WISBOROUGH GREEN
PARISH COUNCIL

MODIFICATION STATEMENT FOR THE DRAFT REVISED WISBOROUGH GREEN NEIGHBOURHOOD PLAN REGULATION 14 VERSION November 2026

1. Introduction and Background

This Modification Statement has been prepared by Wisborough Green Parish Council (the 'Qualifying Body').

The extant Wisborough Green Neighbourhood Plan was formally 'made' (adopted) by the District Council on 19th June 2016 and the South Downs National Park Authority on 9th June 2016. It covers the designated neighbourhood area matching the administrative boundary shown on Figure 1, page 7, of the document for the period 2014 to 2029.

2. Statutory Requirement

Regulation 15(1)(f) of the amended 2012 Regulations stipulates that a modification proposal must be accompanied by:
"a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".

3. Modification Types

Planning Practice Guidance (PPG) advises that there are three types of modification that can be made to a Neighbourhood Plan. These are:

1. Minor (non-material) modifications to a neighbourhood plan are those which would not materially affect the policies in the plan. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
2. Material modifications which do not change the nature of the plan would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
3. Material modifications which do change the nature of the plan would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

4. Assessment of the Scale of Modifications

The Neighbourhood Plan Steering Group, working under the auspices of Wisborough Green Parish Council, has reviewed the scope of the updates and presented this information to the Parish Council. It is the formal opinion of the Steering Group and Wisborough Green Parish Council, as the Qualifying Body, that the proposed updates constitute:

- Minor (non-material) changes to contextual text.
- Material modifications that do not change the nature of the Plan.
- Material modifications to policies as detailed below that do change the nature of the Plan.

The core vision, objectives, and spatial strategies of the original Plan remain intact. Where policies have been removed due to duplication with the Chichester Local Plan, local details have been retained to give local context. Additional local information has also been updated to reflect recent consultation feedback and the village as it is today.

However, updates were required to:

- Align local policy with the revised National Planning Policy Framework (NPPF) 2026.
- Ensure conformity with the Chichester Local Plan 2021-2039 adopted in August 2025 and remove duplicated policies.
- Update factual information, housing delivery statistics, and map corrections.
- Update to strengthen policy as supported by public consultations and remove ambiguity identified as a result of applying the NP policies.
- Allocate development sites to meet the housing requirement as determined by the Chichester Local Plan.

The Parish Council concludes that, taken together, these proposed modifications do change the overall nature of the original Made Plan, and the inclusion of new policies, policy amendments and allocation of further development sites will require full independent examination and a public referendum.

The following changes have been made to policies in the extant Neighbourhood Plan 2014 to 2029. For the policies, where the original wording has been removed, it has been crossed through. Additional wording is shown in red text.

The page number refers to the draft revised Neighbourhood Plan 2021 – 2039.

Page No.	Section	Change	Type of Modification
3	Index	Index Updated - please note that as additional pages have been added, the page numbers for the different topics have now changed	Minor – does not change the nature of the Plan
4	Introduction	The Purpose of a Neighbourhood Plan New explanation text to update and reference extant NP	Minor – does not change the nature of the Plan
5	Introduction	Neighbourhood Plan 2021 – 2039: Content & Planning Context New/updated text to explain the review process	Minor – does not change the nature of the Plan
6	Introduction	Neighbourhood Plan 2021 – 2039: Summary of Changes New text to provide a summary of changes in the revised draft	Minor – does not change the nature of the Plan
7	Introduction	Neighbourhood Plan 2021 – 2039: Summary of Changes New text to provide a summary of changes in the revised draft	Minor – does not change the nature of the Plan
8	Introduction	Neighbourhood Plan 2021 – 2039: Consultation Process Updated to provide details of the 2021 – 2039 NP consultation process	Minor – does not change the nature of the Plan
9	Vision and Objectives Vision Statement	Points 2, 3 and 5 added to refence consultation for the revised Plan No change to Vision Statement	Minor – does not change the nature of the Plan

10	Vision and Objectives Objectives	Text changes: This Plan will:- 1. Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Wisborough Green and the wellbeing of the community. 2. Accommodate sustainable housing development on the allocated sites in accordance with the Chichester Local Plan and the NPPF. 3. Ensure that all new housing and/or extensions reflects ~~s~~ the established Sussex vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed and other ~~historic~~ heritage 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 a 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 ~~SDNP~~ 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.	Minor – does not change the nature of the Plan
11	About Wisborough Green Location	Updated to reflect current situation – 4 and 6 added	Minor – does not change the nature of the Plan
12	About Wisborough Green History and Heritage	Minor text changes to correct inaccuracies in point 8	Minor – does not change the nature of the Plan
13	About	No change	-

