

Neighbourhood Plan Review Site Consultation January 2021 REPORT

Wisborough Green Parish Chichester District

1 February 2021

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SECTION 1: INTRODUCTION

This report records the outcome of the Site Selection Consultation held in Wisborough Green in January 2021.

As a result of the Chichester District Local Plan Review, Wisborough Green Parish Council was informed in late November 2020 that the housing allocation to the village had increased from 25 to 40. The purpose of the consultation was to provide every household with an update on the numbers and sites details, and the opportunity to contribute to the site selection process. Residents were asked to rate the 6 sites under consideration in order of choice, with 1 being the most preferred choice and 6 being the least preferred choice.

Section 2: Outlines the methods used to distribute, collect and analyse the consultation responses. It also provides information on the response rate, which can be used as a general measure of how reflective the survey is of the wider population.

Section 3: Outlines the key messages observable in the survey responses.

SECTION 2: SURVEY METHODOLOGY

2.1 METHODOLOGY

Due to Covid regulations, it was not possible to hold a consultation event in the Village Hall. As such, a consultation leaflet was prepared which was distributed to most households in the village within the parish magazine. Approximately 675 leaflets were distributed, and additional copies were also provided in the Village Shop; the leaflet was also available on the village website.

An article was included in the magazine to highlight the inclusion of the leaflet in case it had dropped out or been mislaid, advising that additional copies were available. The consultation was also publicised on the noticeboards, outside the village shop and on the village Facebook page.

The leaflet provided:

- Explanation as to why the Neighbourhood Plan process had been delayed.
- The increased housing allocation for the village and the reason not to challenge.
- The possible implications of the District Council no having a Local Plan or 5-year housing land supply in place.
- The possible implications of the Government's Planning White paper and planning reforms.
- Explanation to the next stages of the process.
- Main conclusions from the September 2019 consultation event.

The leaflet also advised that, not only had the housing allocation increased, but since the September 2019 consultation, the Parish Council had been advised of the following changes which might influence opinion (text taken from the leaflet).

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.

It was highlighted that the questionnaire was for Wisborough Green Parish addresses only. Only one questionnaire had been delivered to each household, but it was recognised that there would be multiply residents, over 18 years of age, at most addresses. If all eligible family members or residents wished to complete the questionnaire, the response form could be photocopied or downloaded from the Wisborough Green website.

The response form included a map showing the 6 proposed sites, highlighting that several sites would be needed for the minimum of 40 dwellings.



Parish residents were asked to indicate their site choice in order of preference in the table below, with 1 being their most preferred choice and 6 being their least preferred choice. It was highlighted that only responses providing a full name and address would be accepted. Responses were dropped off at boxes in Post Office and at Village Hall, or scan/photograph and sent by email.

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

2.2 PRESENTATION OF THE RESPONSES

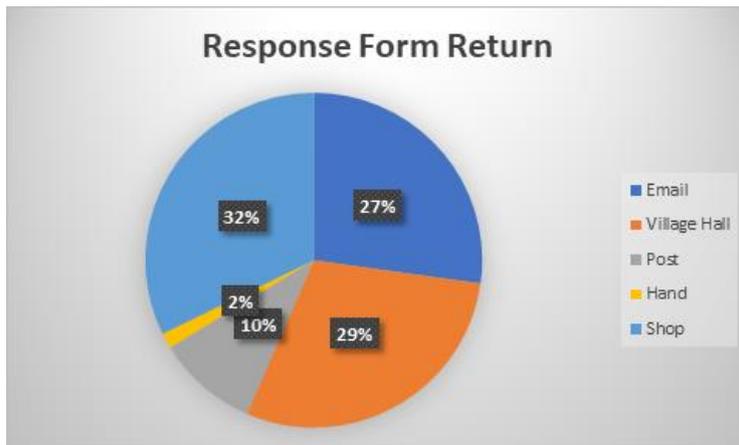
The actual response figures and percentage breakdowns are provided. For easy reading, all percentages in this report have been rounded up or down to the nearest whole number.

Please note:

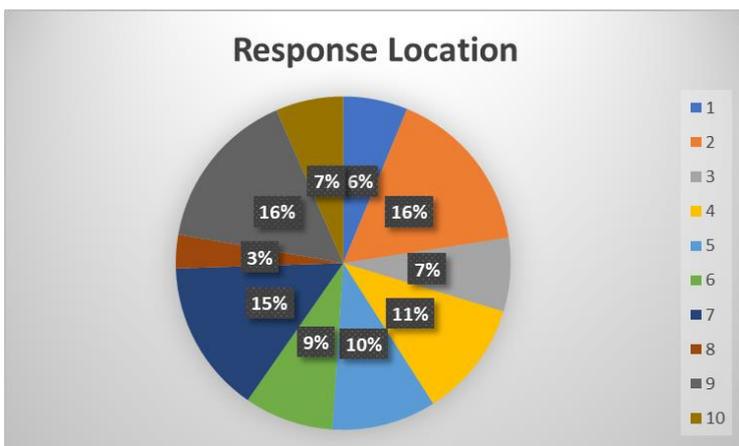
- Not all respondents correctly completed the forms. Where ticks or where there was any ambiguity over preference, the details have not been recorded in the results.
- Where a box was left blank this has been recorded as zero; therefore, the numbers of responses for each rating will not necessarily match the total number of respondents.
- The survey was designed for respondents to rate sites in order of preference, with no space to provided to encourage additional comments. Additional comments were provided by 6 respondents and have not been detailed in this report.

