



Marked areas are indicative only and not exact measurements

**PLEASE
COMPLETE AND
RETURN BY

FRIDAY 22ND
JANUARY 2021**



WISBOROUGH GREEN PARISH COUNCIL NEIGHBOURHOOD PLAN REVIEW QUESTIONNAIRE

**THIS QUESTIONNAIRE IS SO IMPORTANT FOR THE VILLAGE
YOUR INPUT ON DEVELOPMENT SITES IS ESSENTIAL**

After over a year's delay, Chichester District Council (CDC) has finally confirmed the housing number allocated to Wisborough Green in their Local Plan Review.

This village must now provide a minimum of 40 dwellings. This is 15 more than the 25 consulted on at the public consultation event in the Village Hall in September 2019. The reason we are given is a shift of allocations within Chichester district, all against a background of current national government policies on housing. By comparison, Loxwood has been allocated 125, Kirdford 70 and Plaistow and Ifold 15.

At the public consultation event, the majority supported a suggestion to challenge any additional housing allocation. However, much has changed in the last year and the Parish Council feels that it's not in Wisborough Green's best interests to now challenge and delay the Neighbourhood Plan (NP) process for the following reasons; this is a regret but is felt to be the pragmatic way forward:

- ◆ CDC has no Local Plan in place and has adopted an Interim Planning Statement which guides development leading up to the adoption of the reviewed Local Plan.
- ◆ CDC currently cannot demonstrate a 5-year housing land supply. It will therefore be more difficult to refuse proposals that meet the National Planning Policy Framework.
- ◆ The allocation could have been higher and any challenge is unlikely to succeed in reducing the number.
- ◆ The directives on housing allocation are coming from central Government.
- ◆ The Government's Planning White Paper and planning reforms may decrease the influence of Neighbourhood Planning; we need to get our revised Plan in place as soon as possible.

The location of future development in the NP is a decision for the residents of this Parish, subject to planning agreement by CDC, and not for CDC or developers. This is the final consultation which will inform the site selection process; the Revised NP will then proceed to the first statutory Regulation 14 consultation early in 2021. This will include the results of this questionnaire, however, events may overtake this process as we are aware that developers could press ahead in advance of the NP. We hope that CDC would be in a position to refuse, but in view of the notes above, it puts our beautiful village in a vulnerable position at this time.

Please respond to this questionnaire; this is important. Thank you.

WG Neighbourhood Plan Review Steering Group

Please Note: At the time of going to print, it has just been announced that the Government might revert to their original housing numbers. CDC has advised that this will not change the housing allocation to Wisborough Green.

Several sites will be needed for the minimum of 40 dwellings.

Name:

Address:

Please indicate your site choice in order of preference with 1 being your most preferred choice and 6 being your least preferred choice.

WG19-2	Ansell's Yard (with a pavement) For up to 18 dwellings and at least 3 business units	
WG19-3	Tanglewood Nursery (with a pavement) For up to 12 dwellings	
WG19-4	Stable Field (with a pavement) For up to 10 dwellings and open space gifted to the Parish Council for recreation (approx. 0.45 ha residential/0.87 ha open space)	
WG19-5	Winterfold Garden For 8 dwellings	
WG19-7	Paddock Farm For up to 10 dwellings	
WG19-8	Glebe Field For up to 10 dwellings on the eastern section	

**PLEASE READ THESE UPDATE NOTES BEFORE
COMPLETING THE QUESTIONNAIRE**

As a reminder, at the start of the NP review process, the Steering Group advertised a 'Call for Sites' to find out which sites were available; 14 sites were put forward. Following an assessment process, with validation by external consultants, these sites were reduced to 7, which were consulted on in September 2019. The consultation results reduced the sites to 5.

The main conclusions from the consultation event were:

- ◆ The consultation was representative. It was well attended by 190 visitors from all areas of the Parish. It achieved its objective in gathering quality information from Parishioners in order to inform the revision to the current Neighbourhood Plan.
- ◆ A large majority felt the consultation was presented in a clear and understandable way and sufficient information to aid decision making had been provided.
- ◆ There was general agreement with the site assessment process and the individual site assessments, with Stable Field having slightly lower agreement than others.
- ◆ There was strong preference not to have all the development on a single site.
- ◆ There was no clear or strong preference for any one site. Tanglewood Nursery with pavement, Winterfold Garden, and Stable Field with pavement, were the more popular sites.
- ◆ The Farnagates sites (WG19-11 & 12) received the least support.
- ◆ There was dominant agreement for why the sites not consulted on had been assessed as unsuitable.

However, since the consultation, not only has the allocation increased but we have been advised of the following changes which may influence your opinion.

WG19-2 Ansell's Yard: CDC has recently published its updated Housing and Economic Land Availability Assessment (2020) as part of the Local Plan Review which identifies potential for this site; it was not identified on the 2018 report. This is a brownfield site but on assessment was excluded from the 2019 consultation being contrary to planning sustainability criteria due to the distance from the village and the need for a pavement. The loss of the employment opportunity was also a consideration. With the increased housing allocation, as a village you may now decide that this would provide a further opportunity, having identified a preference for brownfield sites in the original NP consultation process.

WG19-3 Tanglewood Nursery: Promoted at the consultation event for 6 dwellings; the site has now been enlarged and is being promoted for up to 12 dwellings.

WG19-4 Stable Field: Promoted at the consultation event for 10 to 12 dwellings; this site is now being promoted for 7 to 10 dwellings.

WG19-5 Winterfold Garden: Promoted at the consultation event for 6 dwellings; this number has been increased by the developer to 8. The site access has also changed to south of Winterfold House.

Strategic Environment Assessment and Habitats Regulations Assessment: As part of the NP Review process, it is necessary for both these assessments to be undertaken on the proposed sites. Please note that these reports may influence the final site selection.

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Please complete and indicate your choice of sites in order of preference on the following page and return to the Parish Council.

**Email: Scan or photograph the following page and email to
clerk@wisboroughgreenpc.org**

Drop off: Take to the Parish Council letter box at the Village Hall.

Drop off: Take to the collection box at the Village Shop.

**Post to: Wisborough Green Parish Council
PO Box 255, Billingshurst, West Sussex RH14 0WT**

Please Note:

This questionnaire is for Wisborough Green Parish addresses only.

We have only included one questionnaire per household but recognise that there will be multiple residents, over 18 years of age, at most addresses. If you wish every eligible family member or resident at your address to complete the questionnaire, please either photocopy or download an electronic version from the Wisborough Green website.

Everyone who completes the questionnaire is required to include their name and address. Failure to provide both name and address will render the response as invalid.

General Data Protection Regulations: Any personal information given via this form will be kept strictly confidential and only used to inform this consultation. It will be kept only as long as is necessary in support of the NP Review and only shared with the NP Steering Group. Personal information will not be disclosed to any other third party without your prior permission or unless we are required by law to do so. Personal data will be deleted as soon as possible after the analysis can be completed.