# WISBOROUGH GREEN NEIGHBOURHOOD PLAN HOUSING

Consultation May2013

# Progress Report

- Several consultations that are relevant
  - Survey 2006 / Questionnaire 2011 / Exhibition 2012
- General conclusions are clear on scale
  - Can build into policies
- Several sites have been proposed
  - All have some issues – nothing is perfect!
- Analysis of suggested sites
  - Walkabout exercises
  - Appropriate criteria to consider
  - Information capture with some landowners/agents

# General Conclusions So Far

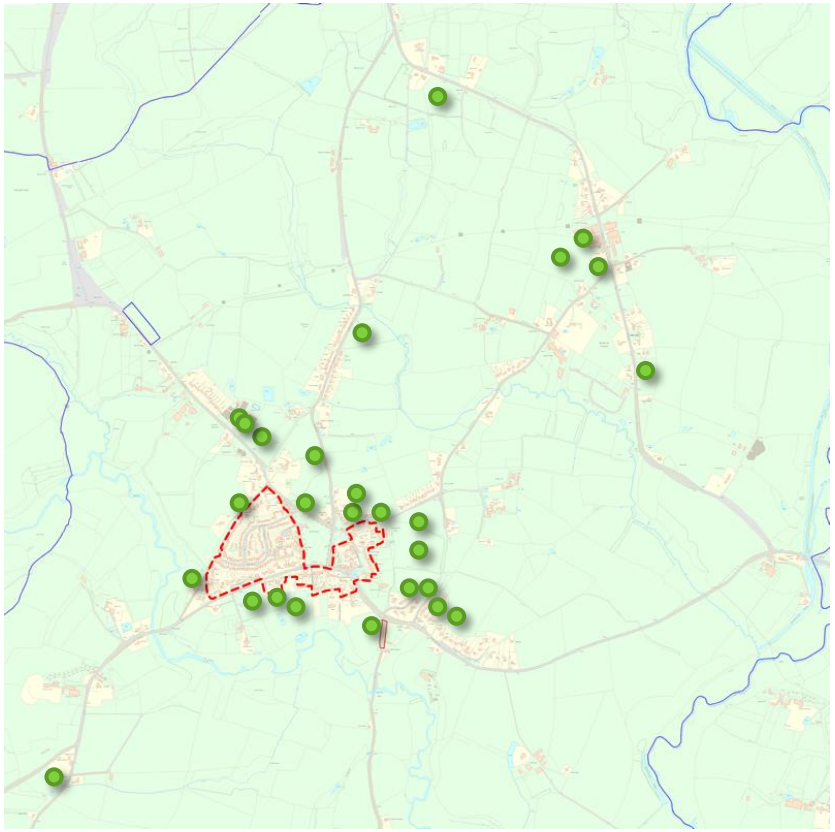
- Some development is acceptable – clear need
  - Small homes for families, singles and retirement
- Preserve Green space
- Reuse brownfield/existing developed areas
- Maintain strategic gaps
- Small scale / incremental /phased is best
- Sustainable /walking to village facilities
- Retain character / consider style and landscaping
- No surprises – these are what other villages say too

# What are we talking about?

- For Neighbourhood Plan to be valid
  - Development has to be sustainable
  - Must meet numbers (CDC: 60 houses in 15 years)
    - We have over 600 houses now (<1% per year)
    - What does that mean?
      - Will need several sites, not all the ones we are looking at
      - We don't want everything on one site

# Which Locations?

- 2012 Exhibition
  - Over 25 sites suggested
  - Public comments
    - Benefits
    - Issues
    - Ways of reducing issues
  - A few more sites suggested since



# Sites Considered

- Sources of information
  - Chichester DC register of available land
  - Some additions made known to Parish Council
- This was the basis for the April 2012 consultation
- The results were reviewed along with an analysis exercise of each site
  - All sites scored on the same basis
  - Supported by an inspection wherever necessary
- This combined information was used to produce the shorter list of sites on which we need your input today

