

Consultee Ref	Comment Number	Type of Response	Nature of Response	Comment	Officer View and Recommendations
1	1	Email	Support	The writer is supportive of the proposed designation.	Noted
2	2	Email	Support	The writer has read the appraisal on your website with interest and real relief, that at last something tangible is being done to protect and enhance the character of this lovely and historic corner of West Sussex. The writer is fully supportive of the creation of this community of houses as a Conservation Area.	Noted
2	3		Query	The writer asks for confirmation that whilst consultation is underway, that no further contraventions of the Conservation Management Plan principles are permitted, pending the outcome of the consultation itself. The query is raised as the writer sees adjustments made which are spoiling the Wells characteristics, and entirely new infill houses being developed, ranging in construction style from Scandinavian chalet to 60s suburban dormer bungalow.	Noted – however until a Conservation Area is formally adopted the relevant parts of the General Permitted Development Order, and Listed Buildings and Conservation Areas Act would not apply (unless the building is listed). There are however policies within the Horsham District Planning Framework 2015 (HDPF) which relate to design, and new development which would apply to applications for planning permission. The majority of Wells Cottages may also be considered to be non-designated heritage assets (locally listed buildings) and this would also be a material consideration in the determination of planning applications. The National Planning Policy Framework (NPPF) is also clear that where development is not well designed it should be refused.
2	4		Observation	On a point of detail, the writer notes that the plan supports the use of clay roof tiles as replacement for thatch. That is ok, if the tiles are actually reclaimed antique or at least real clay tiles, but the reality on the ground is that some Wells homeowners have or are reroofing (and vertical tile hanging) with coloured concrete plain tiles, basically looking far too modern.	Noted – where the removal of thatch is warranted the use of handmade clay tiles would be supported as these are considered to have the texture and quality which reflect the Arts and Crafts principles of Reginald Fairfax Wells.
3	5	Email	Support	The writer lives in a Wells Cottage and fully supports the proposal in respect of preserving the character of the buildings (eg avoiding the ugly extensions which have blighted some of the properties).	Noted
3	6		Query	On the subject of trees the writer loves the wooded garden look but have been considering chopping some down, given the strong winds and rain that seem here to stay with global warming, and the risk to life and infrastructure if they fall. Surely, any tree protection order that is introduced would account for the above circumstances?	Prior to undertaking works to trees within a Conservation Area it would be suggested that professional advice is sought as the legislation does identify specific circumstances (such as where trees are dead, or works are urgently necessary to remove an immediate risk of serious harm) a 6 week notice may not be required.
3	7		Query	What would be the timescale for conservation management plan to come into force?	This would depend on the cabinet timetable, and the completion of the procedures set down in the Listed Building and Conservation Areas Act.
4	8	Email	Observations /queries	The writer believes that a couple of the properties shown in red and numbered, indicating they are Wells Cottages, are in fact not. The ones that need to be checked are:	Noted – further work will be undertaken relating to these properties. Property 134 – was approved in 2006. Property 130 was approved in 2003.

				134: This was an infill in the garden of Tankards, built after 2005. 130: This may also be an infill on Monkmead Lane.	
4	9		<b>Query</b>	The document explains the impact of living within the conservation area, but the writer would like to understand what impact may be experienced by being bounded by the conservation area. Would this affect the writer in any way regarding any future maintenance, changes to the property due to being in such close proximity.	The constraints placed on a property/land within a Conservation Area would not apply to those outside of the boundary, however when planning permission is required for work to a property/land within the setting of the Conservation Area then the character and appearance of the Conservation Area would be taken into consideration including the impact of the proposal on the Conservation Areas special historic and architectural character and significance. It should be noted that the policies of the HDPF already require that development complements the locally distinctive character and heritage of the district and is a of a high standard of design.
4	10		<b>Query</b>	The writer is interested to understand the reasoning as to inclusion or exclusion within the conservation area in certain instances e.g. for a non-Wells property. Pansala, numbered 160, built in it's garden around 1987 and are outside the proposed conservation area, whilst being bounded on 3 sides by it. Across the lane is Rufflets, built just slightly earlier, again in the garden of a Wells Cottage to the east, but this time included within the conservation area. Why would the two properties be treated differently especially when of a similar age and both built on original Wells plots?	The boundary of the conservation area was proposed to reflect the pattern and grain of the Wells Cottages and their setting. As a conservation area the designation includes spaces not just individual buildings. Where the buildings and landform reflect the characteristics of the conservation area they would be included.
4	11		<b>Query</b>	The writer also has other points which relate to other characteristics and features of the area. Mention is made of fencing types, hard landscaping, driveways etc but wondered if there could be included a move towards more natural hedging and planting choices too, hopefully to reduce the plague of Laurel and favour more native types? The writer would also like to request that important features such as the open ditch drainage network is noted and specifically retained; additionally to include re-instatement of sections which have not been properly maintained. The area does not benefit from mains surface water drainage and some residents are impacted by surface water flooding issues where the cause is elsewhere. Also the environmental benefit of the open watercourses for habitat should be retained. Finally, if there was some way to stop homeowners 'grabbing' the lane-side verges to incorporate into their front gardens, that would be worth considering; an ongoing problem.	The management plan could promote the use of a native planting within the conservation area. This would be particularly relevant where planning conditions require a landscaping scheme. However unless the planting is covered by a planning condition or relates to a relevant tree the Local Planning Authority would not have control over planting within residential gardens. It would be hoped that the appraisal would help to encourage residents to consider native species to support the appearance of the area, as well as help with biodiversity and finding climate adaptable plant species. As the lanes are privately owned the loss of watercourses and verges cannot be controlled through the conservation area designation although it would be encouraged that these features are retained.
5	12	<b>Email</b>	<b>Support</b>	Thank you for the notification concerning this. This will not affect me directly, but the writer is very much in favour of the proposal.	Noted

6	13	Email	<b>Object</b>	<p>The writer has lived very happily in Wells Cottage land for forty-four years. The Wells cottages are attractive but have had over the years a great deal of changes to them to keep up with modern day living. Houses evolve with the times and Wells cottages were built cheap and sold expensive.</p> <p>The present building regulations seem to be effective enough without anymore red tape. Local residents are quick to object to new proposals and with common sense all round things are resolved.</p> <p>House prices here are quite high already and there seems to be no reason why they should not continue to remain so.</p> <p>The writer therefore say NO to making the area a conservation area.</p>	Noted – A conservation area designation does not prevent change where it preserves or enhances the special character of the conservation area.
7	14	Email	<b>Support</b>	<p>The writer noted that while their property is not included in the proposed designated area, they are in favour of this proposal as it would give added planning protection to the area and would help to protect this unique part of West Chiltington.</p>	Noted
8	15	Email	<b>Support</b>	<p>The writer has read through your Consultation letter regarding the establishment of a Conservation Area for Wells Cottages and wanted to write to you to confirm that they are in support of all that you have suggested. Indeed, the West Chiltington Parish Council voted unanimously in favour of it!</p> <p>It is about time something like this was done. Too much of our heritage is being lost through overdevelopment and other means, and Irreplaceable buildings and architecture is vanishing forever nearly every day.</p> <p>It is a very constructive and positive step to do something about this and they wholeheartedly fully support the scheme, which needs to be implemented urgently.</p>	Noted
9	16	Email	<b>Observations /queries</b>	<p>The writer is generally in support of the proposal subject to learning more of the Council's intentions following the consultation process.</p> <p>As a first general point the Wells houses can be identified more accurately using the 1950 published OS map. The diagram map attached with the consultation shows "marked in red" a number of houses that do not exist on the 1950 map but have nevertheless been marked in red although presumably being built after 1950 cannot therefore be regarded as original "Wells" but may be high quality "Wells</p>	Noted – The 1950's OS map provides a good indication of the Wells Cottages. A conservation area designation covers by its definition an area which has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This may include buildings which are not Wells Cottages but share the form, density and rhythm of the cottages reflecting the overall character of the area.

