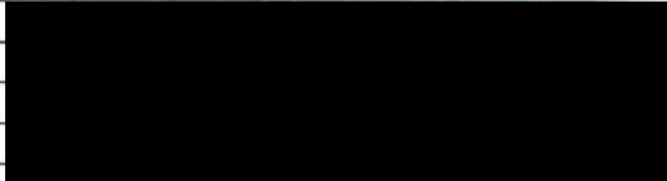


How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	Julia & Thomas Brooks
Address	
Postcode	
Telephone	
Email	
Organisation (if applicable)	
Position (if applicable)	
Date	6 December 2024

PART B

To which part in the plan does your representation relate?

Paragraph Number:	Please see below	Policy Reference:	H2a Land at Hatches Estate and H2b Land at Smock Alley
		Please see below	

Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:
UNABLE TO TICK BOXES ABOVE SO PLEASE NOTE THAT WE OPPOSE THIS DEVELOPMENT
Policy H2a – Land at Hatches Estate
Policy H2a Paragraphs 3c & 3f and H2.10
Policy EH3 Protection of Trees and Hedgerows
It is stated that pedestrian and cycle access would be provided however, it is not physically possible to do this as houses on Broadford Bridge Road abut the road. Broadford Bridge Road isn't safe for pedestrian access to the village due to no pavements and traffic going from national speed limit to 20mph just yards from the proposed access to the site. Any developer would have to cause major disruption to the existing road layout to make access to the Hatches Estate site safe. Any development would need major traffic calming measures to be put in place.
Policy EH7 – Sunken Lanes
Paragraphs 1 & 2
Broadford Bridge Road is not included on the list of sunken lanes. The site of the proposed development land at Hatches Estate is adjacent to a sunken lane part of Broadford Bridge Road so Broadford Bridge Road should be included in that list.

As the part of Broadford Bridge Road adjacent to the proposed development is a sunken lane and the previously shown access road is now not viable, as existing owners of access road have refused access, access to the proposed site would surely involve destroying a sunken lane. This point needs to be addressed!

Policy EH7 EH7.1

There appears to be very little mention of the increase in pollution and noise and a heavier volume of traffic into the village which is already an issue, requiring the speed limit to be reduced to 20mph within the Village and a speed indicator device installed by the school in East Street. The local Community Speed Watch Group has reported a large proportion of vehicles regularly speeding. The 6'6" width restriction posts previously sited outside Little Naldretts in East Street were never replaced after being knocked down by a large vehicle, despite many phone calls and requests to WSCC. There are now many large lorries driving through the village regularly taking out tree branches and eroding the sunken lanes of Broadford Bridge Road, East Street and The Hollow. We do not believe that West Chilton Village, already a rat run due to SatNav, can sustain any further increase in traffic. There have been two incidents (that we are aware of) this year alone

it is only a matter of time before there is a serious accident.

7. Environment and Heritage Policies

Paragraphs 7a, b & d

Policy EH1 – Green Infrastructure & Ecosystem Services 9.1

Hatches Field has been gently grazed for many years, the natural grazing of this meadow has allowed native flower species, that pollinators thrive on, to flourish. This vital piece of land stretches along East Street and not only is it an insect oasis but forms a crucial barrier between gardens and vineyards. The WSCC Pollinator Action Plan 2019 highlight the impacts of pesticides on pollinators, if WSCC are to act on restoring our damaged environment, we must protect vital margins like Hatches Field from development.

You talk about wildlife corridors and biodiversity buffers however; the planned development will destroy an existing wildlife corridor. In our garden we regularly see bats, lesser spotted woodpeckers, starlings and thrush. We are also fortunate to have a 'scream' of swifts here too, along with sparrow hawks and buzzards that previously relied on the wildlife found within the golf course but now are seeking food further afield as the Vineyard has disrupted their environment with pesticides over the last few years. We now regularly see sparrow hawks picking off pigeons. We also have slow-worms. There are a pair of Tawny Owls that have been in residence for many years in the barn earmarked for demolishing. Taking down the barn will destroy their home. I understand that the current Conservation status for Tawny owls is classified in the UK as Amber under the Birds of Conservation Concern 4 so the welfare of these birds needs to be considered.

Hatches Field was until recently one of the few still farmed in the area. Surely this is an ideal opportunity for a younger person who would like to farm the land as part of your youth engagement projects. Based on our sightings of various wildlife, we also believe that the site should also be reviewed and taken on board by the Parks & Countryside team with a view to carrying out practical conservation management and wildlife recording as they have done at Chesworth Farm. This option should be explored!

Policy H2a 3h & H2.11

Protect biodiversity. We believe there is a serious Health & Safety issue with regard to pesticides used to spray the vines adjacent to the proposed development. Numerous studies have suggested links between pesticide use and a range of health impacts, including cancers, Parkinson's disease and other chronic conditions. In addition, current local residents have reported cold-like symptoms following spraying of the vines. We believe a thorough study should be carried out before building residential housing adjacent to these vines.