# Analysis – criteria considered

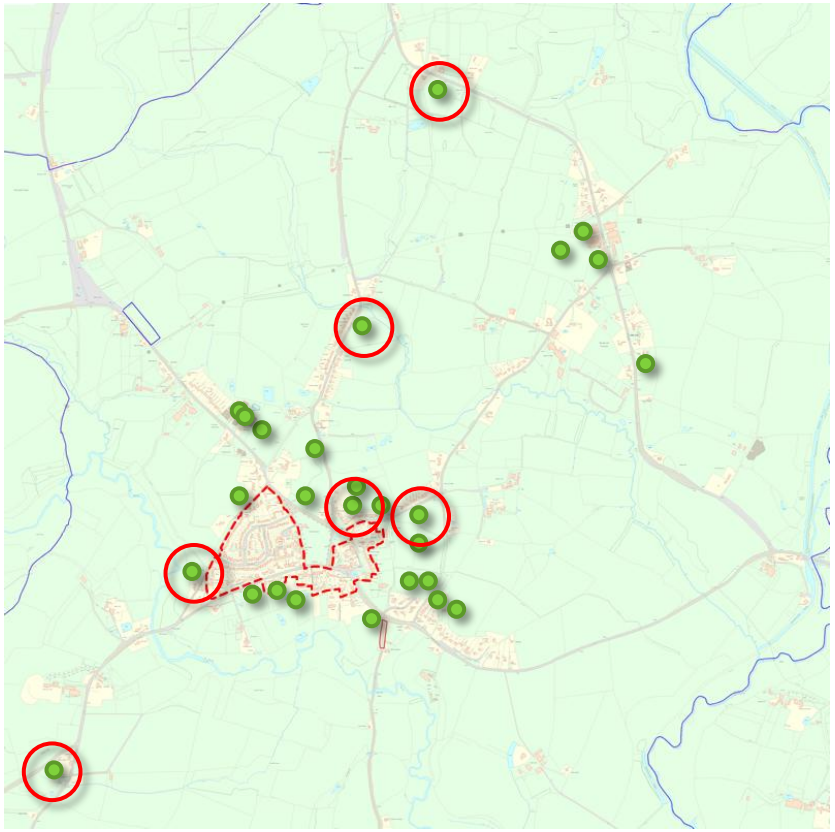
- Openness of site, e.g. proximity of trees/woodland
  - Awareness of right to light
- Gradient of Land
- Visual impact of position of site
- Preservation of existing public views/strategic gaps
- Likely water levels
- Potential impact on immediate environment
- Possible impact on existing nearby housing
- Surrounding environmental features
- Suitability of access
- Traffic input/through the village
- Links to existing infrastructure (pavements)
- Potential added value for village
- Potential precedent to any future/extended development
- Previous use (contamination?)
- Potential for small scale economic development
- Other observations
- Combinations of sites

# Example

| | |
|---|---|
| SITE REVIEW<br><br>DATE: FRIDAY 16 NOVEMBER 2012<br><br>PRESENT: AJ, KC | SITE No: 10 Land Beyond Shurlands Corner<br><br>APPROX. SIZE:<br><br>CURRENT USE: |
| Openness of site, eg proximity of trees/woodland<br>Awareness of right to light<br><br>Open, bounded by mature trees and hedges/roads. | Gradient of land<br><br>Flat. |
| Visual impact of position of site<br><br>Significant from A272 and Bedham Road. | Preservation of existing views/vistas/strategic gap<br><br>Location is well outside of village envelope, would be a strange view of built-up area some distance from village centre. |
| Likely water levels<br><br>Similar to other sites. | Potential impact on immediate environment<br><br>Loss of Greenfield.<br>Rural development. |
| Possible impact on existing nearby housing<br><br>None. | Surrounding environmental features<br><br>Mature trees surround the site. |
| Suitability of access | Traffic input in/through the village |

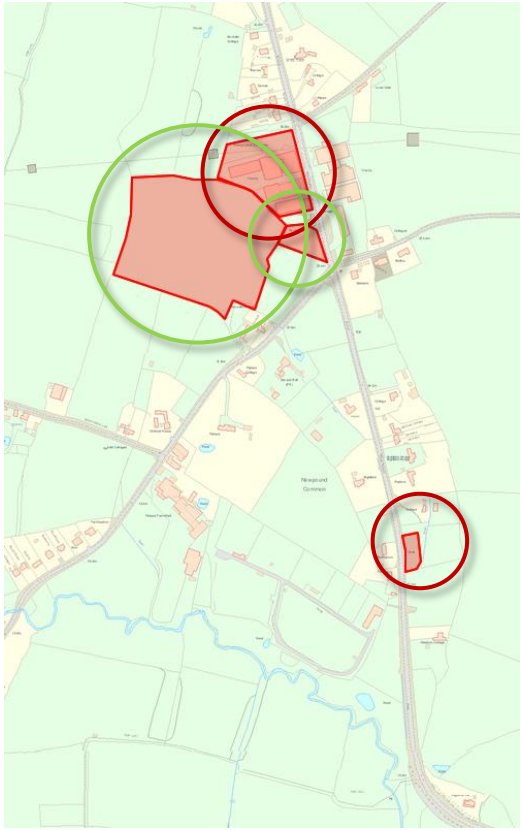
# Analysis – Unsuitable Sites

- Remote sites
  - Highly visible
  - Isolated, not sustainable
- Not available
- Multiple issues
- Propose these sites are not included in Plan



