



Local Development Framework

Downs and North of District

Delivering Development Opportunities Issues and Options Paper

Wisborough Green Parish Council response to CDC consultation Questionnaire

June 2006

extending horizons
for the whole community



Question 1: Housing on Urban Potential Land

A: Sites with Urban Potential

No sites are suggested within the existing Settlement Policy Area of Wisborough Green.

The Parish Council and the public have suggested several sites outside the Settlement Policy Area. These are identified in section 2A and listed in table 1. The Parish Council intends to consult residents on development issues during summer 2006 with the intention to update its suggestions and views by end of August 2006

B: Sites with other uses, that may be suitable for previously developed sites.

Newpound Industrial site (use of existing industrial site) – for small industrial units/offices

Question 2: Housing on Greenfield Land

A: Using your knowledge of settlements, what are the best options for locating Greenfield housing development?

The Parish Council and the public have suggested several sites outside the Settlement Policy Area. These are identified in no particular order in table 1 and location map.

B: Depending on circumstances, in some places the location of homes could be on a single site or spread around the settlement.

WG Parish Council has mixed views on this polarised question. Members agreed that there would be benefits of both a single site and being spread around the village. As a single site, the infrastructure needs would be better satisfied with a single development although being spread around the village might have less impact on the character. It should be noted that the mixture of large and small properties and large and small gardens is very much part of the village character.

In an ideal world with totally adequate provision of infrastructure, the most attractive option would be for small incremental developments spread over time. The benefit is that social housing provision will be made available at a rate better matched the need of local residents.

This has been proved with the small development of 6 units in 2005, only half being taken by tenants with direct connections to WG. With a target of 40 social housing units, this would be far too large a number to be made available at one time.

A more tactical approach would favour a single larger site for the significant reason of a perceived chance of better control of infrastructure provision as an integral part of any development.

At the present, WGPC have some favour for the Newpound Industrial site as this offers scope for combining both residential and work related development provided the housing was phased to suite local demand.

Residents of Newpound are very much part of Wisborough Green and are seen locally as contributing to the 'sustainability' of the community. It would be inappropriate to ignore them or the area in any planning exercise.

The traffic issues on the north side of the village are of concern. Kirdford's plans will add further vehicular movement into the village. Congestion at the Cricketers Arms junction is a problem today. A comprehensive traffic survey on the impact of additional traffic generated on all minor roads leading to the A272 should be undertaken.

Site	Positives	Negatives	Location
Newpound Industrial Site (reuse part disused industrial site) Large site on B2133.	Could take whole allocation. Good access. Large enough to warrant own infrastructure plan including road junction to slow traffic. Could include much needed workplace development with offices, lockups, work at home. Two local retail business could expand to provide shop facility.	Low cost housing provision too much for local need in one go – could be OK if staged release. Some distance from village centre, a long walk but on speed restricted lane.	OS 060272
Newpound Coal Yard (reuse disused coal yard)		Furthest distance from village. Long section without pavement even to Newpound on fast busy road.	OS 062266
Winterfold Paddock (reuse disused orchard) Identified by CDC)	Closest to village centre	Very poor access to narrow road with existing parking issues. Adds to existing road congestion.	A on Map
Greenways Nursery (reuse disused nursery)	Somewhat of an eyesore would be removed	Adds to existing road congestion.	B on Map
West side Lower Luth (small greenfield)		Poor access via unmade road.	C on Map
West side Lower Luth (reuse of disused orchard)		Poor access via unmade road.	D on Map
Carter's Field (greenfield)		Loses strategic gap linking village to strip development. Adds to existing road congestion.	E on Map
Glebe Field (greenfield)	Good access through Glebe Way.		F on Map
Rose Field (greenfield)	Good access to A272. Could include junction to slow traffic.	Slowing traffic at a junction will add to local noise.	G on Map
Brooklands Farm (greenfield)		Loses strategic gap linking village to strip development. Adds to existing road congestion.	H on Map

Table 1

Question 3: Affordable Housing

Using your knowledge of the settlement or area are there any circumstances where we could adopt a local variation on affordable homes, density or dwelling sizes.

Mrs Gibbons had confirmed at the Public Meeting that the need for small houses had been identified and that this had already been included in the plan. Members agreed that the present plan appeared reasonable in reflecting the possible needs of the village but further justification of actual demand was needed and could be incorporated in a survey to be sent to all residents.

Question 4: Employment Land

A: Should we consider expanding or intensifying existing industrial estates in this area to accommodate additional small-scale employment development - Agreed.

B: Are there any particular estates where this would be appropriate? - Members agreed that the large buildings at the Newpound industrial site were no longer suitable and had proved difficult to let/sell over the years. It was agreed that the site would be more appropriate to village needs if redeveloped with small offices/units and lock up facilities were available.

C: Are there any suitable new sites (brownfield or greenfield) for employment uses that we could consider allocating. - Members agreed that new housing should include some Home Work Units.

Question 5: Tourist Facilities

A: Are there any suitable sites in Petworth for a hotel?

Members agreed that the need for a hotel was very seasonal and that provision in Horsham would be more appropriate.

B: Should we make wider provision for tourist facilities? No Comment.

Question 6: Community Facilities and Infrastructure

A: What is your view on of the local community and infrastructure needs.

