

**NEIGHBOURHOOD PLAN REVIEW  
PUBLIC CONSULTATION**

**WELCOME**

**Please register your attendance**

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

# 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 is in 7 sections:

- Section 1:** Explanation of the process and why it is being repeated.
- Section 2:** The site assessment process.
- Section 3:** The sites assessed and presented for your consideration and feedback.
- Section 4:** The remaining sites that are not included for consideration and why.
- Section 5:** Further information to consider
- Section 6:** What the village has told us before – Vision Statement and Objectives
- Section 7:** What happens next?

# NEIGHBOURHOOD PLAN REVIEW

## Section 1: Why this is not straightforward!

For the Neighbourhood Plan to go through due legal process, it must be compliant with other regulations that sit above it.



## NEIGHBOURHOOD PLAN REVIEW

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

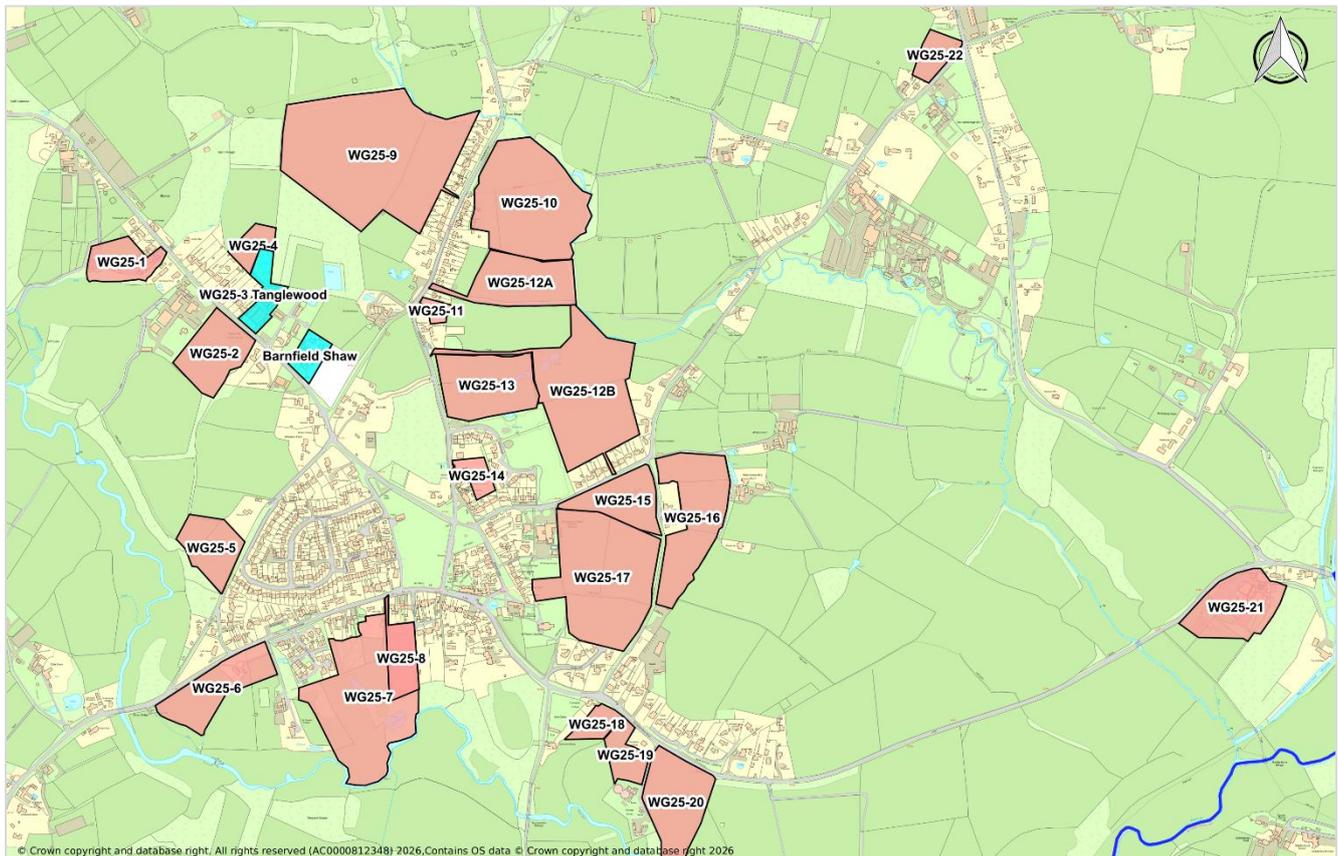
- The current Neighbourhood Plan, adopted as planning policy by Chichester District Council (CDC) in July 2016, has worked well for the village, standing up to scrutiny and protecting the village on several occasions from inappropriate development.
- However, the Chichester Local Plan, adopted in 2015, was required by the inspector to be reviewed within five years to ensure that sufficient housing was planned to meet the district's need.
- The housing allocation for the district comes from central government.
- The Local Plan review was a protracted process, and the updated Local Plan was not adopted as planning policy until August 2025.
- To ensure the village has control over housing locations, the Parish Council agreed to undertake a review of the Neighbourhood Plan in Autumn 2018 when asked to do so by CDC.
- The process was started in 2019 (some of you may recall earlier consultations). As there was uncertainty over the housing allocation and the new Local Plan was not adopted planning policy, the process was put on hold in 2022.
- Throughout the Local Plan consultations, the Parish Council made strong rebuff to the housing allocation, making representation at every opportunity including to the government appointed inspectors at the examination hearings.
- The inspectors confirmed the allocation to Wisborough Green. The village has been allocated a further 75 dwellings in addition to the 68 allocated in the original Neighbourhood Plan, of which 51 are built and a further 6 committed, in total 57.
- The Clark's Yard site has been withdrawn from this reviewed Neighbourhood Plan. As such, this undeveloped site from the original Neighbourhood Plan cannot be taken forward in the reviewed Neighbourhood Plan. A replacement site for 11 dwellings needs to be found, so the number has been increased to 86 dwellings.
- Recent planning permissions, Barnfield Shaw and Tanglewood Nursery, provide 18 dwellings towards this number, so there is now a requirement to find sites for **68 dwellings**.
- The village now needs to decide where these dwellings should be located otherwise CDC will decide which may not be the village's preference.

