



## West Chiltington Neighbourhood Plan

### Planning and the Built Environment

As required by the Planning Practice Guidance an examination has been conducted of some 40 potential development sites in the West Chiltington Parish. Most of these are clearly not suitable or do not conform to the requirements of Horsham District Planning Framework or already have a high landscape or amenity value. Others are simply not available.

All the sites were evaluated against common criteria based on Biodiversity, Landscape, Heritage, Flood Risk, Sustainable Transport, Infrastructure and Local Impact and a very small number of sites appeared to be available and suitable for small developments of no more than 15 homes on each site.

In accordance with the Housing Needs Survey and the Horsham District Development Framework policies only sites that will provide a number of affordable homes (homes for social renting or shared equity) would meet a local need. It is likely to be necessary to accept some market value housing, which we do not need, on these sites in order to pay for the affordable homes that we do need. This accords with the National Planning Framework.

Decisions will be incorporated into the Neighbourhood Plan for publication in due course. Those decisions will be subject to extensive public consultation as required by law.

The issue of infilling will be of relevance in the Neighbourhood Plan and it is likely that the plan will not support infilling as a general principle as it is likely to be harmful to the nature and character of the parish. Subject to this it might, however, support what are likely to be rare cases that meet the needs for housing expressed in the Housing Needs Survey and are not just open market developments.

Overall the clear intention is to preserve the beauty, nature and character of the parish to reflect a long standing planning principle whilst at the same time conforming to the requirement for sustainable development required by the National Planning Policy Framework.

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