During early spring, heating of the vineyard air is carried out to protect vines against spring frosts which involved tractors driving up and down with large fans, not only noisy but with bright lights, thereby affecting residents' quality of sleep during this time.

In addition, during the months of August and October, the vineyard operates bird scarers from dawn to dusk which is incredible noisy and could affect residents' mental wellbeing, being that much closer.

Policy EH5 – Conserve and Enhance the Heritage Environment

6 Housing Policies 6b

Concerns that any developer would have difficulty in building affordable houses that complement existing dwellings and respect and enhance the character of the parish, bearing in mind the development will be situated just yards from the local conservation area boundary.

When Steele Close was built providing affordable housing (at the end of The Juggs) in West Chiltington village, a local field was taken and several 'affordable' houses sat empty for many months before being occupied. A study would need to be carried out as to whether there is a proven need for any affordable housing in West Chiltington Village.

Policy GA1 Connection to Sustainable Transport

There is only a weekly bus service (No. 74) through West Chiltington village from Storrington to Horsham, so not suitable for families who don't have access to a car and require regular public transport for work or access to larger shops. The walk from the proposed development to connect with the only regular daily bus service (No. 1) to the train station at Pulborough and other local towns is a good 25-minute walk. Broadford Bridge Road has no pavements and The Hollow has no pavements and is too dangerous to walk down, especially for young children and the elderly.

7. Environment and Heritage policies

Policy EH2 and EH2a Flooding

There are already serious flooding issues in Broadford Bridge Road and East Street. A development of this size would exacerbate the situation, as there would be a reduction in land to absorb excess water. Water run off volumes would also increase in an area already prone to flooding.

The West Chiltington Parish Council have recently set up 'Operation Watershed' to tackle problems with excess surface water, quite clearly this is already a problem and any further development on Broadford Bridge Road or East Street would further exacerbate the problem. Southern Water requested a road closure in November to carry out utility and repair works to the existing antiquated, non-maintained, waste water system. Any development would add further pressure to an already struggling ancient system. Attempts by the PC and Southern Water to tackle excess surface water on Broadford Bridge Road and by the school in East Street appear to have failed after the recent rain. We have grave concerns that another wet spring will prove these attempts have been fruitless.

Policy H1 Spatial Strategy and Built Up Area Boundaries

As per West Chiltington Civil Parish Map 26.4.18, the proposed development is outside the Built Up Area Boundary. Any developer and the local Parish Council would need to demonstrate a need for any development to be located in the countryside as set out in national and local policies.

This talks about consultation with the local community, but apart from a public consultation several years ago (many residents are now new to the village) in our opinion West Chiltington Parish Council have not consulted with local residents directly affected by the proposed development. Unless residents have signed up for emails previously, new residents may be totally unaware of proposed developments. As local residents we feel that communication by the local Parish Council is insufficient and therefore many residents have not had a chance to have their say. This is exactly what happened with Steele Close to the degree that local residents set up a local Facebook page and attended the public session of a West Chiltington Parish Council meeting en masse to complain. There needs to be more publicity around the Local Plan. This extension for comments by Friday 6 December proves the point.

Policy EH6 Dark Night Skies

There is currently no street lighting on Broadford Bridge Road or East Street and this area should continue to be an unlit environment. Any street lighting proposed would be strongly objected to for fears of light pollution.

UNABLE TO TICK BOXES ABOVE SO PLEASE NOTE THAT WE SUPPORT THIS DEVELOPMENT

H2b – Land at Smock Alley

There would be good vehicular access to this site as a straight and wider stretch of road and no obstructions when pulling out of the site. Site access can be provided with minimal disruption to the existing trees and hedgerow.

As the proposed site is not within a conservation area any developer would not have as many constraints with regard to the style and design of the dwellings as existing housing in the area is of varied character. Also, is there a precedent to be set if approval is given for a dwelling to be built on the alpaca farm in Haglands Lane which runs alongside the proposed site?

There is a hourly, daily bus service (No. 1), reduced on Sundays, from the end of Haglands Lane, a 10 minute walk from the proposed site, some of this route has pavements, going to Midhurst, via Pulborough which provides access to trains from Pulborough Station. Other stops are Storrington, Petworth and Worthing so good communication links. And as frequent walkers on the local footpaths we do see children who regularly walk from Haglands Lane and roads nearby to the local West Chiltington School in East Street. There is also good access just along Smock Alley through a well-trod footpath to all the facilities at Thakeham.

There is good provision for wildlife around the proposed site, provided by surrounding farm land and the large pond on Southlands Lane, home to many birds including ducks and geese, so that at least the local wildlife disturbed by the proposed development can find refuge nearby. We believe this site out of the two will have a lesser impact on the existing wildlife.

What improvements or modifications would you suggest?

Any development within West Chiltington Village would need major traffic calming issues.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 26 of the Neighbourhood Plan (General) Regulations 2012 (as amended) in relation to the West Chiltington Neighbourhood Development plan?

Please tick here if you wish to be to be notified:

X Unable to tick box – please notify us.