# NEIGHBOURHOOD PLAN REVIEW

## Section 2: Assessment Process

- The 'Call for Sites' was advertised in the Parish over a 2-month period closing on 1<sup>st</sup> September 2025. Known land promoters were contacted.
- For this review, **22 sites** were initially put forward for consideration and assessment for additional housing.
- CDC and 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.
- The independent planning consultant reviewed and validated the Review Group's work.
- Consultancy costs have been funded by Wisborough Green Parish Council as grant funding and technical support packages have now been withdrawn by the government.

**Key:** Pink Sites: All sites put forward for the 'Call for Sites'.  
Blue Sites: Built or already approved. The housing number (18 in total) will count towards the 86.



# NEIGHBOURHOOD PLAN REVIEW

## Section 2 continued: Assessment Process

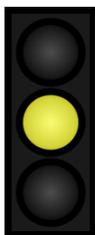
- Every site was visited by the Review Group (where an interest was declared, that member was not involved).
- The following criteria were assessed:
  - Site Description – including surrounding features. Is it available and potential capacity if developed
  - Site Access
  - Access by Non-Car Modes - walking distance to the village
  - Impact on Transport and Travel
  - Impact on Village Character and Designated Open Spaces
  - Land Use and Re-use of Brownfield Sites
  - Impact on Landscape Gaps
  - Impact on Heritage
  - Impact on Landscape
  - Impact on Natural Environment and Biodiversity
  - Impact on Flooding, Drainage and Water Sources
  - Impact on Employment and Village Economy
  - Energy and Climate Change
  - Benefits to the Village
- A standardisation meeting was held to review and consider all assessments.
- The sites were given an overall traffic light rating.
- The assessments were reviewed by an independent planning consultant.



**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.

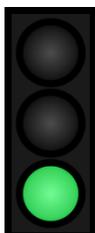
For example, site very remote from the village centre which makes it unsustainable and not compliant with the National Planning Policy Framework.



**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. **There are no amber sites.**



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

**The full Assessment Reports are available for inspection.**

## **NEIGHBOURHOOD PLAN REVIEW**

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

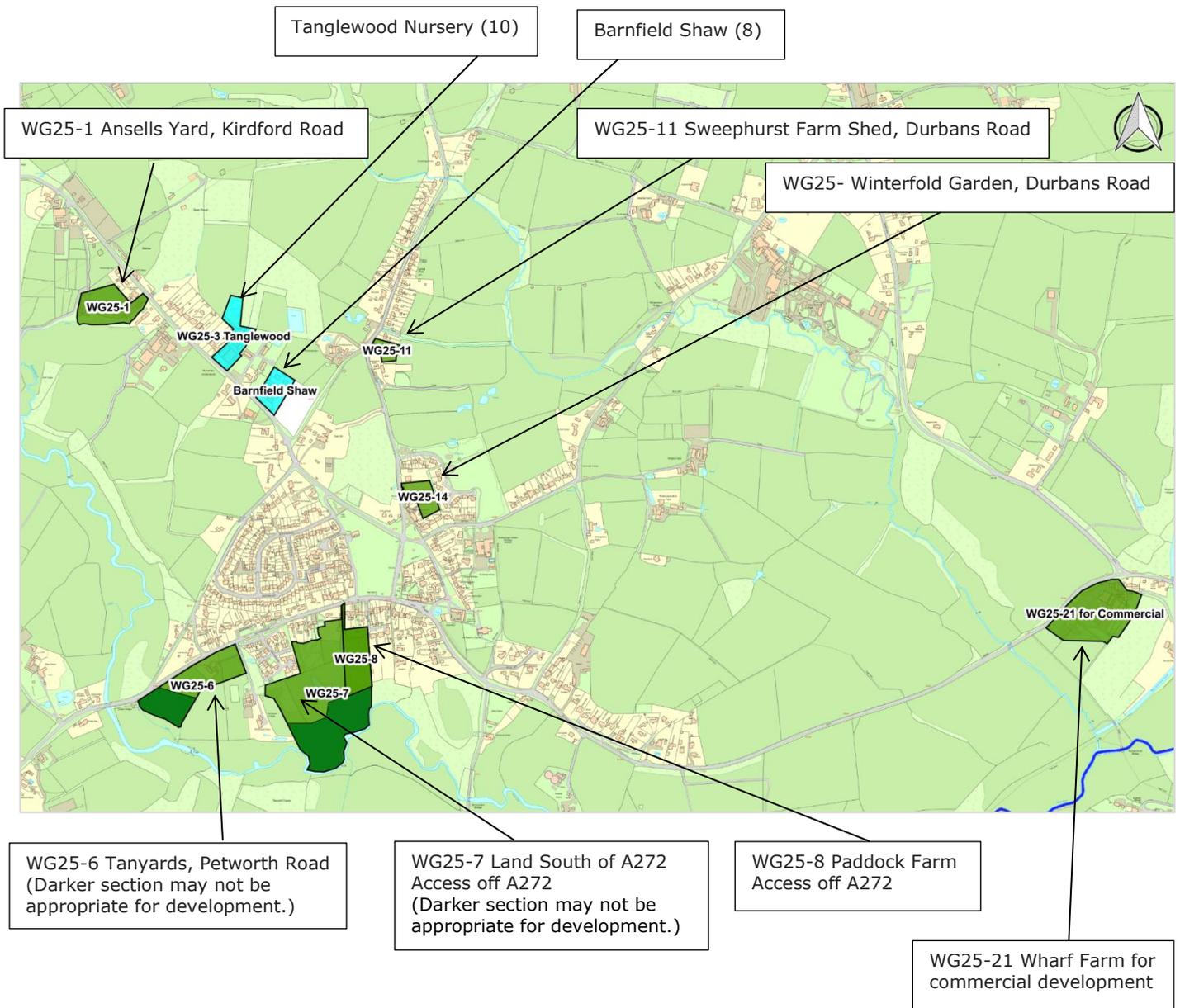
- All site assessment details are displayed.
- We are asking you to consider the different options for housing.
- Please review the information provided and answer the questions in your response booklet.
- Your responses will be validated by an independent planning consultant and will help to determine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

# NEIGHBOURHOOD PLAN REVIEW

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



**Key:** **Green Sites:** Included for your consideration.  
**Blue Sites:** Built or already approved. The housing number (18 in total) will count towards the 86.