			<p>replica” instead. If it is the intention to include such rebuilds that presumably affects a number of other houses that have been built in West Chiltington in that style but not included in the delineated area.</p> <p>The writer notes that as a Wells house owner they have read the consultation guidance but are unclear how being in the area will affect future planning applications compared to say a neighbour who has a property that is a “Wells replica” and a neighbour who has a non Wells style property.</p> <p>The writer assumes that any planning restrictions would only impinge on the exterior appearance and would not affect any internal building changes.</p> <p>The area is affected (particularly in Monkmead Lane) by an increased volume of traffic and has become a “cut through” between A29 and A24 commuter traffic. To discourage the increased traffic and protect the rural environment the 30mph speed limit should be better controlled and speed limit enforced more vigorously. Consideration should be given to setting “boundary marker gates” on the Wells Cottage West Chiltington Common area by signage and setting a 20mph speed limit in that area for Monkmead Lane, Common Hill and Roundabout Lane.</p> <p>The majority of Wells Houses were built with reed thatching. A large number of Wells House owners have replaced the thatch with tiles. This should be discouraged in any future planning application process if the environment is to be maintained and due to the higher cost of installing or replacing thatch and insuring a thatched property the Council should introduce a Council Tax reduction for thatched properties.</p> <p>Wells houses were originally fitted with leaded lights Critall metal windows. These are no longer energy efficient so replacement double glazing should be permitted.</p> <p>The Council should design and offer a “Wells Cottage” plaque that owners can attach to their property and set up an information “display board” illustrating the location of all the original Wells properties within the West Chiltington Common Area.</p> <p>The increasing use of a wide variety of “bollards” that appear on different grass verges as owners attempt to increase their curtilage under the pretext of preventing vehicles parking should be halted and all the unsightly bollards required to be removed on any public grass verge.</p>	<p>The Conservation Area designation would cover all the properties within the designated boundary whether they were original Wells Cottages or not. This would therefore mean that the same changes to permitted development rights would apply. As part of any planning application there is a general duty to ensure that special attention is given to the desirability of preserving or enhancing the character or appearance of the conservation area. Changes to the internal layout of a non listed residential building within a conservation area would not require consent.</p> <p>The speed and use of the roads through the locality would fall outside of the remit of the conservation area.</p> <p>Although the retention of the thatched roofs would be supported again reduction in council tax is again outside the remit of what can be achieved through conservation area designation. It is hoped that the increased interest in the Wells Cottages and the recognition of their special interest and unique sense of place would encourage occupiers to consider retaining and refurbishing original windows or installing sympathetic and sensitive new windows.</p> <p>A display board would be welcomed depending on its size and form.</p> <p>The semi-rural character of the proposed conservation area forms part of its sense of place. Although in some instances planning permission may not be required to place bollards on private land it is hoped that the conservation area designation may encourage the use of more sympathetic solutions that retain and enhance the localities special character.</p>
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10	17	Email	Support	<p>The writer wishes to make their views known concerning the proposed Wells Cottages Conservation Area. The writer is very strongly in favour of this proposal. The designated area consists of an extremely attractive group of residential dwellings. The writer believes it is important to be able to preserve as best as possible the present state of this area. It is important for the residents of the area as well as other local people who can enjoy this amenity. In recent years there has been far too much selling of land to build properties which are not compatible with the established dwellings. The writer hopes the recognition of the nature of the area through the establishment of a conservation order will moderate inappropriate future building and development.</p>	Noted
11	18	Email	Support	<p>The writer is writing to register their support for the proposed designation of a Conservation Area for Wells Cottages, West Chilington.</p> <p>As an owner/occupier of one of the affected properties the writer is more than willing to accept the modest limitations imposed in order to safeguard the character of the area.</p>	Noted
12	19	Email	Support	<p>The writer has recently received the HDC information circular concerning the proposed Wells Cottages Conservation Area.</p> <p>The writer would like to commend the Council for its extensive research and dissemination of detailed information.</p> <p>As a long-term resident (33+ years) of a Wells Cottage in Sunset Lane, the writer would like to add their strong support for the proposal, which they believe will help to protect this unique area from unwanted development and change of character. Sadly, modern infills have already had an effect, but the unique charm of the Wells Cottages remains, and deserves protection.</p>	Noted
13	20	Email	Object	<p>The writer is writing as an owner of a Wells Cottage to comment on the proposal to designate a Conservation Area relating to Wells Cottages in West Chilington.</p> <p>Their comments are as follows:-</p> <ol style="list-style-type: none"> <li>1.They believe that it is too late to designate Wells Cottages in this way.</li> <li>2.The existing planning system deals adequately with alterations to properties.</li> <li>3.The proposal would adversely affect existing owners of properties which have not been altered/upgraded because they will inevitably be restricted</li> <li>4.It seems to the writer that if Wells cottages are “non designated heritage assets” to be treated almost as Listed Buildings then it is</li> </ol>	<p><b>Noted –</b> It is suggested that the area proposed for the conservation area retains sufficient interest and character to warrant its inclusion within a new conservation area. This would then enable the character of the area to be formally recognised.</p> <p>Due to the nature of permitted development rights some changes can be made to buildings which would lessen their interest particularly when the buildings are of a specific style and form. By reducing the extent of permitted development rights a conservation area designation provides an element of control to protect areas that have an individual sense of place.</p> <p>The designation of a conservation area does not prevent development. A non-designated heritage asset does not have</p>

				<p>difficult to understand what benefits there is to be gained by including these formerly in a Conservation Area.</p> <p>Accordingly, the writer does not support the proposal to create a Wells Cottages Conservation area.</p>	<p>the same protection as a conservation area, as permitted development rights are retained by non-designated heritage assets (where they are not within a conservation area). The interest of a non-designated heritage asset is only taken into consideration when a planning application is submitted.</p>
14	21	Email	Support	<p>Thank you for your efforts on the Wells Conservation Area Appraisal and Management plan. These are very much appreciated by residents and hopefully you will receive a number of positive comments.</p> <p>There are two main additions that the writer would request be considered.</p> <ol style="list-style-type: none"> <li>1. All new development proposals must retain the current boundary curtilage of each individual Wells Cottage as identified on the Conservation Map</li> <li>2. All new development proposals must have a net zero effect on the number of motorised vehicles using the single-lane West Chiltington lanes of Sunset Lane, Westward Lane, Heather Lane, Spinney Lane, Fir Tree Lane</li> </ol> <p>Background</p> <ol style="list-style-type: none"> <li>1. All new development proposals must retain the current existing boundary curtilage of each individual Wells Cottage as identified on the Conservation Map</li> </ol> <p>There has been no other single contributory factor to the change in the character of the proposed Wells Conservation Area than infill developments. When Wells developed his collection of cottages, he deliberately mixed the number of large and smaller plots. As is pointed out in the appraisal, there is no village green or open green spaces; the unique village rural effect has been carefully created by using the size of the larger plots to reduce the overall building density. The large gardens and number of trees has facilitated an almost unique biodiversity including endangered species including slow worms, bats, dormice, and crested newts. The effect of precedent in planning approval must not be underestimated – if one infill development is allowed, then subsequent ones become much more difficult to refuse on appeal to the Planning Inspectorate. Therefore, if one further infill is allowed, then the overall building density and the overall character of the Conservation Area is at threat by sequential infill planning applications.</p> <p>The Planning Inspector's report for the failed appeal for a proposed new infill development at Cherry Tree Cottage, Sunset Lane (DC/15/0630), one of the largest plots in the proposed Wells Conservation Area, stated 'I consider that the harm that would arise in relation to local character outweighs the benefits of supplying an additional home, and the</p>	<p><b>Noted –</b> The conservation area designation would be a material consideration in the planning process, with the policies of the HDPF 2015 to require that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the area. The use of the lanes would be considered by WSCC Highways.</p>

				<p>fulfilment of the more efficient use of land. Therefore, the proposal is in conflict with Policies 3, 32 and 33 of the HDPF’.</p> <p>2. All new development proposals must have a net zero effect on the number of motorised vehicles using the single-lane West Chiltington lanes of Sunset Lane, Westward Lane, Heather Lane, Spinney Lane, Fir Tree Lane</p> <p>The concern by residents on the effect of increased traffic on road safety on single lane, unlit lanes, without pavements, should not be underestimated and was first voiced as early as in the 2003 West Chiltington Village Design Statement twenty years ago. Nearly all the lanes in the proposed Conservation Area are Public Rights of Way (PROW) including bridleways.</p> <p>The writer has attached the objection to the latest infill proposal in Sunset Lane (April Cottage DC/22/2302). This includes useful references to recent unsuccessful planning applications; and if the corresponding documents are checked on the planning portal, the volume and content of the objections from local residents and West Chiltington Parish Council will further inform on local opinion. The recent planning application DC/22/2302 (April Cottage) has over 25 objection letters and nearly all mention positively the planned Conservation Area and is an endorsement of the current proposal by Horsham District Council.</p> <p>With regard to the appraisal document, the writer would also request that the promotional photo of the infill development at The Spinney (Fairfax Cottage), Spinney Lane is removed and replaced by one of the many sympathetic extensions to a Wells Cottage that exist. Encouraging infill development for the reasons above should be resisted.</p> <p>It is also suggested in the draft document that the financial value of a Wells Cottage is one of the main considerations of the owners in considering the Conservation Area. This is incorrect. Many of us consider ourselves custodians of a piece of history that needs protecting and conserving for future generations.</p> <p>A support pack for residents may be useful including what can and cannot be done to a tree, what permitted development is allowed and not allowed, and any availability of help with funding to return original Wells cottage features to existing Wells cottages (e.g. windows, chimneys, roofs), and a telephone contact number/ email list for supporting implementation of the plan.</p>	
15	22	Email	Support	We fully support Planning (Listed Buildings and Conservation Areas) Act 1990 Section 71.	Noted

