From: Elaine Hunt <planning@wcpc.org.uk>
Sent: 08 February 2024 13:34
To: Planning; Emma.Parkes; Jason.Hawkes
Cc: Chris Fagan; Robert Gustar; West Chiltington Clerk
Subject: West Chiltington Parish Council - Planning Application Consultation responses

Categories: Consultations

Dear Planning Department,

Please accept the below as the consultation responses on the relevant planning applications from West Chiltington Parish Council.
Your website is down, so I am unable to upload them in the usual manner, and obviously there are deadlines that need to be met.
Please confirm safe receipt and distribution of these comments to the planning officers concerned.

Ref. No: DC/24/0021 Demolition of existing buildings and the phased redevelopment of the site as a residential led development comprising 247 dwellings and flexible non-residential floorspace (Use Class E), with works to public right of way and associated landscaping, open space and infrastructure. Thakeham Mushrooms Site Storrington Road Thakeham Pulborough West Sussex RH20 3DY| Validated: Thu 11 January 2024|
Parish Council Decision – Strong objection.
The Parish Council **STRONGLY** objects to this application on a multitude of grounds, most of which are covered in the representation from Thakeham Parish Council, and which West Chiltington Parish Council supports wholeheartedly.
From a West Chiltington perspective there is deep concern that the proposed development would fill space within the separation zone between the two parishes of West Chiltington and Thakeham and lead to unwanted settlement coalescence contrary to Policy 15 of the emerging HDC Local Plan (2023) and Policy 27 of HDPF (2015).

- A material consideration must be the increase in traffic movements that would run through West Chiltington from the proposed site as a short cut to Pulborough Train Station and beyond to the west and south.
- Any future development of the west section of the proposed site would make coalescence an even greater concern, so, as TPC has also suggested, if HDC is minded to approve this application it must attach a condition that the western section of the site be protected from future housing with a covenant ordaining that it remains an open, green space.

This site is in neither the HDC Draft Local Plan nor the Thakeham Neighbourhood Plan. Despite the HDPF (2015) now being out of date and the Draft Local Plan not yet being made, the Draft Plan is now at Regulation 19 and therefore carries significant weight. Added to this, the Ministerial statement (NPPF) of 19th December 2023 states: "The poor performance of local planning authorities will lead to consequences. But local communities that have worked hard to put neighbourhood plans in place should not be penalised for the failure of their (District) Council to ensure an up-to-date local plan. The new NPPF therefore protects neighbourhood plans from speculative development from two to five years, where those plans allocate at least one housing site."
The Thakeham Neighbourhood Plan needs to be a deciding consideration in this matter and the will of Thakeham residents be fully respected.

Ref. No: DC/23/2196 Installation of a replacement oil tank (Full Application). Gables Farm Broadford Bridge Road West Chiltington West Sussex RH20 2LE| Validated: Thu 21 December 2023|
Parish Council Decision – No objection.

Ref. No: DC/23/2197 Installation of a replacement oil tank (Listed Building Consent). Gables Farm Broadford Bridge Road West Chiltington West Sussex RH20 2LE| Validated: Thu 21 December 2023|
Parish Council Decision – No objection.
Leave to Listed Building officer.

Ref. No: DC/24/0049 General repair and conservation works including changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations, replacement of front door

and replacement and/or refurbishment of existing fenestration (Householder Application) Comfrey Coolham Road Coneyhurst West Sussex RH14 9DH| Validated: Wed 10 January 2024| **Parish Council Decision – No objection.**
Ref. No: DC/24/0050 General repair and conservation works including changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations, replacement of front door and replacement and/or refurbishment of existing fenestration (Listed Building Consent) Comfrey Coolham Road Coneyhurst West Sussex RH14 9DH| Validated: Wed 10 January 2024| **Parish Council Decision – No objection** Leave to Conservation Officer.
Ref. No: DC/24/0029 Erection of a single storey rear extension and two bay garage. Overdale Haglands Lane West Chiltington West Sussex RH20 2QR| Validated: Mon 08 January 2024| **Parish Council Decision – Objection.** The Parish Council objects to this application as it feels that the application is incomplete with regards to the details of the proposed garage. It also feels that the proposed garage siting is unacceptably forward of the building line. The holding comment submitted by the Parish Council on the 12th January still stands.
Ref. No: DC/24/0041 Replacement of roof tiles on west facing elevation and some on south facing elevation with like for like tiles (Listed Building Consent) Old Lakers Farm Mill Road West Chiltington West Sussex RH20 2PZ| Validated: Thu 11 January 2024| **Parish Council Decision – No objection.**
Ref. No: DC/24/0006 Surgery to 1 x Oak Whitefold 3 Hindle Close West Chiltington West Sussex RH20 2QJ| Validated: Wed 03 January 2024| **Parish Council Decision – No objection.** Leave to Tree Officer.
Ref. No: DC/23/2277 Surgery to x1 Ash, x2 Yew, x1 Silver Birches, x2 Maple, x1 Lime and x1 Red Oak (Works to Trees in Conservation Area) St Marys Church Church Street West Chiltington Pulborough West Sussex RH20 2JW| Validated: Thu 11 January 2024| **Parish Council Decision – No objection.** Leave to Tree Officer.
Ref. No: DC/24/0137 Surgery x4 Beech Downshurst Common Hill West Chiltington Pulborough West Sussex RH20 2NL| Validated: Wed 24 January 2024| **Parish Council Decision – No objection.** Leave to Tree Officer.
Ref. No: DC/24/0028 Surgery x5 Oak tree Red Gables 1 Chiltington Close West Chiltington West Sussex RH20 2LY| Validated: Mon 22 January 2024| **Parish Council Decision – Objection.** The Parish Council objects to this application due to the proposed unnecessary felling of a protected Oak tree.

Best wishes

Elaine Hunt
Assistant Clerk
West Chiltington Parish Council
Parish Office
Church Street
West Chiltington
RH20 2JW
01798 817434
planning@wcpc.org.uk
The Parish Office is open from 10am to 1pm on Tuesdays and Wednesdays.
My working hours are Tuesday, Wednesday and Thursday mornings.