	Wisborough Green History and Heritage		
14	About Wisborough Green Farmland Quality and Agriculture	Updated with addition to point 2	Minor – does not change the nature of the Plan
15	About Wisborough Green Woodland	No change	-
16	About Wisborough Green Significant Waterways	No change	-
17	About Wisborough Green Community and Leisure Facilities	Minor text updates to reflect the current situation	Minor – does not change the nature of the Plan
18	About Wisborough Green Community and Leisure Facilities	Minor text updates to reflect the current situation	Minor – does not change the nature of the Plan
19	About Wisborough Green Local Economy and Business	Minor text updates to reflect current situation	Minor – does not change the nature of the Plan
20	About Wisborough Green Transport	Minor text updates to reflect current situation	Minor – does not change the nature of the Plan
21	About Wisborough Green Housing Background	Text updates to reflect current situation Telecommunications and Connectivity removed, now incorporated into text on page 74	Minor – does not change the nature of the Plan

22	About Wisborough Green Housing Background	Text and figures updated to reflect current situation	Minor – does not change the nature of the Plan
23	About Wisborough Green Housing Background	Text and figures updated to reflect current situation	Minor – does not change the nature of the Plan
24	About Wisborough Green Affordable Housing Need	Text and figures updated to reflect current situation	Minor – does not change the nature of the Plan
25	About Wisborough Green Affordable Housing Need	Text and figures updated to reflect current situation and consultation	Minor – does not change the nature of the Plan
26	About Wisborough Green Affordable Housing Need	Text and figures updated to reflect current situation and consultation	Minor – does not change the nature of the Plan
27	About Wisborough Green Energy Sources and Supply	Text updated to reflect current situation	Minor – does not change the nature of the Plan
28	About Wisborough Green Energy Sources and Supply	Text updated to reflect current situation	Minor – does not change the nature of the Plan
29	About Wisborough Green Community Concerns – Traffic Speed	Text updated to reflect current situation and consultation	Minor – does not change the nature of the Plan
30	About Wisborough Green	Text updated to reflect current situation and evidence	Minor – does not change the nature of the Plan

	Community Concerns – Traffic Speed		
31	About Wisborough Green Community Concerns – Parking Provision	Text updated to reflect current situation and consultation	Minor – does not change the nature of the Plan
32	About Wisborough Green Key Parish Statistics	Updated with 2021 Census Figures (replacing 2011) and updated figures from CDC	Minor – does not change the nature of the Plan
33	About Wisborough Green Strengths, Weaknesses, Opportunities and Threats	Updated to reflect consultation feedback and current known situation	Minor – does not change the nature of the Plan
34	Policies - Explanation/Context/ SEA/HRA	- text changes to update explanation and planning policy references	Minor – does not change the nature of the Plan
35	Policies - Equality	Minor text update	Minor – does not change the nature of the Plan
36	Policies - Content	Index Updated	Minor – does not change the nature of the Plan
37	Policies – Overarching Development Allocation Policy	Explanation text updated	Minor – does not change the nature of the Plan
38	Policies - Overarching Development Allocation	Policy updated as follows: Policy ~~OA1~~ OAR1: Development Allocation	Material – does change the nature of the Plan

		The Wisborough Green Neighbourhood Plan 2021-2039 will provide for a minimum of ~~60 houses on allocated sites as defined in Policies SS1, SS2, SS3 and SS4 and consistent with the spatial strategy for the village~~ 86 dwellings. These 86 dwellings are the Chichester Local Plan allocation of 75 dwellings and the unbuilt balance of 11 dwellings from Policy SS3 in the extant Neighbourhood Plan. The dwellings will be provided on 7 allocated sites as defined in site specific policies SSR5, SSR6, SSR7, SSR8, SSR9, SSR10 and SSR11 consistent with the spatial strategy for the village. Greenways Nursery (SS2) has yet to be fully developed; as at 2026, 3 dwellings out of the 10 have been provided. Accordingly, the allocation on this site will be carried forward to the reviewed NP.	
38	Policies - Overarching Spatial Strategy	Policy updated as follows: Policy ~~OA2~~ OAR2: Spatial Strategy The Parish welcomes appropriate sustainable development, which will be ~~permitted~~ supported providing it complies with the following criteria: a. New development will be located within the settlement boundary, ~~(unless on an allocated site),~~ unless allocated through this Neighbourhood Plan or where permitted through the NPPF, including Rural Exception Site as defined in the Chichester Local Plan 2021–2039. b. It retains the compact nature of the village so that people can ~~easily walk (5 minutes) to the facilities~~ access the central facilities including the shop, school and ~~central~~ village services, within, or in close proximity to the existing footway network. c. ~~Does not consolidate the local gaps, as these must be kept open (shown in Figure 8 on page 33)~~ Local Green Gaps (shown in Figure 12 page 40) are retained as these must be kept open to protect the village form; they mark the gateways to the village and ensure that the settlement does not s~~prawl~~ encourage coalescence along radial routes and impact on the wider countryside.	Material – does change the nature of the Plan

