



**THIS QUESTIONNAIRE IS IMPORTANT FOR THE VILLAGE
YOUR COMMENTS ON THE DRAFT REVISED PLAN ARE ESSENTIAL**

Dear Residents,

We have reached another important stage in the preparation of our Neighbourhood Plan (NP), and your views have never been more important. We encourage everyone in the Parish to get involved and share their thoughts. This is your opportunity to help shape the future of our village and ensure that the NP reflects the needs and aspirations of Parish residents.

Please take a few moments to read the accompanying update notes and look at the draft document before completing the questionnaire. Thank you for your time, support and valuable contribution.

Wisborough Green Parish Council & the NP Steering Group

What is the purpose of a NP? To set out the vision, objectives and policies for the growth of the Wisborough Green Parish over the period 2021 to 2039. Once adopted, the NP will form part of the Chichester Development Plan and the South Downs National Park Development Plan (for the small section in the Park).

Why is the NP being updated? The extant NP 2014-2029 was adopted by Chichester District Council (CDC) on 19th July 2016. It has worked well for the village, standing up to scrutiny and protecting the village on several occasions from inappropriate development. However, the village has been allocated further housing (75 dwellings), and this NP is now out of date. The NP 2021-2039 will replace the extant NP.

What happens if we don't have a NP? New development is inevitable. Without a NP, development applications and their approval would revert directly to CDC policies without recourse to local influence or opinion. The village would have little influence on the position or design of such housing.

What's been updated? This Draft Revised NP has been updated to reflect feedback from consultations undertaken since 2018 and to comply with the Chichester Local Plan adopted in August 2025 and the 2026 National Planning Policy Framework. It sets out proposed local policies for housing location, design, green spaces, parking, and the protection of the environment and historic character.

The Strategic Environmental Assessment and Habitat Regulations Assessment are published alongside the revised NP, and comments on these documents are also invited.

Why should I get involved? This consultation invites residents to review the proposals and share their views before the revised NP is finalised and submitted to CDC for the next consultation stage, ahead of its formal adoption. It is vital that Wisborough Green residents have their say in shaping the future of our village. This Draft Revised NP gives everyone the opportunity to help influence the decisions that will affect our community for years to come.

Who should respond? 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. You can either complete it on behalf of your household or if you wish, every eligible family member or resident at your address can complete. Please either complete online or download a further copy from the website.

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

How are my comments considered? Every comment will be reviewed and responded to in a Consultation Statement which will be published on the NP website. Amendments to the NP will be made if considered necessary. This statement is submitted to CDC with the submission version of the NP.

How do I get involved? The six-week consultation on the Draft Revised NP runs from Monday 9th November until 5 pm on Tuesday 22nd December 2026. This is the first statutory (Regulation 14) consultation, and all responses must be received by the closing date. Along with residents, all statutory stakeholders (such as Historic England, Environment Agency, Natural England) and other interested parties are invited to respond. Taking part is easy.

Neighbourhood Planning (General) Regulations 2012 – Regulation 14

Wisborough Green Parish Council

Notice is hereby given that Wisborough Green Parish Council, as the qualifying body for the Wisborough Green Neighbourhood Area, has prepared a Pre-Submission Draft Revised Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012.

In compliance with Regulation 14, Wisborough Green Parish Council is undertaking a statutory pre-submission consultation and invites comments from all persons who live, work, or carry on business within the Neighbourhood Area, together with consultation bodies whose interests may be affected by the draft proposals.

What information may I need?

- Policies for the proposed development sites have been provided in this booklet
- Other policies are in the full Draft Revised NP document

How can I view the full Draft Revised Neighbourhood Plan document?

Online: Visit the dedicated NP website – www.wisboroughgreen.org – to view the document and supporting evidence (available from 9th November 2026).

Drop-in Sessions: Consultation events will be held in the Village Hall. You can view displays and speak to members of the Parish Council and NP Steering Group.

- Friday 20th November, 1 pm to 4 pm
- Saturday 21st November, 1 pm to 4 pm

Hard Copy: A limited number of copies will be available on loan by application to clerk@wisboroughgreen-pc.gov.uk and will also be available at the drop-in sessions.