				<p>The writer owns a Wells Cottage within the proposed area of West Chiltington, an area of Architectural and Historic interest, and hope this would prevent infills of modern house building therefore ruining the character of West Chiltington.</p>	
16	23	Email	Support/ query	<p>As an owner of a Wells Cottage the writer is in favour of designating the cottages as a conservation area.</p> <p>The writer is broadly in favour of the proposals.</p> <p>Their main concern would be in relation to tree felling. The writer believes felling should be firmly restricted; allowance should be made, however, for felling where tree roots, including those growing in a neighbouring property, are undermining (or threatening to undermine) a building; likewise where boughs are overhanging a property.</p> <p>The writer believes there should also be restrictions on selling parts of gardens and associated tree felling to allow new development, particularly where such development would mean an existing property is overlooked.</p> <p>The writer believes that all plans for new builds should undergo close scrutiny by the planning committee to ensure an appropriate fit with the Wells Cottages, including where it is proposed to demolish a non – Wells type property. Extensions to Wells Cottages and larger outbuildings (including garages) should be possible within restrictions on the percentage of the property's land that is used and on the appropriateness of design.</p>	<p><b>Noted –</b> a conservation designation does not prevent tree works but requires that notice is given to the local planning authority.</p> <p>The designation of a conservation area does not prevent development but is a material consideration which requires that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the area.</p>
17	24	Email	Observation/ object	<p>With reference to Draft Wells Cottages Conservation Area Appraisal and Management Plan the writers own a Wells Cottage in West Chiltington so have quite an interest in this matter, the writers also have planning permission granted for a building extension, so have some knowledge of what's acceptable from a planning, Conservation and Parish Council perspective and what they object to.</p> <p>It appears to us this plan is aimed at limiting development of any kind to Wells Cottages but not particularly other developments. Walking around the area the changes made to Wells Cottages are quite moderate and we can't think of any spoilt by improvements.</p> <p>Most people are aware some Wells Cottages owners have sold off parts of their gardens for development and therein lies the problem. Your report shows a good example of a development 'in keeping' with the area of Wells Cottages, Halifax Cottage. Spinney Lane, but opposite</p>	<p>A conservation area designation does result in additional constraints on the scale of development that can be taken without planning permission. This would cover all the properties within the conservation area whether they are a Wells Cottage or not. The designation of a conservation area does not prevent development but is a material consideration which requires that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the area.</p> <p>The need to pay special attention to the requirement to desirability of preserving or enhancing the character or appearance of the area would be in addition to the general local and national planning policies. As part of considering the special historic and architectural of the conservation area plot sizes, and the features that contribute to the character of the</p>



				<p>that house Oakhurst had planning permitted to build, totally out of keeping. Strangely the initial plans for Oakhurst were in keeping with a half thatched roof, but a second planning application was approved despite not being in keeping.</p> <p>A second good example of double standards is on Common Hill the current development at Wells Place. The original certainly had Reginald Wells character but it's replacement is more Art Deco, how is that in keeping?</p> <p>Broadly speaking the writer likes the idea of the Conservation Area.</p> <p>So what's our point, we don't see why owners of Wells Cottages should have building constraints applied to their homes that are not applied to other homes. You must surely keep all building in keeping, as far as possible, with the Reginald Wells plan.</p>	<p>conservation area would all be required to be considered as part of the application process.</p>
18	25	Email	Object	<p>As the owner of a Wells Cottage within the proposed area, the writer wishes to object to this as there will be too many restrictions with regards;</p> <p>Replacement &amp; maintenance of windows</p> <p>Maintenance of trees &amp; shrubs</p> <p>Fencing</p> <p>With no clear information of how it is to be implemented with likely increased costs to the home owners.</p>	<p>Noted – There would be no additional cost for maintenance of trees or shrubs, other than time as notice would need to be given for works to trees over a certain size.</p> <p>In a conservation area the permitted development rights regarding fencing remains the same as those outside of the conservation area.</p>
19	26	Email	Object	<p>As a home owner within the proposed conservation area the writer has serious concerns about the proposal and wish to object on the following grounds:</p> <p>These old Wells properties require regular maintenance, so restrictions imposed and planning applications required would cause serious delays to any maintenance with additional cost to home owners regarding windows, chimneys, fencing etc.</p> <p>All trees also require maintenance to ensure they do not become overgrown or dangerous so putting restrictions on pruning or lopping would not only incur additional, unnecessary paperwork and cost, but could in fact be counter productive and detrimental to the environment.</p> <p>The writer feels that there is not sufficient specific information and that there needs to be a public meeting to discuss these issues.</p>	<p>The designation of a conservation area does not restrict general maintenance, and works can be undertaken in many cases without requiring permission.</p> <p>With regards to trees the process in which notices are dealt with are not as onerous as those for trees protected by a Tree Preservation Order. It is a 6-week notice period which once expired, the work detailed in the notice can be carried out.</p> <p>Where work is required by statutory undertakers it is often exempt to the need to give notice. Trees enrich the locality and the conservation area designation would give the existing trees some level of protection, but would not preclude works to trees to be carried out.</p>

20	27	Email	<p><b>Object</b></p>	<p>The writer owns a property that has never been a Wells house and is of no conservation merit whatsoever, having been built in the 1960s and extended several times since. It is a large property that sits comfortably in its plot but has no conservation merit or “unique sense of place” that should be or needs to be preserved.</p> <p>For some inexplicable reason it seems to be proposed to be in a conservation area, as are other properties surrounding the house that also have no conservation merit whatsoever.</p> <p>Why would it be legitimate planning policy to cast in “planning stone” such properties, which in reality need upgrading or replacement to bring them up to modern standards?</p> <p>Even more inexplicably, the proposal excludes from the area many properties in the Sunset Lane and Heather Lane areas that are much closer to the original Wells houses, including whole sections of houses that have already been totally rebuilt in modern designs.</p> <p>Why are some people allowed to have modern houses in large plots but others are not? Is it even legal to draw such distinctions between properties in the same general area?</p> <p>The writer notes that the whole conservation area proposal is misconceived.</p> <p>Wells houses are poorly built houses that are totally unsuitable for modern living without such significant alterations that there is not much Wells house left.</p> <p>It would be architectural facadism to preserve only the “look” of a house just because some people like the idea of faux “cottage” properties from a bygone era.</p> <p>A Wells House is more of a design concept than a building that itself that should be preserved. The design features were more about curved roof lines and/or thatched roofs and a whitewash façade (used to cover up the poor quality brick/stone work used at the time to save money).</p> <p>Wells houses are likely highly energy inefficient and not easily capable of being adapted for modern solar, air source and ground source heating systems, electric car charging etc.</p>	<p>The boundary of the conservation area was proposed to reflect the pattern and grain of the Wells Cottages and their setting. As a conservation area the designation includes spaces not just individual buildings. Where the buildings and landform reflect the characteristics of the conservation area they would be included.</p>
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				<p>If you do propose nevertheless to go ahead with a conservation area that includes my property please provide me with advance notice so I can consider whether to take legal action to seek to prevent such an unjustified action.</p>	
21	28	Email	<b>Object</b>	<p>The writer considers that this proposal is like closing the stable door once the horse has bolted as it is very difficult to find a Wells Cottage that has not already been extended, altered or the garden in filled. The writer considers this is the result of failure by the local planning authority and appeal inspectors, over the years, of approving inappropriate developments out of character to our environment, often against the wishes of the local community.</p> <p>Its introduction is another needless layer of bureaucratic legislation, depriving owners of their permitted rights with in built expense when owners and local tradesmen apply for the necessary permission to carry out work. This, at a time when owners are being encouraged by The Government, to upgrade their properties to be more energy efficient. I also suggest that there is a cost to the Council which will no doubt be passed on to the owner in fees.</p> <p>This project has obviously been in existence for some considerable time yet none of my neighbours were aware of the proposals until they received the council notification letter in early January giving insufficient time to consider the proposals. The writer suggests that there has been a lack of communication and consultation with owners about the proposal. Why are affected owners unable to view other comments as in normal planning applications, to help gauge the local appetite for the proposals?</p> <p>There are many unanswered questions and implications relating to this proposal and a Public Meeting should be held before any decision is made.</p> <p>The writer has endeavoured to keep it in character over the years. However, if it had been in a conservation area then the writer would not have purchased it.</p> <p>The writer strongly objects to being foisted with this proposal because some anonymous individuals consider that Wells Cottages should now need extra protection.</p>	<p>The aim of a conservation area is to preserve and enhance the architectural and historic character of the designated area. It does not prevent change but seeks to ensure that due consideration is given to ensuring that the significance of the locality is retained. As noted in the comments inappropriate changes may have been permitted in the past as at that time the importance of a sense of place and the scarcity of the type of development may not have been recognised. It is considered that the character of the area is still immediately recognisable and to ensure that its qualities are recognised the designation of a conservation area should be supported.</p> <p>The designation of a new conservation area has been considered by the Parish Council since 2004, and is noted within the draft neighbourhood plan since 2017.</p> <p>As part of the public consultation letters were sent to all residents within and surrounding the proposed conservation area and a notice placed in the County Times. All comments have been considered and taken into account.</p>
22	29	Email	<b>Observation/ object</b>	<p>The outline plan raises concerns with the writer and they would like to hear how this will effect their property and right to amend or change our house and garden.</p> <p>The writers house is not a Wells house and is a stone detached building with a garden of around 1/2 acre of land. Why does this need to be included in the proposed conservation area?</p>	<p>The boundary of the conservation area was proposed to reflect the pattern and grain of the Wells Cottages and their setting. As a conservation area the designation includes spaces not just individual buildings. Where the buildings and landform reflect the characteristics of the conservation area they would be included.</p>

