

# NEIGHBOURHOOD PLAN REVIEW PUBLIC CONSULTATION

# WELCOME

- **Please collect a response form**
- **Read the information boards in order**
- **Complete your response form**
- **Post your form in the box at the end**

If you require any further information,  
members of the  
**Neighbourhood Plan Review Group**  
are on hand to help.

Please take your time to consider your responses and if  
you need a cuppa to keep you going,  
please let us know.  
There is no hurry.

**Thank you for attending.**  
**The Village appreciates your time and  
comments.**

## NEIGHBOURHOOD PLAN REVIEW

Today's consultation has been designed in five sections:

- Section 1:** Explanation of the process and why it is being repeated.
- Section 2:** Background information which will help form your opinion and comments.
- Section 3:** The 7 sites assessed are presented for your consideration and feedback.
- Section 4:** The remaining sites that cannot be included for consideration, with the relevant explanation.
- Section 5:** What happens next?

# NEIGHBOURHOOD PLAN REVIEW

## Section 1: Why we need to do this all again.

- The current Neighbourhood Plan, adopted as planning policy by CDC in July 2016, has worked well for the community, standing up to scrutiny and protecting the village on several occasions from inappropriate development.
- However, the current CDC Local Plan, adopted in 2015, was required by the inspector to be reviewed within five years to ensure that sufficient housing was planned to meet the district's need.
- This review has brought a requirement for an additional 25 dwellings to the established Wisborough Green Neighbourhood Plan (68 already allocated) and as such, the Parish Council agreed that a review of our own Plan was required to ensure local control over planning development and to confirm with new policy.
- Concern has been expressed at the inequality of housing allocation in the northern parishes:  
Loxwood - 125 dwellings  
Wisborough Green – 25 dwellings  
Kirdford – no dwellings  
Plaistow and Ifold – no dwellings
- Having planned this consultation event, we were advised that the Local Plan Review is delayed and there is now some uncertainty about the strategy. We do not know what the implications are for Wisborough Green.
- We do not know if the housing allocation for Wisborough Green will be increased. However, we decided that it was important to press on with the process of identifying sites even with the uncertainty over the housing number. **The village may yet be asked to take more than 25 dwellings.**
- The community therefore needs to decide where these dwellings should be located; otherwise the District Council will decide which the village may not like.

# NEIGHBOURHOOD PLAN REVIEW

## Section 2: Assessment Process

- The 'Call for Sites' was advertised in the Parish over a 2 month period closing on 31<sup>st</sup> March 2019. For this review, 14 sites were initially put forward for consideration and assessment for additional housing.
- Chapman Planning, an independent planning consultant, reviewed the proposed assessment methodology and criteria to ensure that it was compliant with the National Planning Policy Framework, Local Plan Policy, current legislation and best practice.
- The Neighbourhood Plan Review Group undertook the site assessments.
- AECOM, an independent planning consultancy provided through Locality, a government backed organisation, provided site assessment technical support. AECOM undertook site assessments to provide further evidence and validate the Review Group's work.
- Consultancy costs have been funded by grants to Wisborough Green Parish Council.

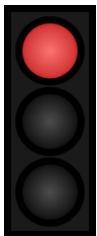
# NEIGHBOURHOOD PLAN REVIEW

## Section 2: Assessment Process – Traffic Light System

- The assessment process uses a traffic light system to identify the potential strengths and weaknesses of each site.
- There are also mitigation measures for some sites that may change a traffic light, for example, from Red to Amber in terms of potential.
- There are **no** green light sites in Wisborough Green, which in itself demonstrates the difficulty of incorporating more housing into our small rural village without detriment to its history and character.
- **Two of the included sites have been assessed as double red traffic lights.**

**Stable Field:** Due to its location within a Local Gap, this is a highly sensitive site but has been included for your comment as it is just outside the identified 5 minute walk (isochrone) to the village centre.

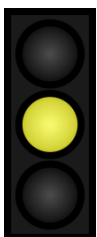
**Paddock Farm Field:** The proposed access is via the track between Albion House and Coed Afal, Petworth Road. The feasibility of this access has not been confirmed and enquiries are currently being made. Included for your comment in case an access is possible.



The site is **not currently suitable, available and achievable.**

Used when there is a significant issue concerning a site for which there is no effective mitigation.