How do I submit my comments? It is preferred that you complete the formal consultation questionnaire. All representations should include the respondent's name and address and should clearly identify the section(s) or policy/policies to which the comments relate. Representations may be submitted:

Online: Complete the online survey on **www.wisboroughgreen.org**

Email: Scan / photograph the response pages and send to:
NP@wisboroughgreen-pc.gov.uk

Drop-In: To the collection box at the consultation events or Village Shop, or Parish Council postbox at the Village Hall.
Please secure the pages together or put in an envelope.

Post: Wisborough Green Parish Council
PO Box 255, Billingshurst, RH14 0WT

How will the information I provide be used?

General Data Protection Regulations

Any personal information given via this form will be kept strictly confidential and be used only to provide a requested service. It will only be kept for as long as necessary to provide that service and shared only with the NP Steering Group and CDC for this purpose. It will not be disclosed to any other third party without your permission or unless we are required to do so by law. Personal data will be deleted as soon as possible after the analysis can be completed.

FEBRUARY 2026 SITE CONSULTATION RESULTS

Thank you to everyone who attended and completed the consultation survey in February. The full analysis report has now been provided on the NP website – www.wisboroughgreen.org – but we have provided a summary below.

Response Rate: A total of 152 responses were received, representing 10.7% (2011 Census) of the village population or 12.3% of registered electors. The two-day event attracted 196 village residents, alongside five land promoters/agents. The responses were considered sufficient to provide meaningful data, with a reasonable spread across the village, although interest was understandably higher among residents living in the village centre.

Site Assessment Accuracy: For sites assessed as having development potential, all 'green' sites received over 77% agreement to the site assessment accuracy. Comments against generally related to opposition to the site, rather than relating to an inaccuracy in the assessment. Responses also emphasised that potential identified concerns had been understated.

For sites assessed as not having development potential, responders understood why 'red' sites were not put forward for development, with 72% agreeing with the site assessment accuracy.

Support for Development: Responses provided a clear indication of the most preferred sites and re-confirmed support for smaller sites that could be more easily integrated into the village, with brownfield/pre-used favoured over Greenfield. Residents also supported further commercial development at Wharf Farm.

The results of this consultation, as well as subsequent information received relating to access, business use and availability, has informed the Parish Council's proposals for sites and housing numbers to be considered for the revised Neighbourhood Plan.

Clark's Yard, an undeveloped site from the extant NP, has been withdrawn and cannot be taken forward into the revised NP. A replacement site for 11 dwellings needs to be found, so this number has been added to the housing allocation of 75. 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 following sites have been included:

- WG25-14: Winterfold Garden for 5 dwellings (New Policy SSR7)
- WG25-1: Anells Yard for 26 dwellings (New Policy SSR8)
- WG25-7: Land South of A272 for up to 15 dwellings (New Policy SSR9)
- WG25-8: Paddock Farm Field for 10 dwellings (New Policy SSR10)
- WG25-6: Tanyards for up to 12 dwellings (New Policy SSR11)

WINTERFOLD GARDEN, DURBANS ROAD (WG25-14 – NEW POLICY SSR7) FOR 5 DWELLINGS

1. Located in the rear garden of Winterfold House, this site featured in the 2019 consultation event as the smallest of the proposed development sites, being promoted for 6 dwellings.
2. It was identified on the CDC Housing and Economic Land Availability Assessment (HELAA) 2020 for 10 dwellings. The land promoter advised in November 2020 that a scheme for 8 dwellings was being considered.
3. It featured in the 2026 consultation for 6 dwellings but the land promoter subsequently advised that this number had been reduced to 5.
4. The site is separated from the Songhurst Meadow development by an existing mature tree/hedge line and has a separate access from Durbans Road. There is no throughway to Songhurst Meadow.
5. It is partially screened by the existing Winterfold House. The only view into the site is through the access road with one dwelling being partially visible.
6. The site was well supported by the community for development in both the September 2019 and January 2021 consultations for 8 dwellings, but less so in 2026. However, this is a small sustainable location in the heart of the village using pre-used land.
7. Durbans Road is used as a cut through linking the B2133 to the A272. Residential parking and parking associated with the public house reduces the road to single carriageway at times. As such, sufficient parking must be provided within the site, with no reliance on on-street parking.