				<p>The plan as published shows that the house and most of the garden is within the proposed conservation area but not all. The boundary crosses an existing building effecting half of it to be in the conservation area and half not. What effect does this have on the writers rights with regards to this building?</p> <p>The house behind the writers home is not within the conservation area but shares a drive which forms part of our land with access rights to the house outside the plan. How does this effect the writer if neighbours decided to extend or further build on their plot?</p> <p>The writer has a number of mature trees which may have to be removed would there be the right to remove or reduce them without reference to the conservation area plan.</p> <p>The writer needs to put in a fence at the front of the property as the current hedge of some 12 feet is dying. Will the proposal effect the writer carrying out this improvement work? Our concern is that this if the proposal takes place it will make having such work done more complicated and costly requiring permission to carry out such normal maintenance to keep the writer and others safe?</p>	<p>The designation of a conservation area does not restrict general maintenance, and works can be undertaken in many cases without requiring permission.</p> <p>Anyone proposing to carry out works to a tree in a conservation area must give at least six weeks notice to the local planning authority. There are exceptions to this requirement, including when the tree is dead, dying or has become dangerous. This notice period gives the local planning authority the opportunity to decide if it is necessary to impose a tree preservation order on the tree in order to discharge its duty to have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.</p> <p>If the authority decides the tree is not a part of the special character or appearance of the area it may give consent or allow the notice to lapse without response. Trees enrich the locality and the conservation area designation would give the existing trees some level of protection, but would not preclude works to trees to be carried out.</p>
23	30	Email	<b>Objection</b>	<p>The is to register my opposition to the above. The writer was bought up in a Wells cottage and continue to live within the proposed conservation area. The writers connection with the area now exceeds 70 years. The writer would say that the vast majority of those living within the area are passionate about preserving its unique character. For this reason the writer does not believe an extra layer of bureaucracy and interference is required. Horsham District council have better things to spend their money on - how about filling in a few potholes?</p>	<p><b>Noted –</b> WSCC are the highways authority and should be contacted with regards to potholes.</p>
24	31	Email	<b>Objection</b>	<p>The writer was surprised to receive a letter in early January, informing the writer that Horsham council were proposing to create a conservation area.</p> <p>Having considered the proposal, the writer believes this is totally inappropriate and will remove my rights under the current planning regulations. It also creates an inbuilt future expense with a bureaucratic system to gain the necessary permission to undertake repair.</p> <p>The writer has lived in a Wells Cottage since 2006 and although they have updated the property they have maintained the original character outside. This has been achieved without the need to live in a conservation area.</p>	<p><b>Noted-</b> A conservation area designation does not remove all permitted rights and some works would remain as permitted development.</p>

				The writer strongly objects to this proposal and do not wish to live in a conservation area.	
25	32	Email	<b>Objection</b>	<p>The writer has lived in a Wells Cottage for thirty years, so feel well qualified in this respect. Whilst the writer generally supports any action which safeguards our lovely homes, the writer must protest at the manner in which this initiative has been driven. Consultation has been minimal, restricted solely to our somewhat incommunicative Parish Council. 218 houses are involved, 128 Wells Cottages, and 90 infillers. A minimum of 436 people will be significantly affected. No attempt has been made to encourage the support of the residents. A public meeting should be the minimum requirement. There is no doubt that the Wells area is beautiful and should be preserved. The vast majority of owners are very fond of their property and work hard to retain its character. So the current situation is almost entirely due to the efforts of the owners, but we receive little credit in the paperwork. The proposed Conservation Area should really be a partnership between the Council and Residents. But the tone of the documentation is dreadfully adversarial, not persuasive at all. Hence the writer has to assume that the future will be a beaureacracic nightmare. In more detail, the writer has the following points to offer.</p> <p><b>Infilling</b> The principal threat posed to the Wells landscape is that of infilling. The writer sees no recognition of this in the Management Plan. Based on past experience the writer cannot rely upon the good intentions of Horsham Planning to resist avaricious developers. Trees Our area is very leafy, and is maintained in its present state only through the efforts of residents. We are constantly working to manage the foliage. It is a never ending task. The Trees section of the Management Plan is useless in that it merely spells out the dreadful penalties inherent in tackling an 80mm sapling. Most of our gardens are large and need constant attention. The writer needs to know much more precisely what the Councils attitude will be towards routine hedge cutting, pruning and so on. At present the paragraph appears to be a job creation scheme for Tree Officers.</p> <p><b>Roofing</b> It would be a very determined conservationist who would replace a tiled roof with thatch for many reasons including fire insurance. That paragraph in the Appraisal needs a sanity check.</p> <p><b>Windows</b> Wells made the wooden frames beautifully, but then inserted Crittall windows for the opening parts. Crittall let the side down by imperfect galvanising so those with the originals are constantly repairing them. Double glazed units are now available which don't look too bad, but no one in their right mind would fit new single glazed Crittall units. The 'Window Replacement' paragraph has clearly been lifted from a non Wells context, and the author has not actually been anywhere near a Wells window. The sentiments are more appropriate to a Georgian terrace.</p> <p><b>Costing</b> The writer sees no indication</p>	<p>The designation of a new conservation area has been considered by the Parish Council since 2004, and is noted within the draft neighbourhood plan since 2017.</p> <p>As part of the public consultation letters were sent to all residents within and surrounding the proposed conservation area and a notice placed in the County Times. All comments have been considered and taken into account.</p> <p>The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered. The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest.</p> <p>The regulations relating to trees are set out within the Town and Country Planning Act 1990 (as amended).</p>

				<p>of the cost of this initiative, from the point of view of the Council and from the point of view of residents. This is a most important point and the writer is astonished that it has been overlooked The LSE Paper The writer read it and concluded that it was concerned with urban areas and was of no consequence to West Chiltington. The paragraph in the Notification letter claiming that the LSE has demonstrated that owners consider controls to be beneficial is just not true. But it is probably the answer that Historic England, the paymasters, were looking for.</p>	
26	33	Email	Objection	<p>While the principle of Conservation may in itself be laudable it is its bureaucratic interpretation by Horsham Council which is a major concern as are the potential undisclosed costs. The many facets of the proposals could well have a very significant impact both on properties and their owners. It is very disappointing therefore that there has not already been a greater involvement with the Community who of course have a far deeper understanding of all aspects of Wells Cottages, certainly greater than the LSC. To undertake a walkabout of the impacted area without owner participation, consultation or knowledge is both undemocratic and an insult for which you may well pay a price at the Polls.</p> <p>As ever the "Devil" will be in the detail which must be considered and applied in a sensible, practical and cost effective manner. It is essential that you carry the house owners with you on this basis and do not consider it simply as another Council cash revenue stream.</p> <p>In nearly sixty years of purchasing property It has not been the writers experience that Listing a building preserves or increases its value, quite the contrary, despite any LSE Thesis,</p>	<p>The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered.</p> <p>The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest.</p> <p>A conservation area designation is very different to the constraints applied to a listed building.</p>
27	34	Email	Objection	<p>The writer has lived in West Chiltington for more than 25 years and watched HDC's steady, inept destruction of our local area. This has mainly been caused by the 'working activities' of infilling but also by a lack of care and maintenance from HDC.</p> <p>Not that planning and infilling are inappropriate or even undesirable but principally because HDC totally fail to monitor or enforce their own compliance planning restrictions.</p> <p>This is a dismal incompetent background from which to move forward with additional conservation controls?</p> <p>Undemocratic: Nobody has asked the residents but already as stated at a Parish Council meeting, "HDC and WC Parish will vote in favour", their decision has already been made. This action totally contravenes recent Government reforms to national planning policy published 22Dec22,</p>	<p>The designation of a new conservation area has been considered by the Parish Council since 2004, and is noted within the draft neighbourhood plan since 2017.</p> <p>As part of the public consultation letters were sent to all residents within and surrounding the proposed conservation area and a notice placed in the County Times. All comments have been considered and taken into account.</p> <p>The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered.</p> <p>The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements</p>

				<p>where in the introduction it states, 'a stronger voice for communities', HDC is ignoring Government guidelines!</p> <p>Apparently this process began from a University student writing a dissertation that both HDC and the Parish have adopted. Now, having been party to the steady destruction of this special area both councils are intent on forcing upon some 200 residential homes their own persuasions.</p> <p>Do not be misled by comments such as 'your property value will go up', ask any appropriate Estate Agent how much more difficult it is to sell a property within a conservation area. Owners will immediately be faced with higher insurance costs and higher Trade's men's costs. More difficult and regulated individual property alterations, even interference in your garden and a more limited market at the point of sale.</p> <p>This is a bad plan and must be stopped.</p>	that contribute to the localities special historic and architectural interest.
28	35	Email	<b>Objection</b>	<p>As a long term resident (29 years) of a Wells Cottage, the writer is opposed to the proposed Conservation Area for the following reasons.</p> <p>1. It is an unwelcome unnecessary step. Most people who live in Wells Cottages, and particularly in the Lanes, very much value the look and feel of the area - and are keen to retain it as much as possible. It is predominantly those in the areas which have been excluded from the proposals that have modern style houses and large hard standing areas.</p> <p>2. The proposal is too much and comes too late. Too much because there would be a requirement to consult the planners on almost any works required, including for routine maintenance. This seems very heavy handed. Too late because a number of new, out of character buildings and infills have been allowed and constructed. There have also been a number of large extensions also approved, which in some cases have almost completely removed the original features and replaced them with 'look-alike' versions.</p> <p>3. It seems obsessed with small details, particularly the windows. 30's style windows have largely disappeared in the country, with good reason! They make houses cold and require a lot of maintenance. Several cottages have replacement double glazed windows which (in the most part) do not adversely affect the general look of the properties.</p> <p>4. Those properties with more modest additions and alterations are likely to be more adversely affected by the proposals, whereas those with large and extensive alterations are 'sitting pretty'. This does not seem fair, and could have a detrimental effect on house prices for those properties which remain closer to original.</p>	<p>The designation of a conservation area is undertaken where a local planning authority consider an area has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. It is recognised that some properties may have lost some original features however as a whole it is considered that the proposed conservation area has special architectural or historic interest. The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered.</p> <p>The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest. Paragraph 206 of the NPPF identifies that local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Paragraph 207 also notes that not all elements of a Conservation Area will necessarily contribute to its significance.</p> <p>The designation of conservation areas provides the opportunity to ensure that as time progresses and our appreciation of</p>