# NEIGHBOURHOOD PLAN REVIEW

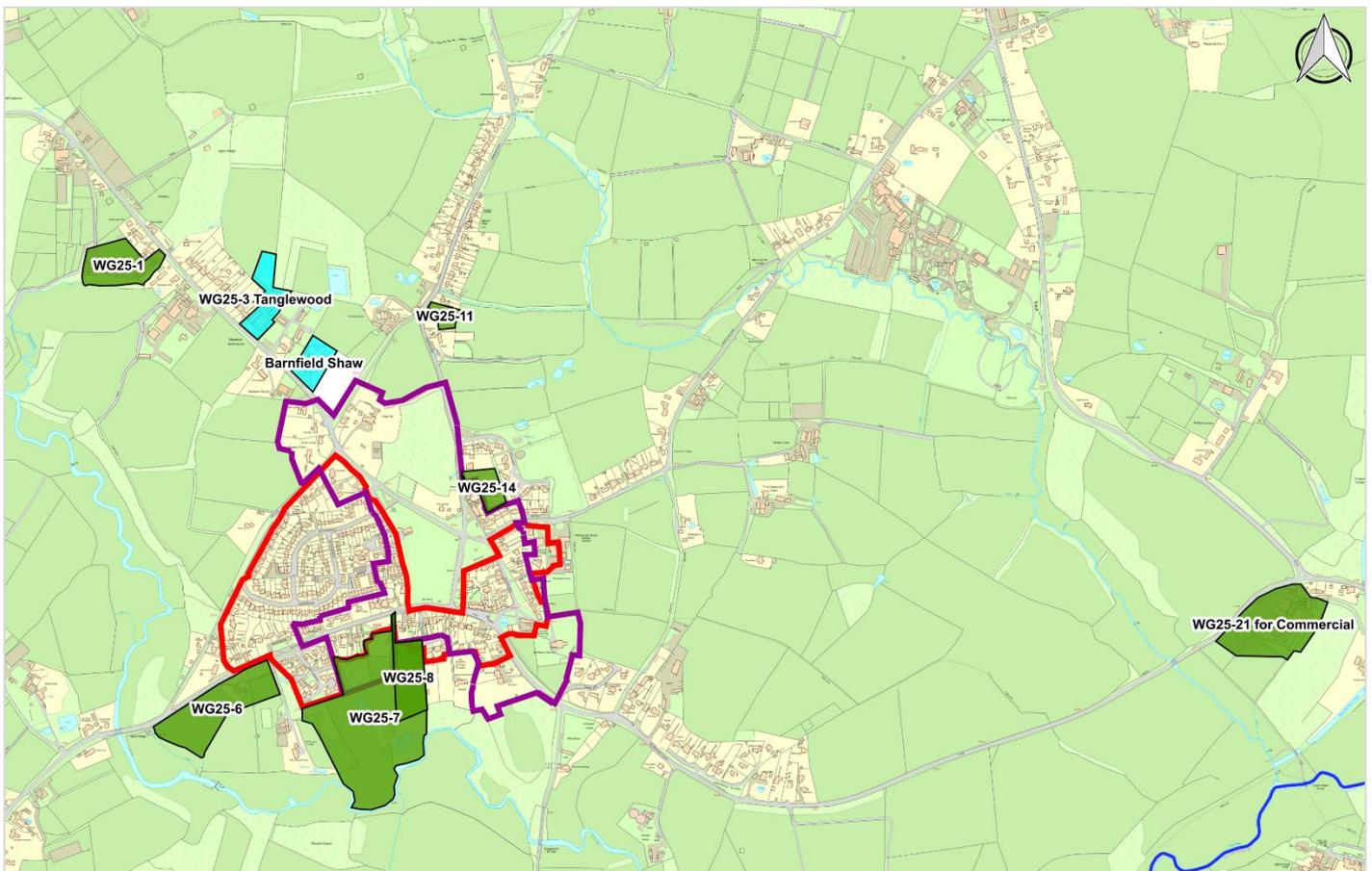
## Section 3: Potential development sites in relation to the: Settlement Boundary and Conservation Area



Within the village there are two defined areas that are considered in planning policy.

**Settlement Boundary – Red Line** – Defined around settlements to prevent settlements from sprawling. Generally, development proposals will be considered more favourable within the built-up area.

**Conservation Area – Purple Line** – An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990. There is a statutory duty to preserve or enhance the character, appearance or setting of these areas.