SECTION 3: KEY FINDINGS

- Response Rate:** A total of 324 validated and correctly completed responses were received. This represents a response rate of 23% using the 2011 Census population figure of 1414, or 27% of those on the electoral role (1185). This is an increase on the September 2019 consultation response: 11.5% and 14% respectively.
- Response Form Return:** A collection point in the Village Shop was well used (32%), but only by a small majority. The Parish Council Post Box at the Village Hall (29%) and email (27%) were also well used. The current Covid regulations and perhaps reluctance to unnecessarily enter the shop may have resulted in increased use of the Parish Council post box.



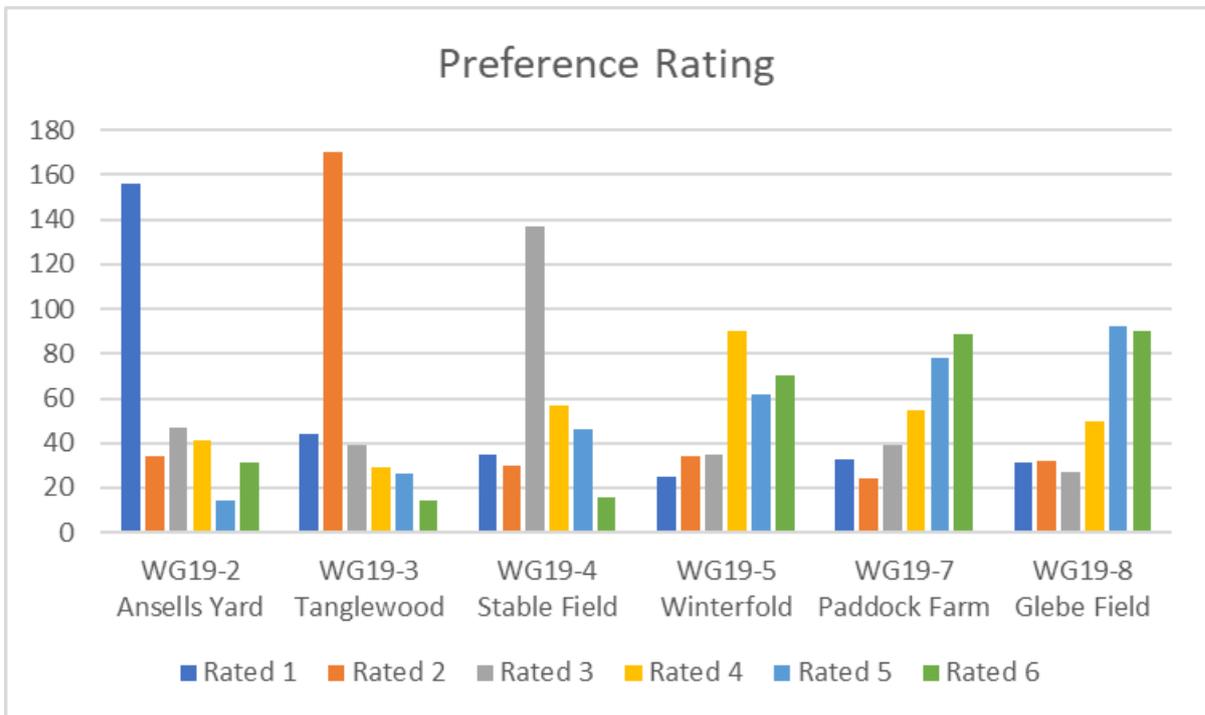
- Parish Coverage:** Responses came from across the entire parish, with the majority, 55, from 'Petworth Road/Balchins Close', 52 from 'Billingshurst Road/Old Mill Lane/Glebe Way/Harsfold Lane/The Longcroft/Wisborough Gardens', 49 from Newpound Lane. The Petworth Road and Billingshurst Road categories were also the majority for the September 2019 consultation.