				<p>5. It is unclear whether the planners (or Historic England) would actively attempt to require homeowners to 're-scape' the area - for example by requiring the removal of aerials and metal gates.</p> <p>6. Certain areas within 'the Lanes' have been excluded. Whilst these areas were not 'Wells' plots on the 1939 map, they have an effect on the general 'look and feel' of the area and so it makes no sense to exclude them. Unfortunately these are some of the largest and non-Wells style homes. Some of these have been constructed and/or modified in recent years.</p>	<p>buildings of historic and architectural interest expands areas are reconsidered or identified where in the past they may have been considered too new or too commonplace. Buildings of the nineteenth and twentieth century are often the most undervalued and vulnerable and it is important to recognise that this irreplaceable resource make a contribution to our experience of place. It is clear within the document that conservation area designation does not prevent development but seeks to ensure that where it takes place it makes a positive contribution to local character and distinctiveness. This is further underlined within the NPPF which requires all development irrespective of whether it is within a conservation area to be well designed.</p>
29	36	Email	<b>Objection</b>	<p>The writer is writing with respect to the current consultation around the creation of a Wells Cottages Conservation Area in West Chiltington.</p> <p>One concern would be that it is too late to bring about this change. Many of the Wells Cottages have already been altered and the surrounding areas infilled and developed. There are a wide variety of house design and builds.</p> <p>The Wells Cottages are already considered non-designated heritage assets and that should be sufficient so long as planning decisions are applied in a consistent fashion.</p> <p>If you look at planning history it has always been 'hit and miss' on planning and this doesn't only affect the Wells design.</p> <p>The 'Common' area of West Chiltington should be preserved as far as possible with a limit on more development or anything that is detrimental to the character and history of the lanes and surrounding area. In fact you could apply this to the village as a whole as it is mentioned in some decades and centuries old documents and this is something to protect.</p> <p>There are many wider areas such as Monkmead Woods that would need to be better maintained as the broken fencing and felled trees are contrary to the proposed amenity of landscape in a Conservation Area. You would also need to address the eyesore that is Spinney Corner on Spinney Lane as this has no planning and is unregistered but occupied - and imagine is an environmental hazard. You wouldn't be able to enforce Conservation Area on some and not others, surely?</p> <p>Will there be a public meeting?</p>	<p>Designation as a locally listed building would only be a material consideration when planning permission is needed.</p> <p>The designation of a conservation area is undertaken where a local planning authority consider an area has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. It is recognised that some properties may have lost some original features however as a whole it is considered that the proposed conservation area has special architectural or historic interest. The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered.</p> <p>The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest. Paragraph 206 of the NPPF identifies that local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Paragraph 207 also notes that not all elements of a Conservation Area will necessarily contribute to its significance.</p> <p>The designation of conservation areas provides the opportunity to ensure that as time progresses and our appreciation of buildings of historic and architectural interest expands areas are reconsidered or identified where in the past they may have been considered too new or too commonplace. Buildings of the</p>

				<p>The writer thinks that steps can be taken and planning guidelines arranged so as to preserve the special character of the area but really in hindsight it is too late and futile to enforce a Conservation Area. The writer can't see that you can include some houses but not all (as shown in your plan) and again you have to accept that changes have already been made so how can rules be applied retrospectively? Sympathetic planning as a whole is where you need to be putting your focus, keeping consistent and not allowing updates for some but not others.</p> <p>The Wells Cottages are of interest but more so as the non-designated heritage asset as currently defined as they are fakes, not particularly well made (which is why they need to be updated) and not as old as they appear. You could also protect the Carver design as of local interest. They don't really fit in the heritage/conservation bracket but more just as a design like Arts + Crafts etc.</p> <p>At the moment the writer would be wary of the new area designation as it feels as though it's simply an alternative to listing which itself wouldn't be applicable.</p> <p>However, a public meeting would be of great interest to discuss and learn more of the proposal as more information and public plus professional input would be invaluable when proposing a change of this nature. Representatives from English Heritage and specialists in architectural history would be well placed to attend. It can't just be a matter for the Council on its own.</p>	<p>nineteenth and twentieth century are often the most undervalued and vulnerable and it is important to recognise that this irreplaceable resource make a contribution to our experience of place. It is clear within the document that conservation area designation does not prevent development but seeks to ensure that where it takes place it makes a positive contribution to local character and distinctiveness. This is further underlined within the NPPF which requires all development irrespective of whether it is within a conservation area to be well designed.</p>
30	37	Email	Objection	<p>Why are residents never consulted? What does HDC do? It is too late now for this area to come under the additional restrictions of 'Conservation'.</p> <p>Nearly every large garden has been 'in filled' with properties some of which are entirely out of keeping with the surrounding Wells Cottages. The damage has already been done, any objections by residents and the Parish Council have been entirely ignored.</p> <p>Horsham District Council in its indolent, arrogant manner, did not listen to residents' concerns regarding the changes to their environment. Correspondence were never answered, telephones were always conveniently on voice mail and requests for a response to messages always ignored. All of my neighbours experienced this frustrating attitude when trying to maintain the appearance of the area they had chosen to live in.</p>	<p>Noted – however the proposed conservation area would be a material consideration in any new planning application and would require the special historic and architectural character to be taken into consideration. Since 2003 a new local plan has been agreed, and new guidance such as the NPPF. The National Design Guide is also ensuring that design including identifying local distinctiveness takes a stronger role than previously. The conservation area would also not prevent development but would ensure that the features of the conservation area are given due weight.</p> <p>The designation of a new conservation area has been considered by the Parish Council since 2004, and is noted within the draft neighbourhood plan since 2017.</p>

				<p>HDC failed to monitor the various building sites and residents' property was frequently damaged by heavy contractors' vehicles. As I mentioned, it was impossible to contact anyone in the planning Department, HDC have displayed a total lack of respect. And now it transpires without any consultation HDC and the Parish have already decided between themselves and in total contravention to recent Government guidelines, (Reforms to national planning policy) published 22Dec22, where the introduction states, 'a stronger voice for communities', HDC and the Parish are blatantly ignoring Government guidelines!</p> <p>Conservation area? The writer is afraid it's far too late for that. HDC and the Parish are trampling democracy and do not hide behind 'this is a Government directive'!</p>	<p>As part of the public consultation letters were sent to all residents within and surrounding the proposed conservation area and a notice placed in the County Times. All comments have been considered and taken into account.</p>
31	38	Email	Support	<p>The writer fully supports the draft plan for the creation of the new Wells Cottages Conservation Area, recommending that the Conservation Area Appraisals and Management Plans are adopted. Such designation should prevent poor future development of this area from damaging this unique area.</p>	<p>Noted</p>
32	39	Email	Support	<p>Whilst we broadly support the above proposal, we wish to make the following observations:</p> <p>1. The proposed conservation area plan does not accurately reflect current garden boundaries.</p> <p>The writer suggests that property boundaries are checked and amended so that all valuable trees within gardens (including those that lie outside your current boundary) are protected by the conservation area.</p> <p>2. The writer notes that a number of properties in Spinney Lane are not included within the conservation area. Although these are not Wells cottages, they are part of the Lanes street scene and therefore should be subject to the same conditions of development, recommended boundary treatments and tree protection orders as other local properties. Otherwise the door is left open to allow the continued erosion of the semi-rural charm of the neighbourhood that this designation seeks to prevent.</p> <p>There seems no reason to omit these properties, particularly since many other groups of non-Wells houses are included in the proposed conservation area.</p>	<p>Noted – Further consideration will be given to the boundaries of the conservation area.*</p>
33	40	Email	Objection	<p>The writer wishes to place on record their strong objections to the proposal to create a Conservation Area in the West Chilton area</p>	<p>Noted – however the proposed conservation area would be a material consideration in any new planning application and would require the special historic and architectural character to</p>