# NEIGHBOURHOOD PLAN REVIEW

## Section 3 continued: Potential development sites in relation to the: Identified Local Green Gaps



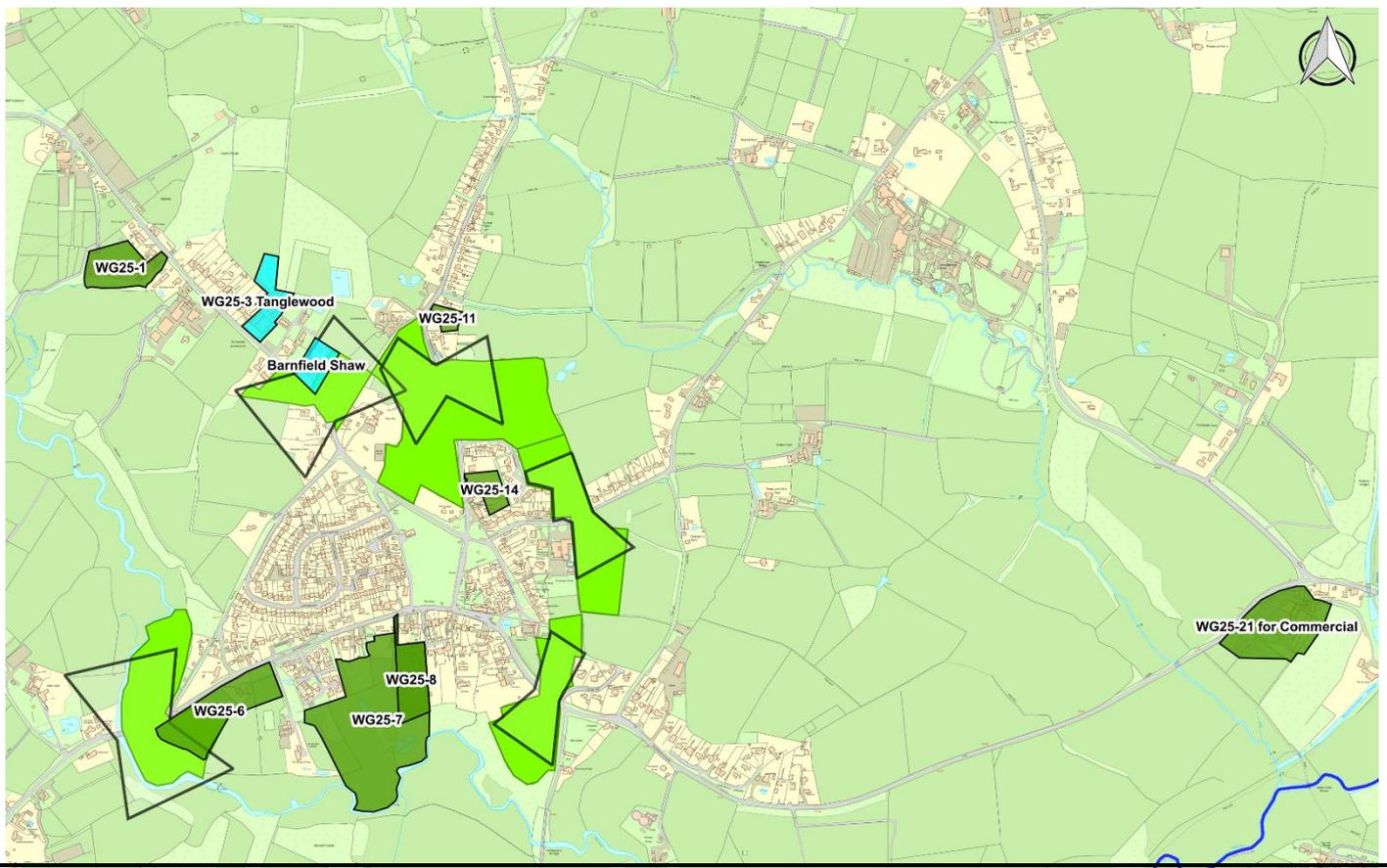
Wisborough Green is characterised by green spaces and a feeling of spaciousness; both in the central core and within green gaps which separate the settlement boundary from the peripheral sporadic ribbon development along the main village approach roads.

These green gaps (Local Green Gaps) are an important feature of the village character. The extant Neighbourhood Plan includes a policy (OA5 page 33) which identifies the Local Gaps (the black bow ties) which form a distinct physical and visual break between the village centre and outlying development. The Local Gaps have been renamed Local Green Gaps for this review.

Further work has been undertaken for the Neighbourhood Plan review to redefine the gaps to align with field boundaries following an appeal inspector's comment that the bow-tie designations created some ambiguity. A local reassessment was carried out and validated by the consultancy that prepared the Landscape Capacity Study for the Chichester Local Plan. This has resulted in revised Local Green Gap boundaries and will be included in the updated Neighbourhood Plan. These Local Green Gaps have been considered in our assessment process.

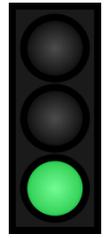
**Black Bow Ties** – Local Green Gaps as defined in the extant NP