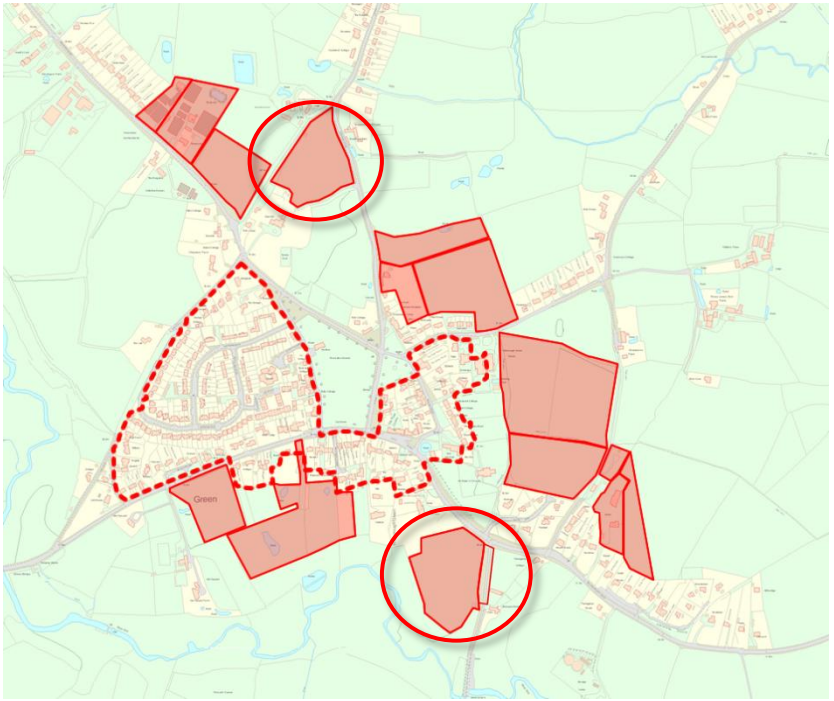
# Analysis – Newpound

- Brownfield Sites
  - Carters Works
    - Workplace
    - Redevelopment?
  - Coal Yard
- Greenfield Sites
  - Field behind Works
  - Opposite garage



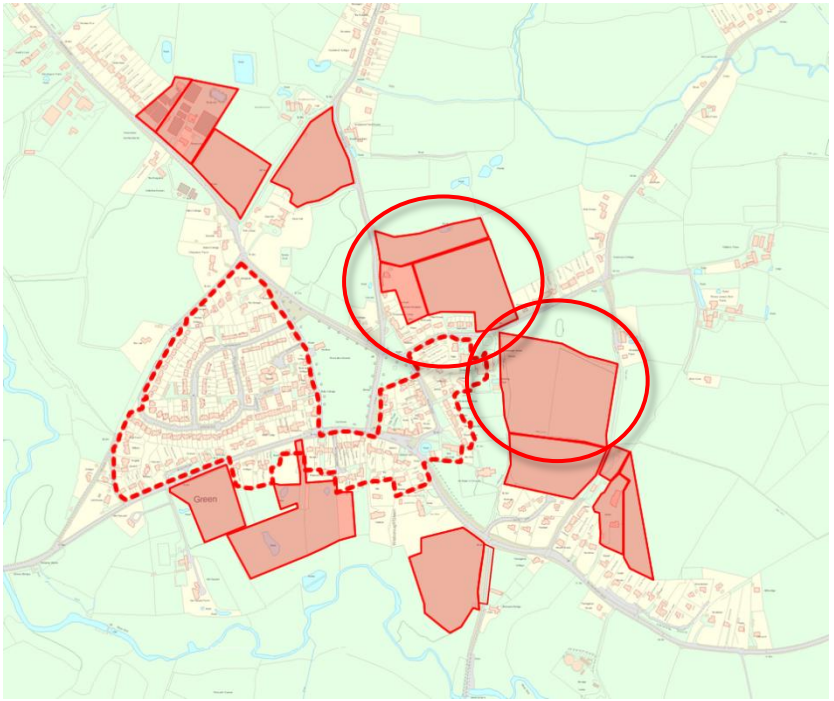
# Analysis – Centre of Village

- Land north of Park Hill, Durbans Road
  - Highly visible
  - Community use
- Field by Harsfold Lane
  - Highly visible
  - Availabilty unsure