Benefits

- Village centre location with pedestrian access to village facilities
- Within the 5 minute walking isochrone

Issues

- Sensitive use of design is required to mitigate proximity to the Grade II Listed buildings and non-designated heritage assets nearby on Durbans Road
- Edge of the Conservation Area
- With the Songhurst Meadow development, increased density of dwellings in this area
- Removes area of green space although this is private garden
- On-road parking concerns associated with public house patrons

Attributes

- Greenfield garden site
- Approximately 0.44 hectares
- Flat site
- Access off Durbans Road
- The site is outside the Settlement Boundary but adjacent to the Conservation Area
- Identified by CDC

ANSELLS YARD, KIRDFORD ROAD (WG25-1 – NEW POLICY SSR8) FOR 26 DWELLINGS

1. It is regarded as a brownfield site although a section of Greenfield paddock and garden is included. It is outside the settlement boundary and remote with no pedestrian access to the village centre.
2. The site was first identified by CDC in 2020 as having potential. In the extant NP consultations, a preference for brownfield sites was identified. As such, the site was included in the January 2021 consultation for up to 18 dwellings and 3 light commercial units.
3. Although the site was commercially active in the past, the buildings have declined and use is now limited to storage. The promoter has provided evidence of this decline to satisfy the Local Plan Appendix C requirement to remove the business use.
4. Being close to the settlement area, residential use for this site is considered best land use. Further business use is promoted at Wharf Farm, supported at the February 2026 consultation event and as detailed in policy EDR1.
5. Kirdford road is a rural lane serving the village of Kirdford. Increased development within the village and surrounding area has contributed to higher traffic volumes and speeds along the road. Sufficient parking must be provided within the site, with no reliance on on-street parking.
6. Use of this site is only possible with the provision of a footpath to provide safer pedestrian access for all members of public and this has been confirmed as achievable by the land promoter (refer to policy DSR2).



Benefits

- Redevelopment of existing commercial brownfield site
- Opportunity for landscaping improvements
- Opportunity for biodiversity gain
- Within 10 minute walking isochrone
- Community infrastructure gain - new pedestrian access to the village centre
- Sufficient size for adequate parking provision
- Opportunity to promote road speed reduction to 30 mph

Issues

- No existing pedestrian access
- Traffic speed on a straight stretch of road
- Contributing to the expansion of the radial route developments

Attributes

- Brownfield site and Greenfield paddock
- Declining commercial use and buildings
- Approximately 1.2 hectares
- Land relatively flat
- Identified on the CDC HELAA

RESPONSE FORM

PLEASE PULL OUT AND COMPLETE.

PLEASE SECURE BOTH SHEETS TOGETHER TO RETURN.

Name:	
Address including Postcode:	
Email Address:	
Confirmation to allow personal data to be passed to CDC so you will be notified of the Regulation 16 consultation:	
	YES ☐ NO ☐
(Please refer to Data Protection statement on Page 3 of the booklet)	
Completed as Individual ☐	Completed on behalf of household ☐

GENERAL SUPPORT	Please tick only one of the following boxes:
I / We SUPPORT the Revised Wisborough Green Neighbourhood Plan and have no further comments.	
I / We SUPPORT the Revised Wisborough Green Neighbourhood Plan and have made comments.	
I / We DO NOT SUPPORT the Revised Wisborough Green Neighbourhood Plan and have no further comments.	
I / We DO NOT SUPPORT the Revised Wisborough Green Neighbourhood Plan and have made comments.	

Please continue with your comments in the appropriate sections on the following pages. Thank you.

Policy	Paragraph	Your Comments Please use a continuation sheet as required
OAR1: Development Allocation (Page 37-38)		
OAR2: Spatial Strategy (Page 37-38)		
OAR3: Settlement Boundary (Page 39)		
OAR4: Small-Scale Housing Sites (Page 39)		
OAR5: Local Green Gaps: (Page 40-41)		
OAR6: Development within the SDN Park (Page 42)		
OAR7: Land Adjoining the SDN Park (Page 43)		
OAR8: Flood Risk (Page 45)		

Policy	Paragraph	Your Comments Please use a continuation sheet as required
ENR1: Green Infrastructure (Page 46-47)		
ENR2: Landscape Character and Open Views (Page 48-49)		
ENR3: Conserving and Enhancing the Heritage Historic Environment (Page 51)		
ENR4: Non-Designated Heritage Assets (Page 52)		
ENR5: Local Green Space (Page 53):		
ENR6: Local Open Space (Page 54-55)		
CDR1: Retention of Assets of Community Value (Page 56)		