**Green Areas** – Local Green Gaps re-assessed as part of the NP review process



# NEIGHBOURHOOD PLAN REVIEW

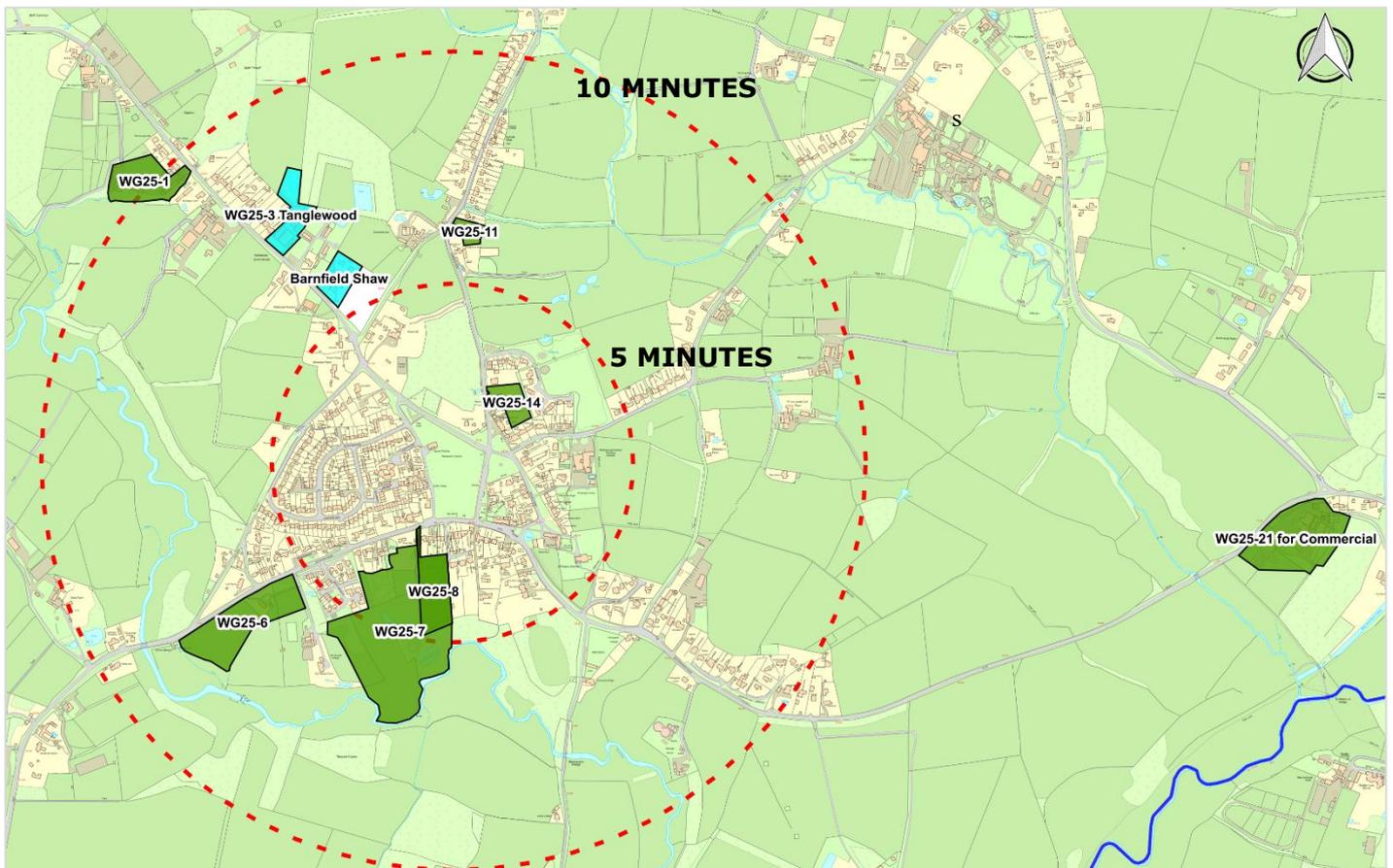
## Section 3 continued: Potential development sites in relation to the: 5- and 10-minute walking isochrone



In the context of our village, sustainability factors favour sites that are closer to the village centre and that have safe pavement access to central village facilities. As the village is expected to take further housing, this is becoming more of a challenge.

We have therefore now included a 10-minute walking isochrone for guidance. It is also necessary to highlight that a pedestrian pavement has now been achieved to Tanglewood Nursery in Kirdford Road through planning obligations. The pavement on the village green (past the playground) is being progressed by West Sussex County Council.

The Ansell Yard site promoters have committed to continuing this pavement from Tanglewood Nursery to Ansell's Yard.





# NEIGHBOURHOOD PLAN REVIEW



## Section 4 continued: Sites assessed as unsuitable for development

Site	Description and Issues
<p>WG25-2 Montague Farm Field (Kirdford Road)</p>	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Greenfield site.</li><li>• Beyond Settlement Boundary but within 10-minute isochrone.</li><li>• Beyond the Local Green Gap as defined in NP Policy OA5.</li><li>• Exacerbates radial development on western side of Kirdford Road.</li><li>• Sensitive landscape setting contributing significantly to the openness and rural character of the village edge.</li><li>• Contrary to Local Plan Policy NE3.</li><li>• Development here would appear incongruous.</li><li>• Would impact on the rural approach to the village and countryside setting and character of the village.</li><li>• In comparison to WG25-1, Anells Yard, would be a substantial consolidation of the strip development, loss of views and much greater change to rural character of this area of the village.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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>
<p>WG25-4 Tanglewood Rear Land, Kirdford Road</p>	<p><b>The site is considered unsuitable for development</b></p> <ul style="list-style-type: none"><li>• Greenfield site, currently cut grass with a pond.</li><li>• An extension to the approved Tanglewood Nursery development on a pre-used site.</li><li>• Small scheme of 5 bungalows proposed.</li><li>• Beyond Settlement Boundary but within 10-minute isochrone.</li><li>• Beyond the Local Green Gap as defined in NP Policy OA5.</li><li>• Creates development behind the existing building line and so would represent intrusion into the countryside.</li><li>• Does increase further traffic movements but limited to 5 dwellings.</li><li>• Bungalows with lower rooflines would limit visual impact from Kirdford Road.</li><li>• SAC Bat Flightlines zone.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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 continued: Sites assessed as unsuitable for development

Site	Description and Issues
WG25-5 Spring Field, The Luth	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Greenfield site in agricultural use, although historic landfill site and therefore has potential for contamination.</li><li>• Adjacent to the Settlement Boundary and within 10-minute isochrone.</li><li>• While it lies on the urban edge, it has high landscape value leading out to the open countryside with long views and is considered to have high sensitivity.</li><li>• Public right of way runs alongside the site and so is highly prominent.</li><li>• Development in this location would be incongruous with the existing settlement pattern.</li><li>• It would be intrusive development in the countryside, extending beyond the defined village edge.</li><li>• The narrow, one-way access to the site is a significant constraint as there is little opportunity to widen. Increased traffic through Carters Way would be unacceptable due to existing residential parking pressure and access from Kirdford Road.</li><li>• Adjacent to Ancient Woodland.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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>
WG25-9 Land west of Durbans Road	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Large Greenfield site in agricultural use.</li><li>• Remote from the Settlement Boundary and the Local Green Gap as defined in NP Policy OA5.</li><li>• Development of this scale would be incongruous with the existing settlement pattern and the radial development that extends out of the village along Durbans Road.</li><li>• It would be intrusive development in the countryside.</li><li>• Northern edge of site is within Flood Zone 2 and 3a</li><li>• SAC Bat Flightlines zone.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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 continued: Sites assessed as unsuitable for development