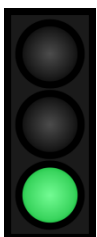
For example, site very remote from the village centre which makes it unsustainable and not compliant with the National Planning Policy Framework 2019, or access not achievable.



The site is **potentially suitable, available and achievable.**

Used where there is a significant issue which may have a mitigation opportunity identified to reduce the impact.

For example, it could be where there is some impact on the character of the village which could be reduced.



The site is **suitable, available and achievable.**

**We have no Green light sites in Wisborough Green.**

The full Local Assessment and AECOM Assessment Reports  
are available for inspection.

# NEIGHBOURHOOD PLAN REVIEW

## Section 2: Affordable Housing Provision

- On sites that can provide 11 dwellings or more, there is a requirement to provide 30% affordable housing.
- On sites of 6 to 10 dwellings, CDC will seek a financial contribution to the district council's affordable housing fund unless onsite provision is made; there is no requirement to provide affordable housing on the site.

## Affordable Housing Provided in the Current Neighbourhood Plan

**Great Meadow, Petworth Road**, has provided 7 affordable rented homes and 3 shared ownership, now managed by Greenoak Housing.

CDC advised that eligible households in Wisborough Green did not bid for the properties and, as such, some of the housing has now been allocated to those without a village connection.

**Songhurst Meadow (Winterfold site)** will provide 4 flats and 2 houses for shared ownership.

**Further information about affordable housing allocation and obtaining shared-ownership housing has been provided on the display boards at the end of this consultation.**

## NEIGHBOURHOOD PLAN REVIEW

### Section 2: Further information you may wish to consider

#### ONE LARGE SITE – Concentrating Development

Pros	Cons
<ul style="list-style-type: none"><li>• Large sites provide an opportunity to acquire further affordable housing for the village.</li></ul>	<ul style="list-style-type: none"><li>• Greater impact on one part of the village.</li></ul>
<ul style="list-style-type: none"><li>• A large site sometimes provides an opportunity to obtain further community amenities, such as public open space, but this is not guaranteed.</li></ul>	<ul style="list-style-type: none"><li>• More likely to change the village shape.</li></ul>
<ul style="list-style-type: none"><li>• The site will be developed in one stage (although this could also be perceived as a con!)</li></ul>	

#### SEVERAL SMALLER SITES – Dispersing Development

Pros	Cons
<ul style="list-style-type: none"><li>• Development is more easily assimilated into the village.</li></ul>	<ul style="list-style-type: none"><li>• Construction phase could possibly impact across the village over a longer period of time.</li></ul>
<ul style="list-style-type: none"><li>• The impact of development is shared across the village and could reduce the impact upon any one area.</li></ul>	<ul style="list-style-type: none"><li>• On sites with under 10 dwellings, affordable housing is not provided.</li></ul>
	<ul style="list-style-type: none"><li>• A small site is less likely to offer further community amenities.</li></ul>

## **NEIGHBOURHOOD PLAN REVIEW**

### **Section 3: Now this is where you come in!**

- All site assessment details are displayed.
- We are asking you to consider the different options for housing.
- Please review the information provided and answer the questions in your response booklet.
- Your responses will be validated by an independent planning consultant and will help to determine the additional site or sites to be included in the updated Neighbourhood Plan.



# NEIGHBOURHOOD PLAN REVIEW

## Section 3: Sites being consulted on and presented for your consideration and feedback

**Key:** Blue: Sites included for your consideration  
Pink: Sites already approved and included in the 2014 to 2029 Neighbourhood Plan  
(68 dwellings)