Policy	Paragraph	Your Comments Please use a continuation sheet as required
DSR1: Vernacular for New Developments (Page 60-61)		
DSR2: Parking Provision and Standards (Page 63-65)		
EDR1: Development of New and Existing Business (Page 66-67)		
EDR2: Encourage and Support Home Working (Page 66-67)		
EDR3: Site Specific Policy - Commercial Areas (Page 66-67)		
INR1: Pedestrian Access and Footway Provision (Page 69-71)		
INR2: Street Lighting and Dark Night Skies (Page 72-73)		

Policy SSR7	Winterfold Garden, Durbans Road (Page 81-82) For 5 dwellings
Your Comments Please use a continuation sheet as required	
Policy SSR8	Ansells Yard, Kirdford Road (Page 83-84) For up to 26 dwellings
Your Comments Please use a continuation sheet as required	

Policy SSR9	Land South of A272 (Page 85-86) For up to 15 dwellings
Your Comments Please use a continuation sheet as required	
Policy SSR10	Paddock Farm Field (Page 87-88) For 10 dwellings
Your Comments Please use a continuation sheet as required	

Policy SSR11	Tanyards, Petworth Road (Page 89-90) For up to 12 dwellings
Your Comments Please use a continuation sheet as required	
ADDITIONAL COMMENTS AND FEEDBACK	
Please provide any further comments on the Draft Revised Neighbourhood Plan as a whole. Please attach further pages if necessary.	

ADDITIONAL COMMENTS AND FEEDBACK

Please provide any further comments on the Draft Revised Neighbourhood Plan as a whole. Please attach further pages if necessary.

General Data Protection Regulations

Any personal information provided on this form and attached pages will be kept strictly confidential and used only to provide a requested service.

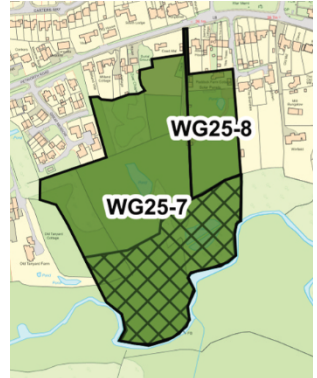
Please return your comments by:

5 PM ON TUESDAY 22ND DECEMBER 2026

Response Page R8

LAND SOUTH OF A272 (WG25-7 – NEW POLICY SSR9) FOR UP TO 15 DWELLINGS

1. This is a Greenfield site with access through housing south of the A272. It is a discrete development which would not be visible from the village.
2. The site was identified on the CDC HELAA 2020 as not having potential and was therefore not considered in previous consultations. However, CDC's concerns over access and impact upon the Conservation area were removed when the access was opened up and a CDC re-assessment requested.
3. It is close to the village centre therefore sustainable development.
4. The access is between two Grade II Listed houses but has an opportunity to be widened.
5. The top section of the site is adjacent to the Settlement Boundary and development would therefore fit well with the village form. The paddock immediate below Coed Afal Grade II property, is to be retained with the property.
6. The top section of the site is also within the Conservation Area and buildings to the north are Grade II Listed. The design of dwellings in this section would need to be carefully considered to respect these heritage assets.
7. This is an extensive site with the lower section being susceptible to flooding. The steep gradient and flooding potential restricts development to the upper section only.
8. With the access being off the A272, sufficient parking must be provided within the site, with no reliance on on-street parking.



Benefits

- Village centre location
- Within the 5-minute walking isochrone
- Existing pavement to the village centre
- Access off the main road
- Sufficient size for adequate parking provision
- Discrete location and not visible from the village centre
- Limited impact on the view from the church due to tree cover and lower lying ground
- Includes a small arboretum so an opportunity to incorporate specimen trees into the scheme

Issues

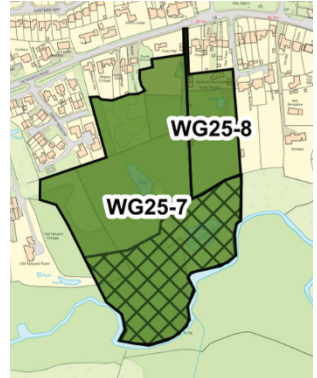
- Impact on Grade II Listed buildings
- Flooding on the lower section of the site
- Establishing safe access