Site	Description and Issues
<p>WG25-10 Land east of Durbans Road</p>	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Large greenfield site in agricultural use - impact on wildlife and biodiversity.</li><li>• Remote from the Settlement Boundary and the Local Green Gap as defined in NP Policy OA5.</li><li>• Development of this scale would be incongruous with the existing settlement pattern and the radial development that extends out of the village along Durbans Road.</li><li>• It would be intrusive development in the countryside.</li><li>• Northern and eastern edges of site are within Flood Zone 2 and 3a.</li><li>• SAC Bat Flightlines zone.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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>
<p>WG25-12A Sweephurst Farm (Behind Durbans Road)</p>	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Large greenfield site used for grazing.</li><li>• Remote from the Settlement Boundary and the Local Green Gap as defined in NP Policy OA5.</li><li>• Development of this scale would be incongruous with the existing settlement pattern and the radial development that extends out of the village along Durbans Road.</li><li>• It would be intrusive development in the countryside.</li><li>• Eastern edges of site are within Flood Zone 2 and 3a.</li><li>• Grade II listed buildings in close proximity to the site.</li><li>• Site partly within SAC Bat Flightlines zone.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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 continued: Sites assessed as unsuitable for development

Site	Description and Issues
WG25-12B Sweephurst Farm (Behind Newpound Lane)	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Large greenfield site used for grazing.</li><li>• Remote from the Settlement Boundary and the Local Green Gap as defined in NP Policy OA5.</li><li>• Development of this scale would be incongruous with the existing settlement pattern and the radial development that extends out of the village along Newpound Lane.</li><li>• It would be intrusive development in the countryside.</li><li>• Access constraints on Newpound Lane – narrow lane, visibility restrictions and additional traffic in the lane is considered dangerous and undesirable.</li><li>• Access could be achieved through other sites but a larger connected site would exacerbate environmental issues.</li><li>• Northeastern edge of site is within Flood Zone 2 and 3a.</li><li>• Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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>
WG25-13 Sweephurst Field (Durbans Road)	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Greenfield site, currently used for grazing.</li><li>• Site would result in the loss of the designated Local Green Gap as defined in NP Policy OA5 and therefore contrary to extant NP policy.</li><li>• The site's sensitive landscape, strong rural character and openness contribute to the setting and character of the village. It separates the village from radial development along Durban Road.</li><li>• Development of the site would infill this open and undeveloped land creating coalescence of the built area, contrary to Local Plan Policy NE3.</li><li>• Impacts upon open views as entering the village.</li><li>• Adjacent to Conservation Area and in close proximity to Grade II listed buildings.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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 continued: Sites assessed as unsuitable for development

Site	Description and Issues
WG25-15 Champions Farm (Newpound Lane)	<b>This site is considered unsuitable for development. Assessed as unsuitable. Subsequently withdrawn so unavailable.</b>
WG25-16 Champions Farm (Field behind house)	<b>This site is considered unsuitable for development. Assessed as unsuitable. Subsequently withdrawn so unavailable.</b>
WG25-17 Glebe Fields (East of St Peter's)	<b>This site is considered unsuitable for development.</b> <ul style="list-style-type: none"><li>• Greenfield site in agricultural use for grazing.</li><li>• Beyond the Settlement Boundary and proposed scheme/fields to be used are beyond the Local Green Gap as defined in NP Policy OA5.</li><li>• Significant concerns over impact upon a historic heritage assets - Grade 1 listed church and Conservation Area. The NPPF gives great weight to the conservation of heritage assets.</li><li>• Impact upon landscape character and loss of views.</li><li>• Impact upon historic bridleway and Public Rights of Way; urbanisation.</li><li>• Highway safety concerns over narrow access through Glebe Way and restricted visibility onto the A272.</li><li>• Access onto narrow Newpound Lane is also considered dangerous.</li><li>• Concerns over the ability of Newpound Lane to accommodate further traffic due to narrowness and pinch point beyond the school.</li><li>• No footway on this part of Newpound Lane. Two access points, Glebe Way and Newpound Lane, have the potential of creating a significant traffic hazard with a `rat run` to the school entrance from the A272.</li><li>• Tree Preservation Order on the site and area order for Glebe Way.</li><li>• Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</li></ul> <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>

# NEIGHBOURHOOD PLAN REVIEW



## Section 4 continued: Sites assessed as unsuitable for development

Site	Description and Issues
WG25-18 Farnagates Field 1 (Billingshurst Road)	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Greenfield site in agricultural use for grazing.</li><li>• Well beyond the Settlement Boundary and the Local Green Gap as defined in NP Policy OA5.</li><li>• Development in this location would be incongruous with the existing settlement pattern, creating further radial development.</li><li>• It would be intrusive development in the countryside.</li><li>• Contrary to Local Plan Policy by infilling open and undeveloped land creating coalescence of the built area.</li><li>• Sensitive landscape setting and would impact on views to the Downs.</li><li>• Would significantly impact the rural approach to the village and countryside setting and character of the village.</li><li>• Concerns over safety of vehicle access and visibility on to A272.</li><li>• No direct access to the pedestrian network. Visibility to cross is restricted and dangerous.</li><li>• Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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>
WG25-19 Farnagates Field 2 (Billingshurst Road)	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Greenfield site in agricultural use for grazing.</li><li>• Well beyond the Settlement Boundary and the Local Green Gap as defined in NP Policy OA5.</li><li>• Development in this location would be incongruous with the existing settlement pattern, creating further radial development.</li><li>• It would be intrusive development in the countryside.</li><li>• Contrary to Local Plan Policy by infilling open and undeveloped land creating coalescence of the built area.</li><li>• Sensitive landscape setting and would impact on views to the Downs.</li><li>• Would significantly impact the rural approach and countryside setting and character of the village.</li><li>• Concerns over safety of the vehicle access and visibility on to A272.</li><li>• No direct access to the pedestrian network. Visibility to cross is restricted and dangerous.</li><li>• Grade II listed building in close proximity to the site.</li><li>• Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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 continued: Sites assessed as unsuitable for development