		d. It does not impact ~~adversely on~~ unacceptably on the Conservation Area, Listed buildings, open space areas (as shown in Figure 15 page 55), prominent views (as shown in Figure 14 page 49), biodiversity, significant trees or neighbouring amenity and that in this way will conserve the strong village character. e. The design of ~~the~~ a proposal will reflect the village character identified in the ~~Village Design Guide, and respond to the character of~~ Village Design Statement and protect identified character of the individual site's context. f. ~~The village also provides a gateway to the South Downs National Park and as such requires the consideration of wider landscape impact of proposals.~~ Regard is demonstrably had to the wider landscape impact of proposals upon the South Downs National Park.	
39	Policies - Overarching Settlement Boundary	Explanation text updated. The Settlement Boundary as shown in Figure 12, page 40, has been amended since the extant NP to include the Great Meadow development. Policy updated as follows: Policy ~~OA3~~ OAR3: Within the Settlement Boundary (as defined by Figure ~~8~~ 12 page 40), development that complies with the policies in this ~~Plan, The Chichester Local Plan: Key Policies Pre-Submission 2014-2029~~ plan, the Chichester Local Plan and the NPPF will be ~~permitted~~ supported. Development outside the Settlement Boundary will only be permitted on the proposed sites allocated in this ~~Plan~~ plan or in accordance with the ~~CDC Local Plan~~ Chichester Local Plan and NPPF.	Material – does change the nature of the Plan
39	Policies – Overarching Small Scale Housing Sites	Policy updated as follows: Policy ~~OA4~~ OAR4: Small Scale Housing Sites - Windfall (4 or less dwellings) The Wisborough Green ~~Neighbourhood Plan~~ NP will support proposals for small-scale housing development within the Settlement Boundary, provided that:	Material – does not change the nature of the Plan

		a. ~~The total of dwellings and site coverage do not cause overdevelopment of the plot in comparison with the characteristics of neighbouring plots.~~ The development is of high quality, does not cause overdevelopment of the plot and responds positively to the characteristics of the local area and neighbouring plots, including in relation to plot coverage, height, scale, mass, design and materials. b. The scheme will not adversely affect ~~any heritage assets~~ the significance of any heritage assets unless in accordance with NP Policy ENR3, the Chichester Local Plan or the NPPF. c. The scheme will not result in the loss of ~~valuable~~ significant trees, hedges or other natural features that form part of the character of the Parish and the biodiversity is maintained or enhanced. d. The development is well integrated within the existing village and maintains the residential amenity of neighbours.	
40/41	Policies - Overarching Local Green Gaps	Explanation text updated to reflect consultation, the work undertaken to redefine the local gaps and justification for the change Figure 11 updated to reflect the newly defined Local Green Gaps and the Settlement Boundary. Policy updated to strengthen as follows: Policy ~~OA5~~ OAR5: Local Green Gaps Development proposed within the ~~local gaps~~ Local Green Gaps identified in Figure 12 (page 40) ~~must comply with~~ will only be supported in exceptional circumstances and must comply with the following criteria to be acceptable: a. The proposal ~~must not consolidate the local gap by visually and physically reducing the break between the central core and outlying areas~~ retains the openness of the Local Green Gaps, visually and physically delineating the break between the central core and outlying areas. b. The proposal does not cause harmful change to the Local Green Gap.	Material - does change the nature of the Plan