Attributes

- Greenfield paddock and fields
- Includes wildlife pond
- Extends to 5.86 hectares - land available as needed but development limited to upper section only due to flooding
- Adjacent to the Settlement and Conservation Area boundaries
- Not visible from the village centre

PADDOCK FARM FIELD (WG25-8 – NEW POLICY SSR10) FOR 10 DWELLINGS

1. This is a Greenfield site with access through housing south of the A272, an access to be shared with the adjacent site, Land South of A272. It is a discrete development which would not be visible from the village.
2. The site was identified on the CDC HELAA 2020 as not having potential and was therefore not considered in previous consultations. However, CDC's concerns over access and impact upon the Conservation area were removed when the access was opened up and a CDC re-assessment requested.
3. The access is between two Grade II Listed houses but has an opportunity to be widened.
4. The north boundary is adjacent to the Settlement Boundary. Development would therefore fit well with the village form.
5. The Conservation Area boundary follows the Settlement Boundary so the design of dwellings would need to be carefully considered to respect these heritage assets.
6. It is close to the village centre therefore sustainable development.
7. With the access being off the A272, sufficient parking must be provided within the site, with no reliance on on-street parking.



Benefits

- Village centre location
- Within the 5-minute walking isochrone
- Existing pavement to the village centre
- Access off the main road
- Sufficient size for adequate parking provision
- Discrete location and not visible from the village centre
- Limited impact on the view from the church due to tree cover and lower lying ground

Issues

- Establishing safe access

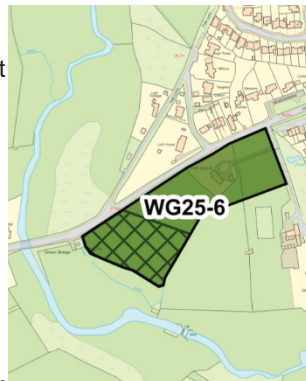
Attributes

- Greenfield paddock
- Extends to 0.88 hectares - land available as needed
- Adjacent to the Settlement and Conservation Area boundaries
- Not visible from the village centre

TANYARDS

(WG25-6 – NEW POLICY SSR11) FOR UP TO 12 DWELLINGS

1. This is a Greenfield site with access available off the A272.
2. The site has not previously been offered for development. It includes the existing house and garden area as well as a section of Greenfield paddock.
3. The site is adjacent to the Settlement Boundary.
4. Being at the entrance to the village, the extent of development to be limited to match the north side of the A272, to create a balanced village form.
5. It is outside the 5-minute walking isochrone but well within 10 minutes. There is a pavement to the village centre, although it narrows at one place along a busy A road. However, this was previously considered safe by WSCC for the adjacent Great Meadow development.
6. The lower section of the western field is susceptible to flooding and is within the newly defined Local Green Gap.
7. The site is north of a Grade II Listed farmhouse which is the only heritage asset affected. The farmhouse cannot be seen.



Benefits

- Existing pavement to the village centre
- Access off the main road
- Sufficient size for adequate parking provision
- Next to the Settlement Boundary and would fit within the existing village form
- Use of some pre-used land in addition to Greenfield

Issues

- Impact on village approach view
- Lower western field susceptible to flooding and within the Local Green Gap

Attributes

- Redevelopment of the existing house and garden as well as paddock
- 1.6 hectares (maximum)
- Adjacent to the Settlement Boundary

SUMMARY OF GENERAL TEXT AND POLICY CHANGES

Changes to the extant NP 2014-2029 which have been made in the Draft Revised NP are summarised below:

Plan Summary - updated to reflect review.

Introduction - updated to reflect review, district and national policy changes and the review consultation process.

Vision and Objectives - minor wording changes to reflect consultation feedback.

About Wisborough Green Parish - information updated to be current.

Policies - all policies have been reviewed against the Chichester Local Plan 2021-2039 and NPPF 2026. The following policy amendments have been made:

Where duplication with the Chichester Local Plan occurs, the policy has been removed although the justification text remains to provide local knowledge. All other policies are local and specific to Wisborough Green. Text has also been included to highlight local concerns although Chichester Local Plan policy applies and no further local policy is required. Policies have been renumbered and an 'R' included to reflect the review.