WG19-3 Tanglewood Nursery, Kirdford Road

WG19-4 Stable Field, Kirdord Road

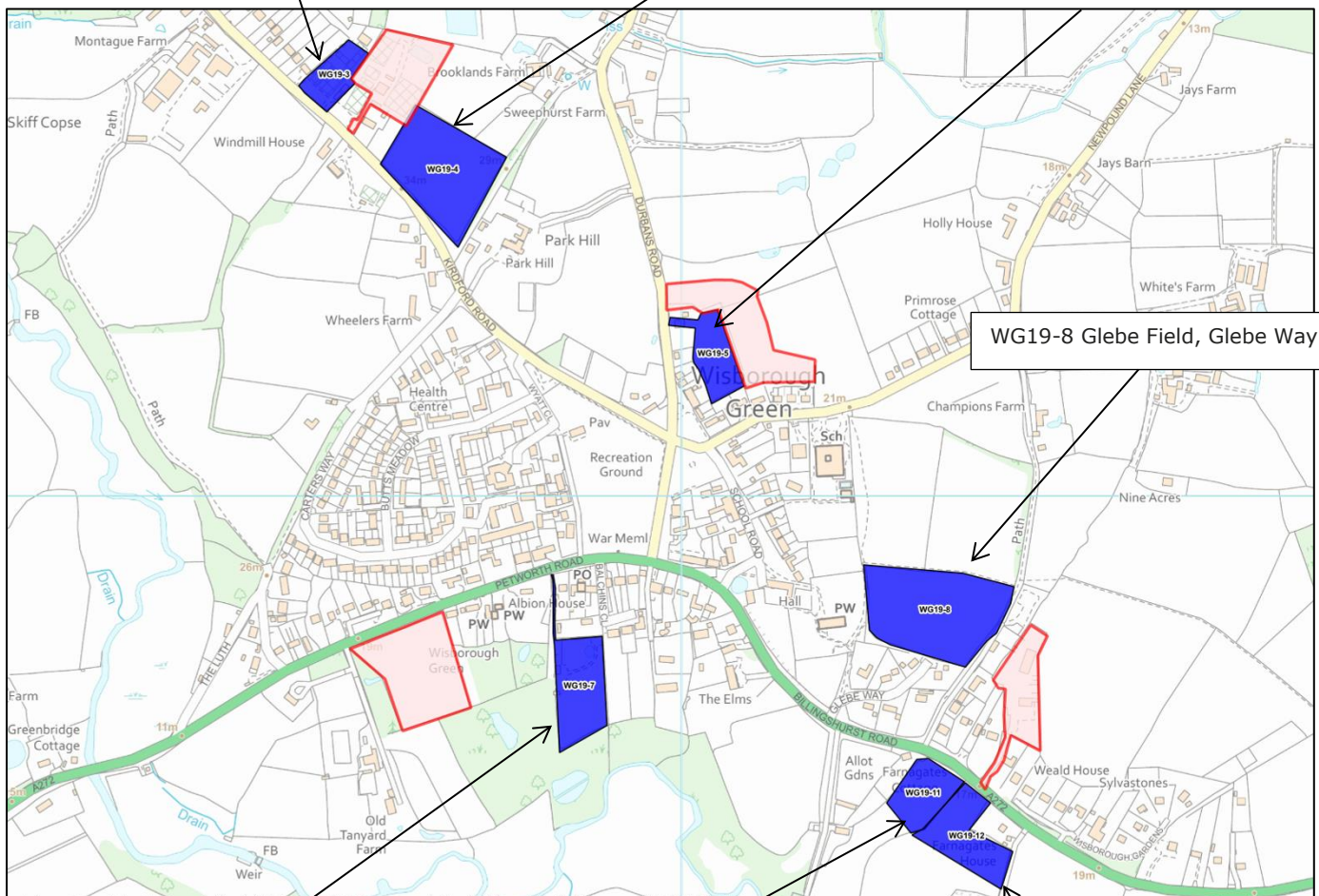
WG19-5 Winterfold Garden, Durbans Road

WG19-8 Glebe Field, Glebe Way

WG19-7 Paddock Farm Field  
Access off A272

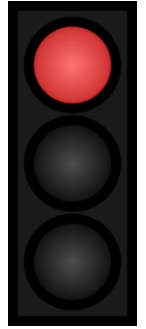
WG19-11 Farnagates 1, off A272

WG19-12 Farnagates 2, off A272



# NEIGHBOURHOOD PLAN REVIEW

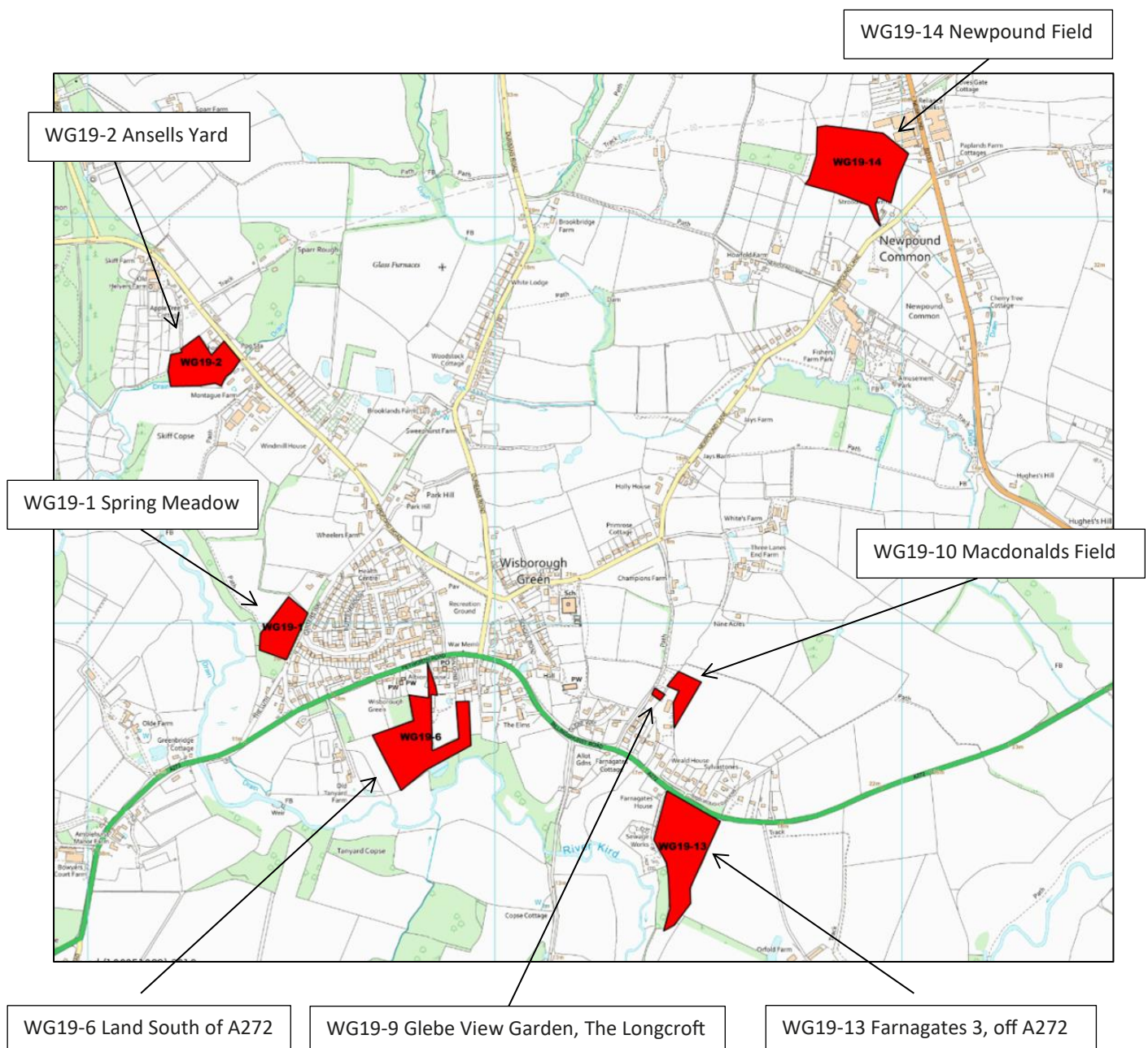
## Section 4: Sites with no development potential



These sites cannot be included in this consultation as they either:

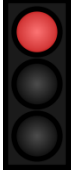
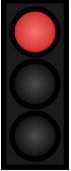
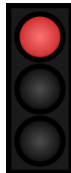
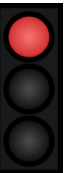
- Do not comply with the relevant criteria in the National Planning Policy Framework (NPPF) (2019), adopted Chichester Local Plan (2015) or the 'made' Wisborough Green Neighbourhood Plan (2016) against which they have been assessed.
- Are not large enough to provide the minimum 6 dwellings to count towards the village's housing allocation.
- Have been withdrawn.