			<ul style="list-style-type: none"> <li>• SILVER GLADE – which is included in the proposal has NO Wells Cottages at all and should be removed from the Conservation discussion completely</li> <li>• Surely it isn't viable for every household in the area you have highlighted to "request permission" every time they want to prune a tree or do garden or house external maintenance. There is absolutely no clarity in what would be covered in terms of external works and no indication at all as to the charges and costs that HDC Planning might expect to charge.</li> <li>• Any such permission applications would presumably just create more backlog in HDC Planning responses</li> <li>• The writer doesn't agree that property values will increase – probably the contrary as Purchasers won't want the hassle associated with a conservation area</li> <li>• It's laughable that this is being proposed now – somewhat after the horse has bolted.... ie: <ul style="list-style-type: none"> <li>o Given the range of planning "approvals" given to totally unsuitable building developments in the area over many years</li> <li>o Specifically the demolition of a perfectly traditional bungalow and replacement of a box shaped monstrosity that was approved by the Council – Malindi, Grove Lane – which is totally out of character and has created intense night-time light pollution in the surrounding neighbourhood from its huge glazed area</li> <li>o Tarmac of Grove Lane and the recently purchased property, Picketty House, at the junction of Grove Lane and Roundabout Lane has already had Tarmac applied to its driveway entrance where stone finished driveways were the norm and "in character"</li> </ul> </li> <li>• So why now ??? What has prompted this?</li> </ul>	<p>be taken into consideration. Since 2003 a new local plan has been agreed, and new guidance such as the NPPF. The National Design Guide is also ensuring that design including identifying local distinctiveness takes a stronger role than previously. The conservation area would also not prevent development but would ensure that the features of the conservation area are given due weight.</p> <p>The designation of a new conservation area has been considered by the Parish Council since 2004, and is noted within the draft neighbourhood plan since 2017. The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered.</p> <p>The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest.</p>
34	41	Email	<p><b>Objection</b></p> <p>The writer and family have lived in a Wells Cottage in West Chiltington for more than 15 years. During this time they have watched HDC's steady inept destruction of our local area. This has mainly been caused by the 'activities' of infilling but also by a lack of care and maintenance from HDC.</p> <p>Not that planning and infilling are inappropriate or even undesirable but principally because HDC totally fails to monitor or enforce their own</p>	<p><b>Noted</b> - The designation of a conservation area is undertaken where a local planning authority consider an area has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. It is recognised that some properties may have lost some original features however as a whole it is considered that the proposed conservation area has special architectural or historic interest.</p>

			<p>compliance planning restrictions. Since the construction of Summerleas, HDC has allowed 5 dwellings to be erected. One of which is a five bedroom detached property directly overlooking the writers property; within a couple of meters of our boundary. None of these dwellings are in keeping with the area and include concrete tile roofs, felt flat roofs, upvc windows, upvc conservatories, 6ft close-board fences adjacent to roads and hedges considerably higher than 6ft.</p> <p>This is a dismal incompetent background from which to move forward with additional conservation controls.</p> <p>HDC does not take any interest in the area allowing original unmade roads to be asphalted.</p> <p>This proposal does not seem to notice that the area is covered with the second most invasive non native plant species Rhododendron Ponticum to which is a blight on the local and national landscape and is omitted from this plan. I find this completely unbelievable and would have hoped HDC would have been aware of this but the writer assumes have no idea of its existence.</p> <p>Undemocratic:  Nobody has asked the residents but already stated (7Feb) at a Parish Council meeting, "HDC and WC Parish will vote in favour", their decision has already been made. And that contravenes recent Government reforms to national planning policy published 22nd December 2022, where in the introduction it states, 'a stronger voice for communities'. HDC is ignoring Government guidelines!</p> <p>Apparently this process began from a University student writing a dissertation that both HDC and the Parish have adopted. Now having been party to the steady destruction of this special area both councils are intent on forcing upon some 200 residential homes their own persuasions.</p> <p>Owners will immediately be faced with higher insurance costs and higher Trade's men's costs. More difficult and regulated individual property alterations, even control in our gardens.</p> <p>HDC do not appear to see Wells Cottages and their land as private homes and seem to think they are for the public viewing.</p> <p>This plan has cherry picked Reginald fairfax wells covenants on wells cottages. in the past has allowed all of them to be broken for extra housing in the local area to be constructed, but now wishes to use a few covenants that it desires to back up its ideas to control the private homes and human rights of residents.</p> <p>Environment</p>	<p>The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered.</p> <p>The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest.</p> <p>The proposed conservation area would be a material consideration in any new planning application and would require the special historic and architectural character to be taken into consideration. Since 2003 a new local plan has been agreed, and new guidance such as the NPPF. The National Design Guide is also ensuring that design including identifying local distinctiveness takes a stronger role than previously. The conservation area would also not prevent development but would ensure that the features of the conservation area are given due weight.</p>
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35	42	Email	Objection	<p>The writer has been reading through the Wells cottage conservation area appraisal and management plan and while we agree with the sentiments the writer feels that they are a good 20 years too late. In fact around about 18 or 19 years ago there was a meeting to discuss listing or creating a conservation order on all Wells cottages. At that time it was felt, after the meeting, that there was so few unmodified cottages and that there was little of the original features and characteristics to preserve and it was decided not to proceed.</p> <p>We have now had another 18 or 19 years of work being carried out on these cottages and they look less like the original design than they did all those years ago.</p> <p>It seems to us that you are trying to preserve something that is no longer there. With most Wells cottages no longer resembling their original design (as you state in your document) and being originally constructed in the early 20th century very few Wells cottages, if any, are even over 100 years old.</p> <p>From your plans it seems that one of the proposals is "Removal of unsympathetic features."</p> <p>Features mentioned for removal include aerials and satellite dishes. In this area these need to be positioned high up to avoid the trees (you want to preserve and many of which will be owned by other properties) to get a reasonable signal. It is not possible to get high definition programs in this area through the internet due to the very poor and slow speeds available. (BT will only guarantee under 12Mbps)</p>	<p><b>Noted</b> - The designation of a conservation area is undertaken where a local planning authority consider an area has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. It is recognised that some properties may have lost some original features however as a whole it is considered that the proposed conservation area has special architectural or historic interest. The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered. The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest.</p> <p>The proposed conservation area would be a material consideration in any new planning application and would require the special historic and architectural character to be taken into consideration. Since 2003 a new local plan has been agreed, and new guidance such as the NPPF. The National Design Guide is also ensuring that design including identifying local distinctiveness takes a stronger role than previously. The conservation area would also not prevent development but would ensure that the features of the conservation area are given due weight.</p>

				<p>Other proposals seem to include replacing double glazed windows with single glazed traditional looking windows. This would mean much more heat loss into the atmosphere and much colder houses using high quantities of fossil fuel to heat the rooms. This would go directly against the Governments green policy.</p> <p>Like virtually all Wells cottages the writers house has been considerably altered and modernized with at least seven extensions, added to the original structure since it was built in 1928. Such that it looks nothing like the original structure.</p> <p>In Grove Lane in the last 15 years there has planning permission given by Horsham District Council for extensions and considerable internal changes to one Wells cottage that has been doubled in size, another 3 new houses, one of which is nothing like a Wells cottage in design or character, yet it has been allowed to go ahead and be built in the last couple of years.</p> <p>The saying 'Shutting the stable door after the horse has bolted' comes to mind.</p> <p>The writer is surprised in this time of austerity, economic instability and possible recession that Horsham District council has either the time or the money to be considering creating a conservation area of cottages which have so changed over the years that they no longer represent the vision of Reginald Wells. Surely in this time of austerity Horsham District Council has far more important areas to spend the money, provided by the Government and council tax payers, such as schools, health, food banks, the homeless etc.</p>	
36	43	Email	Support	<p>The writer has studied the draft Appraisal and Report which we consider to be detailed and comprehensive. They appreciate the expertise and time that this must have involved. As long-standing residents of a Wells Cottage in Sunset Lane, they fully support the proposal to establish this new Conservation area.</p>	Noted
37	44	Email	Support	<p>West Chiltington Proposed New Conservation Area – Wells Cottages</p> <p>The Parish Council fully and unequivocally supports Horsham District Council's plan to establish a new conservation area in the parish of West Chiltington to protect these non-designated heritage assets and the setting within which they sit. The Parish Council requests that Horsham District Council's conservation team furnish all residents of the defined area with a</p>	



