification
- Site assessment
- Proposals

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HOUSING NEEDS SURVEY

- 1586 households - 695 responses
- Very good response rate – 43.8%
- 64.1% support for small developments that met a local need
- 32 households in need of affordable housing

# **WEST CHILTINGTON NEIGHBOURHOOD PLAN**

## **PLANNING PRACTICE GUIDANCE**

**What evidence is needed to support a neighbourhood plan or Order?**

**“Proportionate, robust evidence should support the choices made and the approach taken.”  
(PPG – Neighbourhood Planning #40)**

**Can a neighbourhood plan allocate sites for development?**

**A neighbourhood plan can allocate sites for development. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. (PPG – Neighbourhood Planning #42)**

**Should the assessment be constrained by the need for development?**

**The assessment should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. (PPG – Housing and Economic Land Availability Assessment - #09)**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

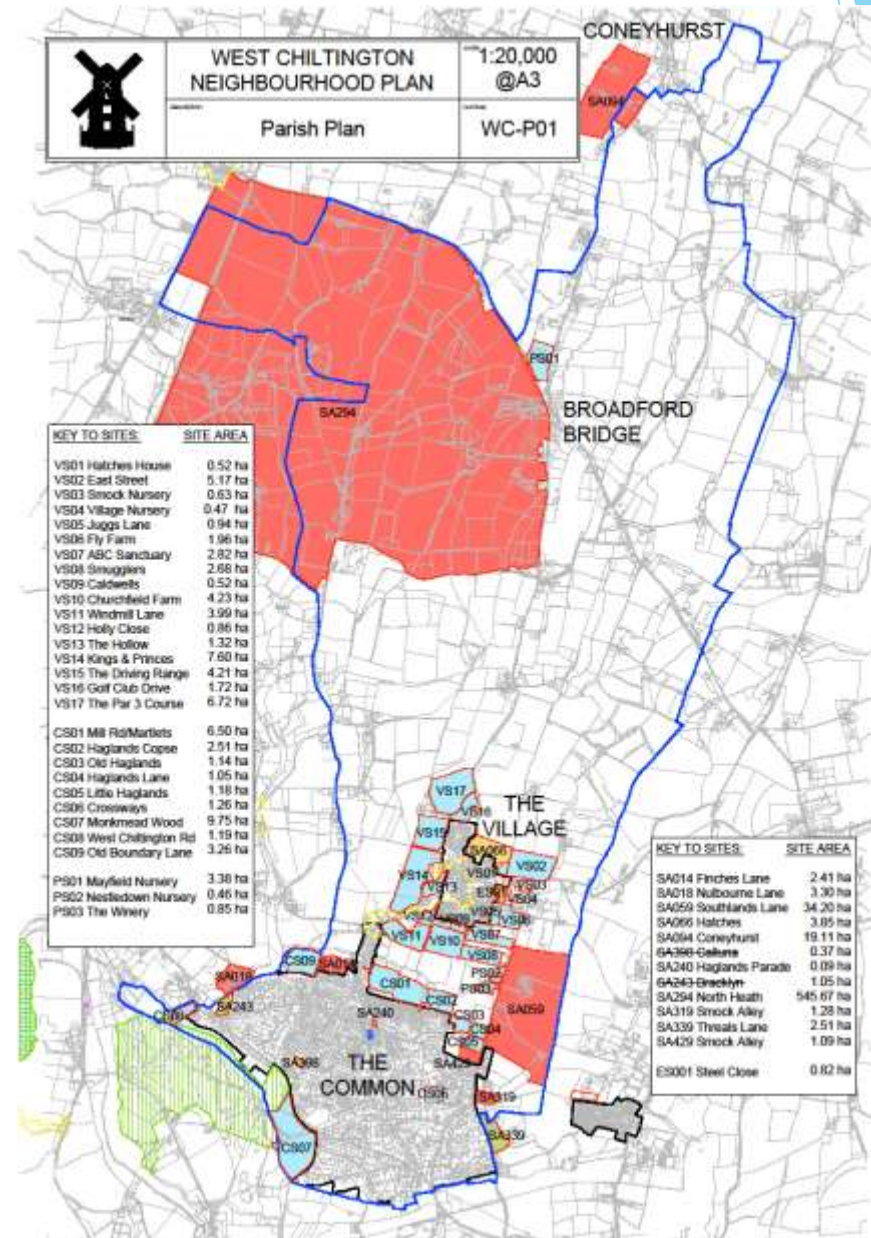
## SITE IDENTIFICATION

- SHLAA
- Landscape Capacity Assessment
- Horsham's call for sites
- Local questionnaire
- Desk top review
  
- 40 sites identified

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## SITE IDENTIFICATION

40 sites



# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## **SITE ASSESSMENT CRITERIA**

- Biodiversity
- Landscape
- Heritage
- Flood Risk
- Transport
- Infrastructure
- Impact on residents