Site	Description and Issues
<p>WG25-20 Farnagates Field 3 (Billingshurst Road)</p>	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Large greenfield site in agricultural use for grazing.</li><li>• Remote from the Settlement Boundary and the Local Green Gap as defined in NP Policy OA5.</li><li>• Development in this location would be incongruous with the existing settlement pattern, creating further radial development.</li><li>• It would be intrusive development in the countryside.</li><li>• Contrary to Local Plan Policy by infilling open and undeveloped land creating coalescence of the built area.</li><li>• Sensitive landscape setting and would impact on views to the Downs.</li><li>• Would significantly impact the rural approach and countryside setting and character of the village.</li><li>• Concerns over safety of the vehicle access and visibility on to A272.</li><li>• No direct access to the pedestrian network. Visibility to cross is restricted and dangerous.</li><li>• Grade II listed buildings in close proximity to the site.</li><li>• Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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>
<p>WG25-22 Newpound Field</p>	<p><b>The site is considered unsuitable for development.</b></p> <ul style="list-style-type: none"><li>• Greenfield site.</li><li>• Remote from the village.</li><li>• Intrusive development in the countryside and unsustainable development contrary to NPPF and Local Plan Policy.</li><li>• No pedestrian access to the village.</li><li>• Grade II listed buildings in close proximity to the site.</li><li>• Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</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 5: Further information you may wish to consider

#### Site Capacity – Concentrate or Disperse?

- Multiple factors influence the number of sites that will be required.
- Our original NP confirmed a preference for dispersed, smaller sites. A presumption was that smaller sites may be less disruptive and easier to assimilate into the village. Sites for 25 dwellings (Great Meadow) and 22 (Songhurst Meadow) have been built as part of our existing NP and are generally seen as successful developments. Are these considered as large in the context of our village?
- National and Local Plan policies seek efficient land use and so drive greater density.

#### LARGE SITES – 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><li>• Further community amenities will come with a maintenance cost to the village.</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>	

#### 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 9 or under dwellings, affordable housing is not provided; an equivalent financial contribution for the provision of affordable dwellings in the district is required instead.</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 5 continued: Affordable Housing Provision

- Affordable housing provision is determined by Local Plan Policy H4 (page 124) – please ask if you would like to review the full policy.
- On-site affordable housing provision will be required on sites of 10 dwellings or more, or sites of 0.5 hectares or more – 40% on greenfield sites, 30% on previously developed land.
- In accordance with national policy, 25% of the affordable housing provision will be made up of First Homes. First Homes must be discounted by a minimum of 30% against market value, the first sale price must be no higher than £250,000 and the First Home must be sold to a person who meets the eligibility criteria.
- The remaining 75% of affordable housing provision will be made up of an appropriate mix of affordable rent/social rent and shared ownership. However, this can be negotiated on a case-by-case basis where necessary.
- On sites of 6 to 9 dwellings, CDC will seek an equivalent financial contribution for the provision of affordable housing in the district.
- The Neighbourhood Plan will endeavour to ensure that affordable housing provision is initially offered to those with a village connection, but this cannot be guaranteed.

### Affordable Housing Provided in the Current Neighbourhood Plan

**Great Meadow, Petworth Road**, 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 was allocated to those without a village connection.

**Songhurst Meadow, Durbans Road**, provided 4 flats and 2 houses. It was intended that these properties would be for rent but a Housing Association to purchase the properties was not found. Planning permission was therefore given to change the properties to shared ownership.

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

## **NEIGHBOURHOOD PLAN REVIEW**

### **Section 6: What the village has told us before – is this your opinion?**

Since the original Neighbourhood Plan was adopted in 2016, the village has changed. We have sadly lost some long-standing residents, while also welcoming new residents. Many residents may also have experienced changes in their own circumstances, whether due to national economic factors or personal situations. As a result, views previously expressed to help form our Neighbourhood Plan may no longer reflect current opinion.

Please let us have your thoughts in the response booklet. Here are just a few questions and statements - please consider them.

#### **Vision Statement**

Wisborough Green will continue to be a traditional rural Parish that welcomes positive change, sustainable growth and progress, whilst conserving and enhancing the special qualities that create this small but thriving community within its unique, historical, and precious environment, for current and future generations to enjoy.

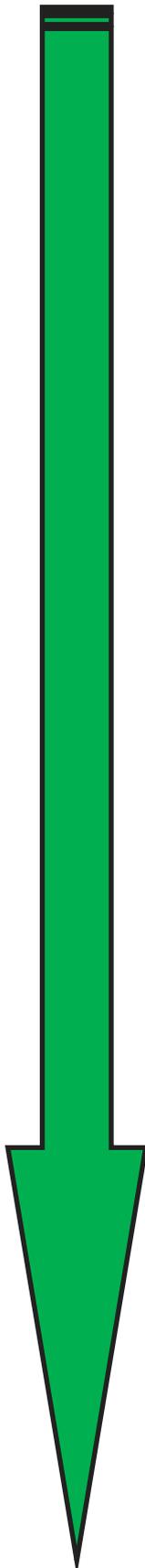
#### **Neighbourhood Plan Objectives**

This Plan will:-

1. Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Wisborough Green and the well-being of the community.
2. Accommodate sustainable housing development on the allocated sites in accordance with the Chichester Local Plan and The National Planning Policy Framework.
3. Ensure that all new housing and/or extension reflects the established Sussex vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed and other historic buildings and features.
4. Ensure that such open market development reflects local housing needs providing multi-use housing appropriate for all age groups, and that affordable housing is prioritised for people with defined local connection to Wisborough Green.
5. Encourage the provision of new open and green spaces for sporting and general social/recreational use by the community.
6. Define a new Settlement Boundary and identified sites where appropriate development will be accommodated.
7. Encourage sustainable design that promotes awareness of energy conservation and efficiency in mitigation of climate change.
8. Protect and conserve the special qualities of the South Downs National Park.
9. Encourage the conservation and enhancement of the historic environment.
10. Protect and enhance the natural environment, both habitats and landscapes.