				comprehensive guide to the implications for householders of living within a conservation area, and also contact details of the team should any residents have questions not answered within the guide.	
38	45	Email	<b>Objection</b>	<p>The writer has a number of concerns relating to this proposal.</p> <p>It is a fact that many of the Wells Houses have been re-developed over the last 50 years with differing additions from conservatories to glass panels to quite a few 'non-Wells House features' and one could say the door is being shut after the horse has bolted! The writer would suggest this is entirely because of the lack of consistency in planning consent which still continues today. Given Wells Cottages are already considered non-designated heritage assets that should be sufficient so long as planning decisions are applied in a consistent fashion.</p> <p>The writer is aware that some years ago it was suggested that Wells Houses should be listed, this was dismissed and the discussion of a Conservations Area would appear to be a 'through the back door' approach to the 'pseudo' listing of houses that shouldn't really be listed.</p> <p>The writer is confused why the plan itself does not include all Wells Houses in the locality, it also excludes some houses in Sunset and Spinney Lane which is odd. Either the area is a Conservation Area or it's not and if it is going to include Wells Houses it needs to include all of them, not a chosen few. If some houses are exempt in the locality it can't be defined as a Conservation Area, but in reality is more the application of stringent rules on houses of a certain kind on a map. There is also the house Spinney Corner on Spinney Lane which is a total mess, has no planning and is unregistered but occupied (aside from being an environmental hazard); how do you intend to enforce the Conservation Area on some and not others when it's not happening already?</p> <p>The writer would suggest we can all agree there needs to be some consistency in planning which will ensure the area is kept within guidelines so as to preserve the special character of the area but really in hindsight it is too late and futile to enforce a Conservation Area.</p> <p>Whilst Wells Cottages may be of interest, remember they are all less than 100 years old and are essentially a fake cottage and all come with various problems from their initial build. To suggest they should for example keep old existing windows and other Wells features is extreme and non-workable given the increase in the cost of living and heating costs as it will only increase the use of energy to try and keep the houses a safe and warm environment to reside in.</p>	<p>Designation as a locally listed building would only be a material consideration when planning permission is needed.</p> <p>The designation of a conservation area is undertaken where a local planning authority consider an area has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. It is recognised that some properties may have lost some original features however as a whole it is considered that the proposed conservation area has special architectural or historic interest. The proposed management plan seeks to inform and proactively encourage the retention of or reinstatement of traditional features when work is considered.</p> <p>The designation of a conservation area does not prevent change and seeks to preserve and enhance those elements that contribute to the localities special historic and architectural interest. Paragraph 206 of the NPPF identifies that local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Paragraph 207 also notes that not all elements of a Conservation Area will necessarily contribute to its significance.</p> <p>The designation of conservation areas provides the opportunity to ensure that as time progresses and our appreciation of buildings of historic and architectural interest expands areas are reconsidered or identified where in the past they may have been considered too new or too commonplace. Buildings of the nineteenth and twentieth century are often the most undervalued and vulnerable and it is important to recognise that this irreplaceable resource make a contribution to our experience of place. It is clear within the document that conservation area designation does not prevent development but seeks to ensure that where it takes place it makes a positive contribution to local character and distinctiveness. This is further underlined within the NPPF which requires all development irrespective of whether it is within a conservation area to be well designed.</p>

				<p>The writer asks prior to any decision being made there is a public meeting to discuss the proposal with local residents. The writer would also suggest representatives from English Heritage and specialists in architectural history would be well placed to attend. This is too important for the Council to decide on its own.</p>	
39	46	Email	Objection	<p>The writer is not in favour of the imposition of further rules and regulations . The writer feels it is in the interests of the owners of properties in the area to self regulate and preserve its character rather than being 'managed' by some remote rule book or bureaucrat . Reginald Fairfax Wells was an individualist , the last things he would have wanted would be rules and regulations applied to his works</p>	<p>Noted – however as indicated in other comments applications for planning permission have raised concerns by local residents on the loss of local character. The proposed conservation area would be a material consideration in any new planning application and would require the special historic and architectural character to be taken into consideration. Since 2003 a new local plan has been agreed, and new guidance such as the NPPF. The National Design Guide is also ensuring that design including identifying local distinctiveness takes a stronger role than previously. The conservation area would also not prevent development but would ensure that the features of the conservation area are given due weight.</p>
40	47	Email	Objection	<p>The writer has received a copy of an HDC letter regarding a so-called public consultation for a proposed Wells Cottages Conservation Area. Firstly, the writer must point out that although the date typed on the letter is 09.01.2023 there appears to have been a delay in posting it because the letter only arrived here in February.</p> <p>As a resident the writer has the following comments to make:</p> <p>Lack of Consultation</p> <p>Item P108 - 22/23 on West Chiltington Parish Council website states:</p> <p>"It was AGREED that a recommendation be forwarded to Full Council that the Parish Council responds to the current consultation with full, unequivocal support of the proposed new conservation area. If approved by the Full Council, the Parish Clerk will e-mail this support but the deadline date of 16 February 2023."</p> <p>The writer has discussed this claim of a consultation with fellow residents and we are quite clear that there has been NO consultation. HDC and the Parish Council are attempting to force unnecessary controls and regulations on residents without consultation.</p> <p>Lack of Democracy</p>	<p>Noted – however the proposed conservation area would be a material consideration in any new planning application and would require the special historic and architectural character to be taken into consideration. Since 2003 a new local plan has been agreed, and new guidance such as the NPPF. The National Design Guide is also ensuring that design including identifying local distinctiveness takes a stronger role than previously. The conservation area would also not prevent development but would ensure that the features of the conservation area are given due weight.</p> <p>The designation of a new conservation area has been considered by the Parish Council since 2004, and is noted within the draft neighbourhood plan since 2017.</p> <p>As part of the public consultation letters were sent to all residents within and surrounding the proposed conservation area and a notice placed in the County Times. All comments have been considered and taken into account.</p>

			<p>The National Planning Policy document published on 22 December 2022 states one of its purposes is to produce "a stronger voice for communities."</p> <p>HDC and the Parish Council are ignoring Government guidelines and behaving in an undemocratic and dictatorial manner.</p> <p>Unnecessary Intrusion</p> <p>Every owner of a Wells cottage has moved to this area as their own personal lifestyle choice. We are all adults and do not need bureaucrats to dictate to us. We are perfectly capable of preserving our cottages and the environment ourselves.</p> <p>Record of Infilling Development</p> <p>During the recent infilling activities HDC and the Parish Council showed themselves to be incompetent and not fit to take charge of any Wells plan. Developments were approved even when they did not meet HDC's own criteria. Any monitoring of developers was pathetic and Grove Lane became more like the wild west. Every day huge lorries were reversing up the lane and destroying it.</p> <p>The writer was several times threatened with violence by lorry drivers and builders when they attempted to protect the bank in front of my cottage and the palisade fence. The bank no longer exists and the fence is badly damaged due to lorries reversing into it. Are HDC and the Parish Council prepared to replace the bank and repair the fence? They should not be allowed to repeat their incompetence.</p> <p>Property Values</p> <p>There is a puerile and very silly claim in the HDC letter that owners generally consider these controls would sustain or increase the value of properties. In fact many buyers will be put off by controls and restrictions and look elsewhere. Insurance, particularly on thatched properties will increase substantially. In view of the controls Insurers may well come up with extra restrictions of their own. Tradesmen and others will also increase their prices.</p> <p>This is a bad plan and should not be approved.</p>	
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41	48	Email	<b>Support/ observation</b>	<p>Thank you for the work undertaken on the proposed creation of the Wells Cottages Conservation Area, and the opportunity to comment. Generally the writer welcomes the proposals to conserve the cottages and their surrounding area. The writer has taken the opportunity to discuss the proposals with a member of your Heritage Team and found that very constructive.</p> <p>The writer understands the principle of conserving heritage buildings and the added complications associated with managing the Wells cottages and their environment, given development that has taken place over time.</p> <p>With those points in mind, the writer would welcome measures to conserve and protect the character and environment of the relevant lanes, with clear consistency in planning policy terms. To help ensure this, however, we request the Council to consider widening the Conservation Area, to include all properties whose curtilage fronts the relevant lanes. The writer would be against reducing its proposed size. To give context to the request, on Spinney Lane, of the properties that are not identified as Wells cottages, some are still within the draft Conservation Area, and some are not. The writer believes however, that all properties and their boundaries fronting the lane would contribute to the Conservation Area's overall look and feel.</p> <p>This issue appears to apply also to part of Fir Tree Lane, but it seems a more consolidated approach is evident in the area between Threats Lane and Roundabout Lane. It might be that by revisiting other boundaries, a less 'dog-toothed' (and perhaps, a simpler, more clearly understood) Conservation Area might be afforded.</p> <p>Alternatively, if the widening of the Conservation Area is not taken forward, please could other relevant planning policy and conservation matters be reviewed, as another means to ensure a consistent and comprehensive approach is in place in support of the Conservation area and its environs. This may involve ensuring that there are no gaps between existing TPO boundaries and the proposed Conservation area, for example.</p> <p>It is appreciated that various issues arise because of historic redevelopment of and around the original Wells cottages, and that cannot be reversed, but a Conservation Area should help protect the existing environs, and help avoid any potentially adverse impact from property in the immediate vicinity, as well as within the Conservation Area itself.</p>	<b>Noted.</b>
42	49	Email	<b>Objection</b>	<p>The writer is focusing their comments on the area generally within and around Grove Lane, Threats Lane and Roundabout.</p>	Noted – however the proposed conservation area would be a material consideration in any new planning application and would require the special historic and architectural character to