The sites have therefore been given a red traffic light by both the Neighbourhood Plan review site assessment process and the independent professional assessment undertaken by AECOM.



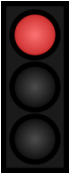
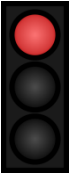
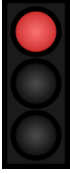
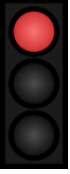
# NEIGHBOURHOOD PLAN REVIEW

## Section 4: Sites that cannot be considered for development

Site	Issues:	Local Assessment	AECOM Assessment
WG19-1 Spring Meadow	<ul style="list-style-type: none"> <li>While it lies on the urban edge, just outside the Settlement Boundary, it has high landscape value leading out to the open countryside with long views and is considered to have high sensitivity.</li> <li>Loss of Greenfield – impact on wildlife and biodiversity.</li> <li>Development here would appear incongruous.</li> <li>The narrow one-way access to the site is a serious constraint as there is little opportunity to widen.</li> <li>On the edge of the 5 minute walking isochrone.</li> </ul> <p><b>Mitigation: None.</b>  <b>Not compliant with NPPF</b>  <b>Not compliant with CDC Local Plan</b>  <b>Not compliant with WG Neighbourhood Plan</b></p>		
WG19-2 Ansells Yard	<ul style="list-style-type: none"> <li>The site is outside the Settlement Boundary and not within the 5 minute walking isochrone. It is not sustainable development.</li> <li>There is no clear way of providing safe pedestrian access to the village centre.</li> <li>There are a number of existing small businesses operating out of the site which would be unlikely to remain if the site were redeveloped, particularly noisier industries.</li> <li>Possible loss of local employment. Both the adopted CDC Local Plan and WGNP contain policies to retain and safeguard existing employment sites where possible.</li> <li>Location near to pylons/cables.</li> </ul> <p><b>Mitigation: Possible installation of pavement to village.</b>  <b>Not compliant with NPPF</b>  <b>Not compliant with CDC Local Plan</b>  <b>Not compliant with WG Neighbourhood Plan</b></p>		

# NEIGHBOURHOOD PLAN REVIEW

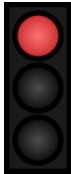
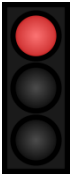
## Section 4: Sites that cannot be considered for development

Site	Issues:	Local Assessment	AECOM Assessment
<p>WG19-6 Land South of A272</p> <p>(NB: This site was not put forward to the 'Call for Sites' but assessed as it was included on the CDC HELAA.)</p>	<ul style="list-style-type: none"> <li>Access to the site is too narrow with little opportunity to widen.</li> <li>The site is large and, if fully developed, would change the existing development pattern of the village.</li> <li>The site is also considered to be of medium sensitivity in terms of landscape and visual impact.</li> </ul> <p><b>Mitigation: None.</b></p> <p><b>Identified as having significant access constraints on the CDC Housing and Economical Land Availability Assessment (HELAA) 2018 and therefore rejected.</b></p>		
<p>WG19-13 Farnagates 3 off A272</p>	<ul style="list-style-type: none"> <li>Outside the Settlement Boundary and not within the 5 minute walking isochrone.</li> <li>Loss of Greenfield – impact on wildlife and biodiversity.</li> <li>This is a large site and development of the site at a scale that would change the rural character and views of the surrounding area would not be appropriate.</li> <li>The field forms part of the wider agricultural setting of the village.</li> <li>Pedestrian access to a pavement would have to cross the A272 to link with current pedestrian network.</li> <li>Development on this site would be visible from the A272, particularly when entering the village from the eastern side and change the approach to the village.</li> <li>The access to the site is on a bend with poor visibility. Access via WG1911 and 12 would only be relevant if these sites were developed.</li> <li>Possible impact upon the River Kird and SUDS drainage would be required.</li> </ul> <p><b>Mitigation: None</b>  <b>Not compliant with NPPF</b>  <b>Not compliant with CDC Local Plan</b>  <b>Not compliant with WG Neighbourhood Plan</b></p>		