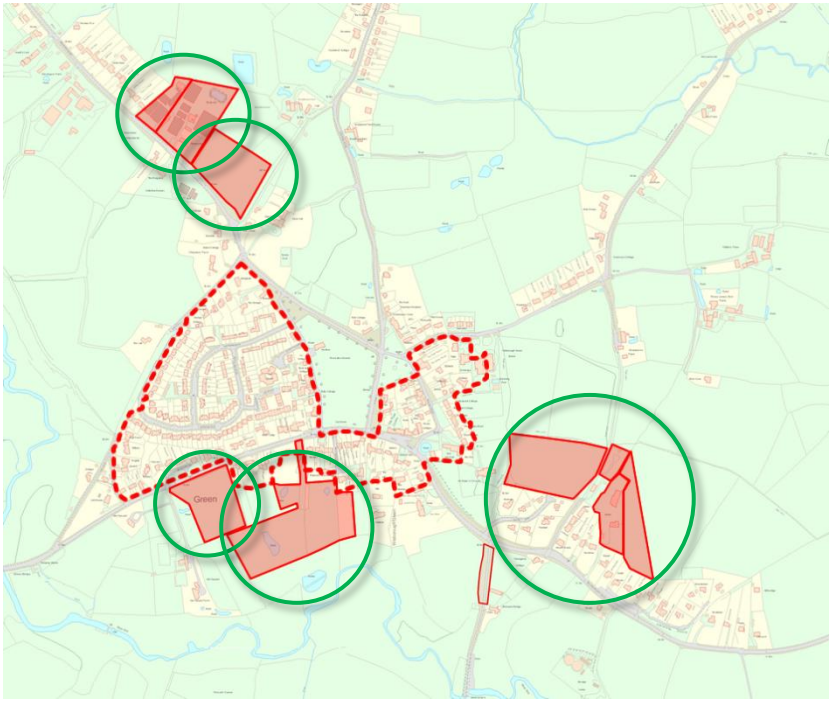
# Analysis – Centre of Village

- Winterfold
  Newpound Lane
  - Availability unsure
  - Greenfield
  - Access
- Field by school
  - Highly visible
  - Greenfield
  - Access



# Sites to Review

- Nurseries
- Carters Field
- Land south of Meadowbank
- Lands south of A272
- Lands around EP Clark yard
- Newpound



# Nurseries

- Positive
  - Brownfield
  - Access
- Issues
  - No footpath
  - Control of strip development
  - Depth of site

# Carters Field

- Positive
  - Majority of land donated
    - Affordable housing
    - Village asset
- Issues
  - No footpath
  - Greenfield
  - Loss of strategic gap
  - Access needs care

# Land South Of Meadowbank

- Positive
  - Central location
  - Footpath to village services
- Issues
  - Pedestrian safety concern
  - Visible
  - Greenfield

# Lands South Of A272

- Positive
  - Central location
  - Hidden
- Issues
  - Access to A272
  - Greenfield
  - Parts of site
    - Sloping, flood concern
    - Environmental habitats

# Lands around EP Clark Yard

- Positive
  - Footpath to village
  - Part brownfield
  - Access (Glebe Way)
- Issues
  - Greenfield by Church
  - Access split
- Not available

# Checkpoint

- Question – Have we missed any?
- Let us know in the refreshment break if
  - You think we have missed out a suitable site
  - You think our analysis is not sound

# ‘Carousel’ Consultation

- Group 1
  - Lands around EP Clark yard
  - Newpound
- Group 2
  - Nurseries
  - Carters Field
- Group 3
  - Land south of Meadowbank
  - Lands south of A272
- Facilitator each Group
- Questions
  - Site group acceptable?
  - Why?
  - How make development more acceptable?
    - Include something that mitigates issues
    - Provide asset for community
- Consultation is on location

# WISBOROUGH GREEN NEIGHBOURHOOD PLAN

Housing Consultation May2013