	Thumbs Up	OK	Thumbs Down
Community Facilities		✓	
Open Space, Sport and Recreation		Average. The village green was well used for sporting activities and suffered as a result. More sporting facilities required.	
Sewerage and Drainage			At capacity. Flooding in Moon Brook backs up to the Cricketers Arms and causes flooding. Other areas of flooding experienced on village roads.
Water Supply			Lower pressure experienced at high ground level.
Primary Care			Village served by 3 practices. None in the village. GP outreach surgery closed some years ago. Any growth would possibly necessitate WG surgery reopening.
Electricity			At capacity. Power cuts already common. Too many power interruptions and surges experienced.
Education			Local school very popular and attracts families from outside the village. Lack of capacity in the system locally prevents village children attending the village school.
Highways and Transport			Footpaths into the village would need to be considered for any new development. Village not served by good bus services.

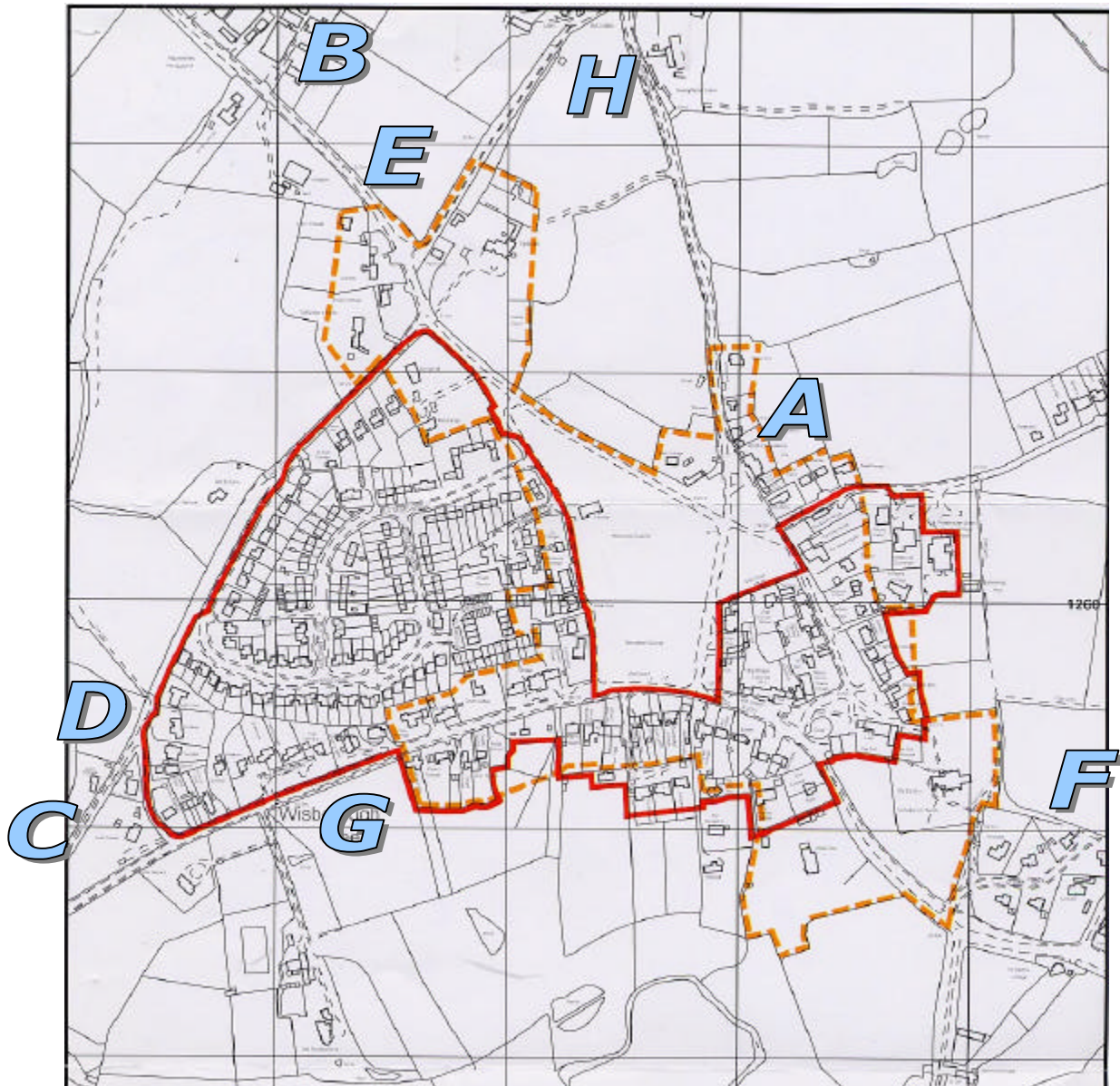
B: Sports and Leisure Facilities in Midhurst and Easebourne:

Members considered that these were not sufficiently local to make comment. Provision within Horsham District for local schooling, sports and leisure is more relevant.

Question 7: Any Additional Concerns:

No additional comments.

Location map



Newpound Industrial Site on B2133 to east of village.

Newpound Coal Yard on B2133 to east of village.

- A Winterfold Paddock
- B Greenways Nursery
- C West side Lower Luth
- D West side Lower Luth
- E Carter's Field
- F Glebe Field
- G Rose Field
- H Brooklands Farm