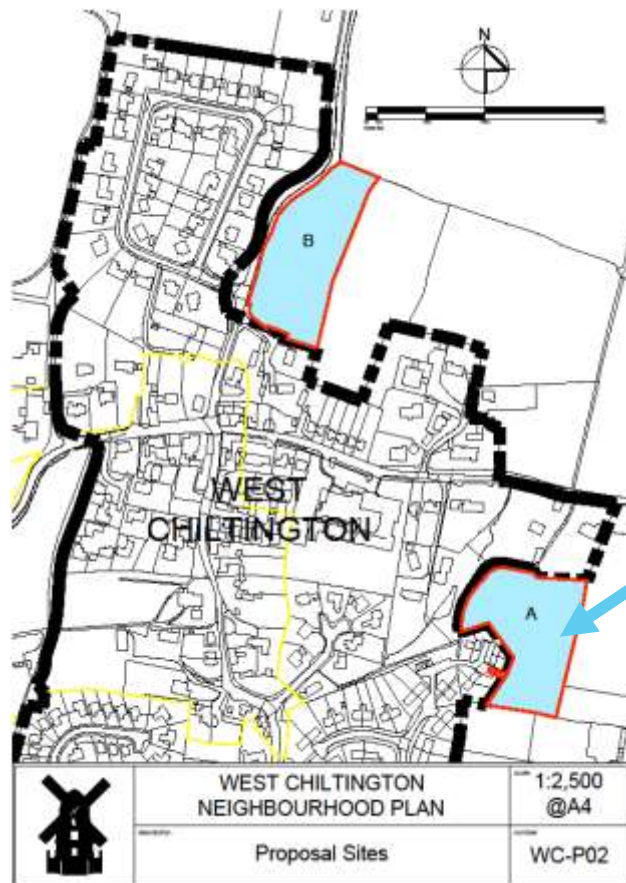
# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## **SITE ASSESSMENT (CONTINUED)**

- Comparison
- Peer review
- Elimination of non qualifying sites
- Assessment of availability of short listed sites
- Recommendations for NPC approval
- NPC and Parish Council allocation

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## PROPOSAL MAPS



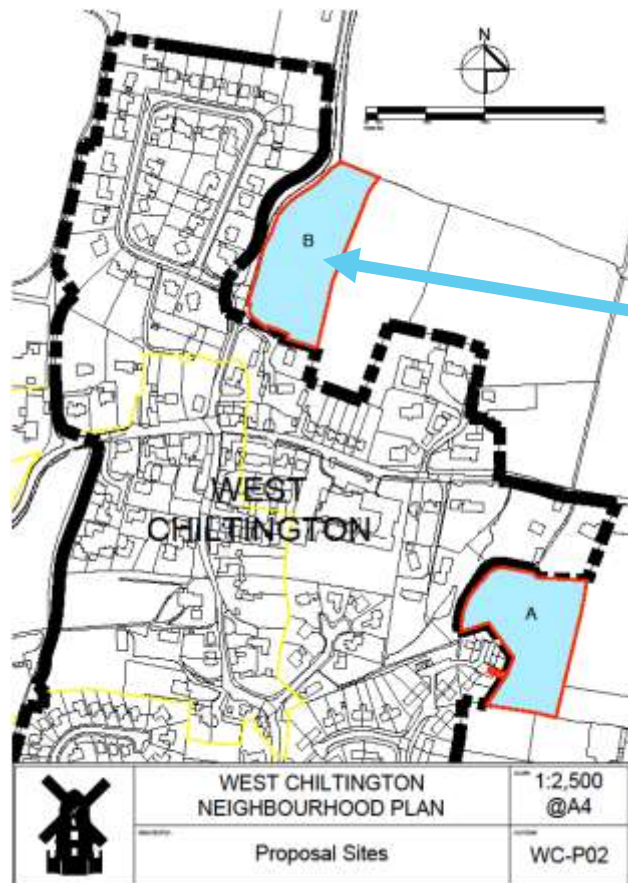
### A STEELE CLOSE

**15 Affordable homes developed by a Housing Association and allocated by Horsham District Council**

**A planning application is imminent**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## PROPOSAL MAPS



### B HATCHES ESTATE

**15 homes of which 5 will be affordable on land owned by West Sussex County Council**

**A longer term project (6-10 years) because of TPOs, access, landscape and topographical issues that will need to be resolved**

# **WEST CHILTINGTON NEIGHBOURHOOD PLAN**

## **OTHER LAND USE POLICIES**

- **Business development – no suitable land at present**
- **Giving priority in the allocation of affordable housing to local people**
- **Conserving and enhancing the natural environment – Monkmead Woods, recreation ground, the allotments and the separation zone between The Common and The Village with its network of footpaths and bridleways**
- **No proposals that affect heritage assets**
- **Using Community Infrastructure Levy for community purposes eg enhancing facilities for children and young people**

# **WEST CHILTINGTON NEIGHBOURHOOD PLAN**

## **NON-LAND USE POLICIES (Non-Statutory)**

- **Integrate transport policies of Storrington, Pulborough and West Chiltington**
- **Maintaining footpaths and bridleways to encourage walking and cycling**
- **Improve public transport**
- **Respect difficult road infrastructure**
- **Universal high speed broadband coverage**
- **Improve emergency planning**

# **WEST CHILTINGTON NEIGHBOURHOOD PLAN**

## **NON-LAND USE POLICIES (Non-Statutory)**

- Improve facilities for children and young people**
- Improve shared engagement for very old and disabled**
- Explore options to improve access to medical services**
- Keep abreast of mineral extraction activities eg  
Broadford Bridge**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN REPRESENTATIONS

- Copy of pre-submission plan
- All documents on [www.wchilt-parishcouncil.org.uk](http://www.wchilt-parishcouncil.org.uk)
- Use the Response Form
- Do fill in the personal details
- Return to Parish Office in person or by email – [wcnpconsultation@gmail.com](mailto:wcnpconsultation@gmail.com)
- Place in ballot box in Post Office, NISA and Village Hall
- This is not a negotiation – no immediate response
- Genuine questions are OK and will be responded to

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## REPRESENTATIONS

- Please do let us know what you think
- All responses must be received by **Monday 31  
August 2015**
- **THANK YOU**



**WEST CHILTINGTON  
NEIGHBOURHOOD PLAN**

**QUESTIONS**