# NEIGHBOURHOOD PLAN REVIEW

## Section 7: What happens next and approximate timeline



**Summer 2025** - Call for Sites - Closing Date: 1<sup>st</sup> September 2025

Validation of the assessment process by CDC and an independent planning consultant

**Autumn 2025** - Initial Site Assessment against approved criteria undertaken by NP Review Group

**February 2026 - We are here!**  
**Community Consultation Event on potential development sites**

**From March onwards** .....

- The consultation feedback you provide will be analysed and then that analysis validated by an independent consultant.
- This information 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.

**Autumn 2026 - Regulation 14 Consultation**

It is anticipated that you will be invited to view the draft Reviewed Neighbourhood Plan and attend a further public consultation (Regulation 14 consultation).

**Autumn 2026** - After the Regulation 14 consultation, the consultation responses will be analysed and amendment made if considered necessary to comply with planning policy.

**Early 2027** - Submission of Reviewed Neighbourhood Plan and supporting documents to CDC.

**2027** - CDC continue with the statutory process:

- Publicised for 6 weeks
- Examination
- Referendum
- Adoption as Planning Policy

## **FOR YOUR INFORMATION**

### **The process to acquire affordable / social rented housing**

- Chichester District Council operates a choice-based lettings register for social and affordable homes provided by housing associations across the district. This scheme is called Chichester Homemove.
- It gives households the choice of where they would like to live, provided they are eligible to join the register.
- The housing register may not be an option for everyone, and a home in the private rented sector may well be more suitable.
- Information about affordable housing to buy or rent, and to apply for the housing register can be found on the CDC website.

**[Chichester.gov.uk/housing](https://www.chichester.gov.uk/housing)**

## **NEIGHBOURHOOD PLAN REVIEW - LED BY VOLUNTEERS**

In the Neighbourhood Plan process, volunteers and the Parish Council work in partnership to shape the vision for Wisborough Green.

The Neighbourhood Plan Steering Group are volunteers. They play a vital role by contributing local knowledge, gathering evidence, engaging with residents, and helping to develop ideas and policies that reflect the needs and aspirations of the village.

The Parish Council provides leadership and accountability, acting as the qualifying body responsible for overseeing the process, ensuring it meets statutory requirements, and liaising with the local planning authority and other stakeholders.

Together, volunteers and the Parish Council ensure that the Neighbourhood Plan is community-led, inclusive, and robust, giving local people a meaningful voice in guiding future development.

- **PLANNING AND FUTURE DEVELOPMENT CAN BE FRUSTRATING, UPSETTING AND EMOTIVE.**
- **WE ARE TRYING OUR BEST FOR WISBOROUGH GREEN.**
- **PLEASE PROVIDE REASONED RESPONSES AND TREAT EVERYONE WITH CIVILITY AND RESPECT.**

# Community Infrastructure Levy (CIL)

From February 2016, Chichester District Council has collected financial contributions from developers to help pay for new and improved infrastructure.

The levy applies to residential development which creates one or more dwellings, retail development, and purpose-built student housing. A developer will not pay CIL on affordable housing or a self-build house, provided they claim the relief.

With a Neighbourhood Plan in place, the Parish Council receives 25% of this funding for any development in the Parish; without a Neighbourhood Plan in place, this is reduced to 15%. The money raised can be spent on anything that deals with the demands that development places on the village.

The money is paid directly to the Parish Council and if proposed expenditure meets the CIL criteria, the Parish Council can authorise the expenditure. It is a substantial sum of money.

To date, the Parish Council has received:

2021- £108,650  
2025 - £79,430                      A total of £188,080

Every year the Parish Council considers possible projects and prepares a plan for expenditure or saving for future projects, such as a new Pavilion. So far, £86,667 has been spent on the following projects:

Village Hall Refurbishment	£24,565
Village Green Drainage	£29,306
Village Green Levelling	£4,508
Youth Surface on the Village Green	£10,000
Songhurst Meadow Path	£9,000
Pavilion Planning Application	£6,963
Traffic Calming	£2,325

The Parish Council has committed to spend about £42,000 in 2026 to replace the black surfacing in the playground which is now failing.

With further development in the village, the Parish Council will be receiving a significant amount of money if CIL remains in place.

**We need your thoughts and ideas.**

**What would you like improved in the village?  
Any project ideas?  
Please write on the Post-Its and stick here.**

# Village Major Emergency Plan

## **PLEASE VOLUNTEER JUST IN CASE!**

Extreme weather is not a distant risk, it has already shaped our community. The Great Storm of 1987 uprooted an estimated 15 million trees, blocked roads and railways, damaged homes, and left areas like Wisborough Green without power for days. Just 27 months later, another severe storm struck. Since then, changing weather patterns have brought heavy snowfall, prolonged power cuts, and record-breaking flooding to the UK.

These events highlight a real concern. Wisborough Green could one day be isolated by blocked roads, loss of power and communications, damaged homes, and residents needing urgent support.

To prepare for this, the Parish Council has created a community-based Major Emergency Plan. This Plan enables the village to support itself until outside help arrives.

To make this Plan work, we rely on the support of local volunteers. Tasks may be as simple as checking on residents or making tea at the Village Hall. Some volunteers may have additional skills, such as experience in forestry work or previous experience in the emergency services, which could be invaluable in certain situations. Every contribution matters, and your involvement could make a vital difference when our village needs support the most.

**If you are willing to add your name to our register, hopefully never to be called upon, please complete one of the registration forms and put into the box.**

**Thank you.**

**Anything else that you would like to say  
before you leave?**



Please put comments here.

# **REFRESHMENTS AVAILABLE**

**PLEASE ASK –  
WE ARE HAPPY TO HELP**

**Tea and Coffee  
Squash  
Water  
Biscuits**