- Bedham/Brick Kiln/Fittleworth Rd
- Billingshurst Road/Old Mill Lane/Glebe Way, Harsfold Lane/The Longcroft & Wisborough Gardens
- Butts Meadow/Thornton Meadow/Wyatt Close & Wyatt House
- Carters Way/The Luth
- Durbans Road
- Kirdford Road/Skiff Lane
- Newpound Lane
- Newpound/Roundstreet
- Petworth Road/Balchins Close
- School Road/Around Green

4. Site Preference – Interpretation of Results: Responses are presented using two methods.

The first presentation is by preferences in order of choice. Rating 1 being most preferred.



PREFERENCE RATING	SITES RATED IN ORDER OF PREFERENCE					
	WG19-2 Ansell's yard	WG19-3 Tanglewood	WG19-4 Stable field	WG19-5 Winterfold Garden	WG19-7 Paddock farm	WG19-8 Glebe field
Rated 1st	156	44	35	25	33	31
Rated 2nd	34	170	30	34	24	32
Rated 3rd	47	39	137	35	39	27
Rated 4th	41	29	57	90	55	50
Rated 5th	14	26	46	62	78	92
Rated 6th	31	14	16	70	89	90

The results demonstrate that:

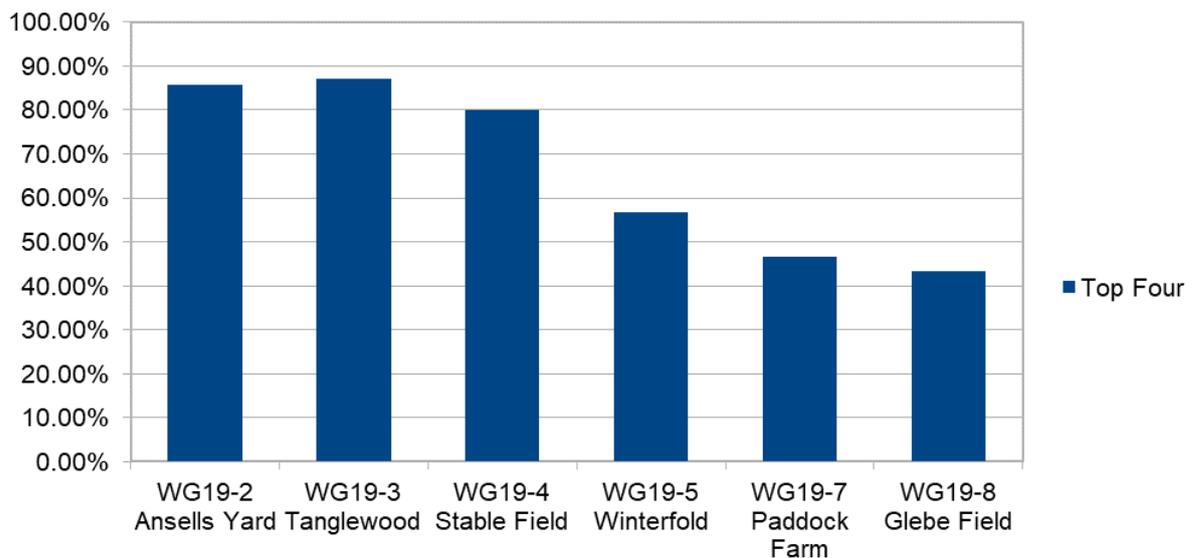
- Ansell's Yard 1st preference
- Tanglewood Nursery 2nd preference
- Stable Field 3rd preference
- Winterfold Garden 4th preference
- Glebe Field 5th preference
- Paddock Farm Field 6th preference

The second presentation is by considering top preferences added together.

PREFERENCE RATING	SITES RATED BY TOP FOUR COMBINED SCORES					
	WG19-2 Ansell's yard	WG19-3 Tanglewood	WG19-4 Stable field	WG19-5 Winterfold Garden	WG19-7 Paddock farm	WG19-8 Glebe field
Top 1	156	44	35	25	33	31
Top 2	190	214	65	59	57	63
Top 3	237	253	202	94	96	90
Top 4	278	282	259	184	151	140
Top 5	292	308	305	246	229	232
Top 6	323	322	321	316	318	322
Top 4	85.80%	87.04%	79.94%	56.79%	46.60%	43.21%

The village housing allocation is 40 dwellings. Considering that most sites, apart from Ansell's Yard, are a similar number the most likely number of sites required to accommodate the new dwellings is possibly 4. If the sites accommodated full numbers, this could possibly be reduced to 3. It is very unlikely that more than 4 sites will be required.

The table and chart below shows that the majority of respondents put Ansell's Yard, Tanglewood, Stable Field and Winterfold Garden as the top four sites preferred. There is consistency of favouring the Kirdford Road sites if only top 3 sites are considered.



It is clear that the top individual preferences are consistent with top 3 or 4 preferences.

In conclusion, the Kirdford Road sites WG19-2/3/4 are the most preferred sites by a significant margin, and Winterfold Garden site WG19-5 is a clear fourth preference.