			<p>CHARACTER, SPECIAL CHARACTER and ENVIRONMENT</p> <p>The Wells Cottage Conservation Area Document represents a “Sticking Plaster” approach to HDC Plannings many past failures ~ it is “too little too late”.</p> <p>The writer sees multiple references to “Character”, “Special Character” and “Environment” in the HDC covering letter dated 09.01.2023 (which arrived very late) and in the so called HDC “Draft Wells Cottages Conservation Area Appraisal and Management Plan”.</p> <p>Yet since circa 2003 – to date, the writer has seen HDC Planning consistently ignoring: “Character” “Street Scene” “Sitting Well in its Surroundings” “Massing on Elevations” and “Environmental issues” such as Drainage and Light Pollution.</p> <p>In the area that the writer has set out above, Character and Environment ignored and has typically occurred across:</p> <ul style="list-style-type: none"> <li>• Quilters Development WC/95/03 in Grove Lane (Written Police &amp; Fire Brigade Objections also ignored)</li> <li>• Firtops Development DC/16/1309 DC/19/1373 etc in Grove Lane</li> <li>• Malindi Development DC/19/2427 &amp; DC/20/1701 in Grove Lane</li> <li>• Burrows Development DC/14/1054 &amp; DC/18/0795 in Birch Tree Lane</li> <li>• The Chilton Pig Farm Development DC/20/2027 DC/15/0193 etc in Threals Lane</li> </ul> <p>Malindi as a modernist slab sided, flat roofed building IS NOT “in character” with Grove Lane &amp; it’s Wells Cottages in any shape or form, nor “special character” nor is its huge glazed area light pollution at night “environmentally” friendly.</p> <p>When asked by a member of the public: “how HDC planners had reacted to being confronted with “The White Blocky, New Development in Grove Lane” during the WCPC / HDC Planning Wells conservation area walkabout, the Parish Assistant Clerk (the question being raised during the WCPC Planning Meeting on 7th February 2023) immediately recognising this description as “Malindi”, responded “embarrassed” or words to that effect.</p> <p>The writer notes with utter disgust that the Draft Parish Minutes for that meeting do nothing more than refer to Public Comments being “Noted” – rather than outlining exactly in a more professional fashion WHAT the comments were! Given that WCPC record their Meetings this is very poor and reflects (to the writer) a lack of interest by WCPC in minuting and portraying actual residents views.</p>	<p>be taken into consideration. Since 2003 a new local plan has been agreed, and new guidance such as the NPPF. The National Design Guide is also ensuring that design including identifying local distinctiveness takes a stronger role than previously. The conservation area would also not prevent development but would ensure that the features of the conservation area are given due weight.</p> <p>The stipulations for what is considered to be permitted development and how the designation as a conservation area would impact on permitted development rights is set out within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Properties can still be extended within conservation areas without planning permission depending on there size, and position. The constraints on constructing fences and walls remains the same as outside conservation areas.</p> <p>All comments have been taken into consideration following the public consultation, as set out within this document. The suggestion for a conservation area was proposed by the Parish Council in 2004, and then reviewed for the draft Neighbourhood Plan in 2017, and the latest in 2021.</p>
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			<p>Additionally, if your property is subject to Article 4 Directions, you will not enjoy permitted development rights. This means you will need to seek permission to make alterations to your home, including building extensions, replacing windows and constructing outbuildings. A planning lawyer will be able to advise you further, explaining whether you are subject to planning restrictions, and if so, how to obtain consent.</p> <p>Why is there more detail in the above than there is in the HDC Documents? People want to know actual facts of what would be imposed upon them, I have to assume from the current "Draft" that HDC Planning haven't thought through "Detail". Without Detail how will HDC Planning prepare for the workload and enquiries etc that will come their way, they are already always issuing online responses notes about "we are so busy, it may take us weeks to respond".</p> <p><b>EVALUATION OF RESPONSES TO THIS FLAWED "PUBLIC CONSULTATION"</b></p> <p>HDC Planning have failed to actually describe how they will (openly and transparently) evaluate the responses that they do receive and the many responses that they won't receive.</p> <p>So many residents around West Chiltington have totally given up with HDC Planning as it so frequently ignores the comments that the public give up their own private time to submit.</p> <p>Others may at this time of year be either away in "warmer places", or letting out their West Chiltington houses etc. HDC needs to clearly set out how it will address "non-responses".</p> <p>The writer thinks it is high time that HDC Planning and WCPC were subject to technical independent audit of their systems &amp; processes, on a regular basis.</p>	
43	50	Email	<p>Observation</p> <p>While the proposal to maintain the 'Sylvan nature' of this 'country idyl' has many merits, it does not seem to take into account the fact that there are numerous more modern properties without the architectural merit of these cute cottages which are likely to be wrapped up within the conservation area and therefore restricted by its' regulations, many of which would actually benefit from improvement.</p> <p>There seems to be some serious inconsistency in the approach taken to mapping out the area. For example, the area at the bottom of Spinney Lane, outlined in blue on the attached plan, is excluded, whereas there are three large chunks of non-Wells Cottages included within the area, highlighted in yellow. There are a number of adjacent homes with Wells Cottages being the exception rather than the rule, it seems odd that they should be subject to conservation rules. It seems extremely strange that</p>	<p>Noted. A conservation area designation covers by its definition an area which has special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. This may include buildings which are not Wells Cottages but share the form, density and rhythm of the cottages reflecting the overall character of the area. The NPPF also notes that not all elements of a conservation area will necessarily contribute to its significance. Local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.</p> <p>Although it is understood that not all the properties within the conservation area may be visible from the lanes due to the</p>



			<p>the red boundary can zig-zag around some houses to exclude them from the zone, but not others the writer would welcome an explanation for this. It appears to be only to allow the red line to be continuous, even though in places it does just run along the road edges...?</p> <p>Some properties have no boundaries (apart from the width of the drive) onto 'The Lanes'. It therefore has absolutely no impact on the surrounding environment. In some instances the gardens have not been well managed and as a result the services of a tree surgeon have had to be engaged on numerous occasions to deal with dangerous / damaged / diseased trees. The concept of having to apply for planning permission and wait 6 weeks before having tree work done is frankly very worrying. The writer has no desire to change the landscape or engage in wholesale tree cutting, but it is merely a fact of life in West Chiltonington that there are many exceptionally tall, very old trees, especially pines, which need management from time to time and often urgently.</p> <p>The writer believes that more specific individual TPO's affecting feature trees would be more appropriate in this case.</p> <p>The writer fully supports the concept of planning restrictions to maintain the style and nature of the area, however it is also a fact that the Wells Cottages were designed and built as weekend retreats with minimal facilities and without the benefit of modern heating, insulation or glazing. In an era of trying to reduce carbon emissions, fuel use etc. it is prudent to encourage the improvement of existing housing stock while using a prescribed design for example, heritage double glazing. The report published seems to view any improvement in a negative way, it need not have a negative impact on the surroundings if managed sensitively.</p> <p>The writer is happy to see moves to protect the area and become formal parts of the planning process, however they feel it needs to be a more focused process and less of a 'blanket' approach.</p>	<p>nature of the locality, the spaciousness of the plots and the extent of planting all help to support the rural character of the area. The glimpses of properties along driveways or through gaps in trees helps to ensure that the area has a sense of place. It would be suggested that properties should not be excluded from the conservation area only because they are not visible as the environment of the area is intrinsically linked. Justification for works being undertaken because they can't be seen, can too often be repeated to the detriment of the area as a whole.</p> <p>Within the conservation area where trees are dead, dying or dangerous where there is an immediate risk it may be that an application would not be required but it would be strongly suggested that further advice is sought from the council.</p>
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44	51	Letter	<p><b>Objection</b></p>	<p>I write in response to the proposal to create a conservation area to include the Wells Cottages in West Chiltonington.</p> <p>Several years ago, it was proposed that Wells houses should have some sort of listing and at the meeting at the Village Hall, this was overwhelmingly rejected by the owners of these said houses.</p> <p>This seems like an avenue to limit the possibilities for Wells Cottage owners, most of whom have lovingly restored, extended and cared for their houses for many years, as I have done for nearly 40 years.</p> <p>Why do we need a conservation area to create further restrictions?</p> <p>Your outline area is utterly bizarre. You have left out some really classic thatched Wells houses and the two examples you have given are extremely odd. One has just had a huge 3 car modern garage with roof space above right next to the cottage which overshadows it, and the other is a beautiful modern example of a Wells cottage – but an infill from land which had an original Wells garage and beautiful trees knocked down to make this space available.</p> <p>This also means that the modern houses right next to the Wells cottages can do what they like but Wells cottage owners do not have the same rights. This seems grossly unfair.</p> <p>Surely the rules and regulations on planning within the area are sufficient to manage any development and/or adjustments to any property .</p> <p>The majority of Wells houses – which as an owner – were not particularly well built – have been extended very sympathetically and brilliantly , as we also maintain the Lanes where we live.</p> <p>I cannot see what there is to be gained by creating this Conservation area and do not believe the “study by the LSE” that the owners of residential properties in a conservation area believe this increases the value of their properties. Indeed I believe the opposite is true.</p> <p>I do not know how much all these consultations and documents have cost, and the ongoing costs that will be involved in the future – which we should be informed about - but certainly believe the money could be much better spent on far more worthwhile projects.</p> <p>I am strongly against the idea of this Conservation Area and do not see any benefit whatsoever, and hope there will be much wider public consultation before any decisions are taken.</p>	<p>Noted. Within a conservation area all properties would be constrained with regards to the removal of some permitted development rights etc. Conservation area status does not however prevent development but seeks to ensure that the characteristics that make it a special place are protected and not eroded by incremental changes. The designation of a conservation area requires local planning authorities in their planning function to special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This is a material consideration within the planning process to ensure that development preserves or enhance the area.</p>
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