		c. The proposal should be accompanied by a landscape and visual impact assessment to demonstrate no diminution in openness and views in the ~~local gap~~ Local Green Gaps and as identified in Policy ENR2, page 48. d. Proposals should be accompanied by a mitigation plan showing how the ~~local gap~~ Local Green Gap can be enhanced by planting and other amelioration. e. ~~Important~~Significant trees and hedgerows within the ~~local gaps~~ Local Green Gaps should be retained as part of any development proposal. ~~f.~~ Positive community uses within ~~of~~ the open areas in the ~~local gaps~~ Local Green Gaps, ~~will be supported,~~ such as sport and recreation facilities and accessible wildlife trails, will be supported where these satisfy the criteria listed above and where ~~these can~~ they enhance the landscape and rural character, ~~visual impact and~~ biodiversity and ~~enhance the~~ range of facilities available.	
42	Policies - Overarching Development in the NP Area within the SDNP	Text updated to be current Policy updated as follows: Policy OAR6: Development in the Neighbourhood Plan Area within the South Downs National Park (SDNP) Any development in the Neighbourhood Plan Area, that lies within the SDNP, must be consistent with the National Park Purposes, pay due regard to the Duty and be compliant with the SDNP Local Plan 2014–2033. Any development should conserve and enhance the Special Qualities of the SDNP, which includes but is not limited to, the tranquillity, and dark skies as detailed in policy INR2 page 73.	Minor - does not change the nature of the Plan
43	Policies - Overarching Land Adjoining the SDNP	Policy updated as follows: Policy OA7: Land Adjoining the South Downs National Park (SDNP) Development (including rural exception sites) within the ~~land adjoining the SDNP that contributes to the~~ setting of the Park will only be permitted where it avoids or minimises	Minor - does not change the nature of the Plan

		the impact on the ~~conserves and does not detract from the~~ visual qualities and essential characteristics of the National Park, and in particular should not adversely affect the views into and out of the Park by virtue of its location or design, in accordance with the SDNP Local Plan. Assessment of such development proposals should have regard to the ~~South Downs Partnership Management Plan 2014-2019 and emerging National Park planning documents and strategies~~ SDNP Local Plan (2014-2033) and in line with NPPF Policy N4.	
44	Policies - Overarching The Rural Area	Text and policy box only updated to reference the Chichester Local Plan	Minor - does not change the nature of the Plan
45	Policies - Overarching Flood Risk	Justification text updated to give local context Policy updated as follows: Policy ~~OA8~~ OAR8: Flood Risk ~~Development in areas of Flood Risk Zones 2 & 3 as identified by the Environment Agency will only be permitted in accordance with the NPPF.~~ ~~New development outside Flood Risk Zones 2 and 3 should be subject to a site specific flood risk assessment, where relevant, in accordance with the NPPF.~~ Refer to Chichester Local Plan Policy NE16 Flood Risk and Water Management, pages 87–90. All new development within the NP Area must not increase flood risk to surrounding areas.	Minor - does not change the nature of the Plan
46/47	Policies - Environmental Conserving and Enhancing the Natural Environment – Green Infrastructure	Justification text updated to reflect current situation and new evidence, and to reflect changes in the Chichester Local Plan Policy has been strengthened as follows:	Material - does change the nature of the Plan

		Policy ~~EN1: Ecological Sites~~ ENR1: Green Infrastructure ~~Development must avoid strategic and local biodiversity or habitats sites, local sites and steppingstones or corridors (including those identified in the Green Infrastructure/Ecology Network Map available on the village website) that would or could harm existing ecological assets, Wisborough Green's wildlife network and ecological/habitat connectivity between the national and internationally important sites.~~ Development will be supported where it conserves and enhances strategic and local biodiversity or habitats sites, green and blue infrastructure and other local sites and ecological assets including ~~Development must avoid strategic and local biodiversity or habitats sites, local sites and~~ stepping stones or corridors (including those identified in the Green Infrastructure/Ecology Network Map available on the ~~village~~ NP website) and local habitat and species identified through the Local Nature Recovery Strategy (LNRS). ~~that would or could harm existing ecological assets, Wisborough Green's wildlife network and ecological/habitat connectivity between the national and internationally important sites~~. Any harm to the Parish's ecological assets must be justified in line with the NPPF. ~~All new development within the Plan Area must retain existing hedgerows in order to ensure that protected species and habitats are not harmed by the proposal.~~ Development proposals should: 1. Protect existing assets Retain and protect existing trees, ancient woodland, veteran trees, species-rich hedgerows, ponds, streams, ditches, wetlands and other green and blue infrastructure. 2. Maintain ecological connectivity	