Policies have been updated to include feedback from the first Regulation 14 consultation on the abandoned reviewed NP undertaken in May 2021. Comments include those submitted by statutory consultees and an inspector who undertook a health check. Updates also include comments from the February 2026 consultation.

OAR1: Development Allocation - Amended to reflect the sites that have already been developed and the revised housing allocation with the inclusion of additional development sites.

OAR2: Spatial Strategy - updated.

OAR3: Settlement Boundary - the settlement boundary has been revised to include Great Meadow.

OAR5: Local Gaps - Re-definition of the gaps to remove ambiguity previously identified by an appeal inspector.

ENR4: Conserving and Enhancing the Heritage Environment - re-worded to remove ambiguity.

ENR5: Local Green Space - updated to include the new public open space at Songhurst Meadow and Stable Field.

NEW Policy - DSR1: Parking Provision and Standards - expanded to reflect local concerns and requirements.

EDR3: Development of New and Existing Business - re-worded to give further clarity of intent and inclusion of Wharf Farm.

NEW Policy - INR1: Pedestrian Access and Footway Provision - re-worded to give clarity and includes specific reference to Kirdford Road.

INR2: Street Lighting - changed to a Street Lighting and Dark Night Skies Policy and expanded to preserve the dark skies of the whole Parish.

SITE SPECIFIC POLICIES:

Sites included in the extant NP that have been built (Great Meadow and Songhurst Meadow) have been removed.

The allocation on Greenways Nursery has not been completed and will therefore remain in the reviewed NP.

Clark's Yard has been removed and is not carried forward in the revised NP.

Details of the new sites to meet the revised allocation and supported at the February 2026 consultation are included.

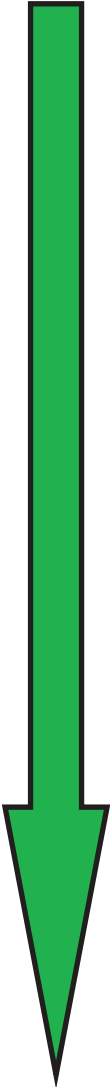
Proposed Development on Durbans Road

Some households may have recently received a flyer from Elivia Homes outlining proposals for a development of up to 60 houses on Durbans Road, between Songhurst Meadow and Sweepthurst Farm.

This site has not been identified as a potential development site in this NP review on multiple grounds. In particular it lies within a sensitive Local Green Gap, protected by policy in the current and revised NP.

The developer has indicated that an outline planning application is expected to be submitted before the year end. Unfortunately, CDC does not currently have the required housing land supply to meet its housing requirements. With the wider pressure to deliver additional housing coming from central Government, it leaves the village open to speculative development which is contrary the NP process. The Parish Council has sought advice, and the recommendation is that we continue to progress the revised NP as planned. Having an up-to-date NP puts the village in a stronger position to protect its character and green spaces.

While the Parish Council will continue to support the village and its interests through the planning process, we must be realistic about the challenges we face. If an application is submitted and ultimately approved, this may be despite the village objections, and will impact upon the NP. We will continue to do everything within our powers to represent the community and protect the village's interests.



Regulation 14 Consultation

All respondents' views will be analysed and, where possible and appropriate, taken into account. A Consultation Statement summarising comments will be prepared. The results will be reviewed and validated by an independent Planning Consultant.

Regulation 15

Any changes that are considered necessary, as a result of the Regulation 14 consultation, will be discussed with CDC. The Revised NP will be approved by the Parish Council for submission to CDC with all supporting evidence.

Regulation 16 Consultation

Another 6 week consultation will take place. CDC will contact all residents who have contributed to this Regulation 14 consultation and given permission to be contacted. Residents will be provided with a further opportunity to submit comments directly to CDC. Regulation 16 comments will be considered by the Examiner.

Independent Examination

An independent examination of the Revised NP and supporting evidence will be carried out by an Examiner appointed by CDC in agreement with the Parish Council.

Referendum

It is a requirement of the Localism Act 2011 that, following a successful Independent Examination, a referendum will be held. This referendum will be organised by CDC and the majority (51% of voters) must vote in favour for the Revised Neighbourhood Plan to be adopted.

Unfortunately, we are unable to provide a timescale for the remainder of the consultation process as this is in the hands of CDC!