## NEIGHBOURHOOD PLAN REVIEW

### Section 4: Sites that cannot be considered for development

WG19-14 Newpound Field	<ul style="list-style-type: none"><li>• Greenfield site outside Settlement Boundary therefore island development at Newpound.</li><li>• Not within or close to 5 minute walking isochrone.</li><li>• Unsustainable – narrow lane with no pavement to the village centre.</li><li>• Lead to increasing traffic through narrow lane.</li><li>• Unsuitable access on a blind bend.</li><li>• Proximity of pylons/cables.</li></ul> <p><b>Mitigation: None.</b> <b>Not compliant with NPPF</b> <b>Not compliant with CDC Local Plan</b> <b>Not compliant with WG Neighbourhood Plan</b></p>		
WG19-9 Glebe View Garden, The Longcroft	Can only accommodate up to 4 houses which would not count towards the housing allocation for Wisborough Green.  To qualify, sites of 6 or more houses are required.		
WG19-10 Macdonalds Field	Site has been withdrawn by landowner. Access unachievable.		

# NEIGHBOURHOOD PLAN REVIEW

## Section 5: What happens next?

- The information you have provided in the consultation event response form will be analysed and then validated by an independent consultant.
- You will shortly receive a separate questionnaire in the post to complete and return by post. This information is required to ensure that other elements of the Neighbourhood Plan are up to date and continue to reflect the needs and wishes of this community. Please complete and have your say.
- The questionnaire distribution and independent analysis of results will be undertaken by Action in rural Sussex (AirS).
- The information from this consultation and the questionnaire will be used to update the current Neighbourhood Plan.
- Help will be sought from CDC and an independent consultant to ensure that any amended policies dovetail with the National Planning Policy Framework, CDC and South Downs National Park Local Plans.
- In 2020 it is anticipated that you will be invited to view the draft Reviewed Neighbourhood Plan and attend a further public consultation (Regulation 14 Consultation).
- The draft Reviewed Neighbourhood Plan will be submitted to CDC with the required supporting documents to inform the Local Plan Review.

## NEIGHBOURHOOD PLAN REVIEW


### Why this is not straightforward!

In order for the Plan to pass examination and proceed to referendum, it must be compliant with other regulations that sit above it.



# NEIGHBOURHOOD PLAN REVIEW

## Timeline



Call for Sites - Closing Date: 31 March 2019

Independent professional support to validate assessment process by Chapman Planning

Initial Site Assessment against approved criteria undertaken by NP Review Group

Independent professional support by Locality (Government sponsored advisor) to validate selection of sites to take forward to this consultation

**We are here!**  
**Community Consultation Event**

October  
Circulation of Community Questionnaire to inform the Neighbourhood Plan Review

October onwards .....  
Analysis of consultation and questionnaire responses with independent advisors to inform site selection and policy review.  
Draft Reviewed Neighbourhood Plan prepared

**Later in 2020 - Regulation 14 Consultation**  
on Draft Reviewed Neighbourhood Plan.  
This consultation will be planned when CDC has confirmed the housing allocation strategy and number for Wisborough Green



## FOR YOUR INFORMATION

### THE PROCESS TO ACQUIRE AFFORDABLE/SOCIAL RENTED HOUSING

- Visit the Chichester District Council website or offices to see if you are eligible for affordable/social rented housing.
- Complete the online application form or request a paper form by calling 01243 534734 or in person.
- Your household will be given a Band:  
Band A: Emergency, urgent priority move.  
Band B: High housing need.  
Band C: Identified housing need.  
Band D: People with no identified prioritised housing need.
- Households in Bands A-C will be given priority on lettings.
- However, in rural parishes, such as ours, a Local Lettings Plan is usually agreed between CDC and the Housing Association for first lets. If agreed, it allows all households (A-D) on the housing register, with a local connection to the parish, to have priority over those outside the parish.
- When you have been placed on the register it is up to you to bid for available properties in the village. Bids can either be made through the Homemove website, text message, post, telephone or by visiting a CDC office.  
**It is up to you. CDC will not inform you of the availability.**

### THE PROCESS TO ACQUIRE SHARED OWNERSHIP HOUSING

- CDC does not manage the register for those interested in purchasing this type of tenure.
- Further enquiries to the Help to Buy East and South East agent:  
[helptobuyeastandsoutheast@bpha.org.uk](mailto:helptobuyeastandsoutheast@bpha.org.uk)  
(telephone 03333 21 4044) and <https://www.helptobuyese.org.uk/>