		Maintain and strengthen ecological networks by safeguarding continuous habitat corridors linking woodland, hedgerows, watercourses and other semi-natural habitats. Development should avoid fragmentation of these corridors. 3. Protect bat habitat Where development may affect bat habitat or commuting routes it must: • retain existing dark corridors; • minimise artificial lighting; • avoid severing established flight lines; • provide appropriate habitat buffers where necessary; • incorporate measures identified through ecological assessment to maintain favourable conservation status. 4. Deliver measurable enhancement Development should provide a measurable enhancement of green infrastructure through measures such as: • native tree and hedgerow planting; • restoration of hedgerows; • new ponds and wetlands; • species-rich grassland; • natural SuDS; • habitat creation for priority species; • enhancement of watercourses. 5. Integrate sustainable drainage Surface water management should use multifunctional SuDS designed to deliver biodiversity, landscape, water quality and amenity benefits as well as flood attenuation. 6. Landscape-led design	

		Green infrastructure shall form part of the site's primary design framework and should be planned from the outset rather than incorporated as residual space. 7. Long-term management Where new blue-green infrastructure is provided, proposals should include arrangements for its long-term management. ~~An exception to the policy would be for the provision of services by statutory undertakers where no other alternative is available and satisfactory mitigation can be achieved.~~	
48	Policies - Environmental Conserving and Enhancing the Natural Environment, Landscape Character and Open Views	No change apart from number Policy ~~EN2~~ ENR2: Landscape Character and Open Views Any development should maintain the local character of the landscape and should not cause unacceptable loss or diminution of significant views, as identified on Figure 14 page 49, that currently provide open field aspects or views from the village centre or other open spaces. Where development has a harmful impact on landscape character or open views, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved on land within the applicant's control and will reduce any harm to an acceptable level.	Retained Policy.
	Was page 39	DELETED: ~~Policy EN3: Public Rights of Way~~ ~~Within the Plan Area, existing public rights of way and means of public access (as shown in the Public Rights of Way map available on the village website) will be protected and where possible enhanced. In the event that a public right of way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated that~~	Deleted Policy Minor – does not change the nature of the Plan

		~~either the current course of the right of way can be retained or that any diversion would not result in any adverse impact on residential amenity or safety of the general public.~~	
49	Policies - Environmental Conserving and Enhancing the Natural Environment	Figure 10, now Figure 14 - Identified views, unchanged.	No change
50	Policies - Environmental Conserving and Enhancing the Natural Environment	NEW - Biodiversity – new text to give local context but policy reference to Chichester Local Plan policy	Material - does not change the nature of the Plan
51	Policies - Environmental Conserving and Enhancing the Heritage Historic Environment	Changes to policy only Policy ~~EN4:~~ ENR3: Conserving and Enhancing the Heritage Historic Environment New development must ~~recognise, respect and enhance the local distinctiveness and character of the area, landscape and heritage assets~~ respect and maintain the distinctive character of the area, landscape and heritage assets. Planning permission will be ~~granted~~ supported where it can be demonstrated that ~~all~~ the following criteria have been met: 1. In accordance with legislation and national policy, the proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including: i. Listed buildings (as listed in the Village Design ~~Guide~~ Statement and Historic England website); ii. Buildings of local importance including locally listed and positive buildings, as identified in the Village Design ~~Guide~~ Statement; iii. Historic buildings or structures/features, including bridges, of local distinctiveness and character;	Material – does not change the nature of the Plan

		iv. Buildings within a Conservation Area; v. Historic Parks or Gardens, both registered or of local importance and historic landscapes; vi. Monuments and sites and areas of archaeological potential or importance and their setting; ~~and~~ ~~Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;~~ 2. Development is of a high architectural and built quality and sensitively contributes to the historic character of the village. ~~3. Development is in keeping with existing designed or natural landscapes; and~~ 3. Development retains, conserves and is in keeping with the character of existing designed or natural landscapes and the individual identity of the settlement is maintained. ~~4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around the village and towards the South Downs National Park, is not undermined.~~ 4. The integrity of the predominantly open and undeveloped character of the area, including the openness of the views in and around the village, as identified in Figure 14, and towards the South Downs National Park is not undermined, diminished or reduced.	
52	Policies - Environmental Non-Designated Heritage Assets	NEW POLICY - new intent and justification text in line with national policy. Policy ENR4: Non-Designated Heritage Assets Development proposals that may affect the significance of a Local Heritage Asset, as identified in Appendix A, will be assessed having regard to the significance of the asset and the scale of any harm or loss. Where harm to or loss of significance is identified, a balanced judgement will be made, weighing that harm or loss against the benefits of the proposal.	New Policy - Material modification does change the nature of the Plan

		Relevant benefits may include securing the long-term conservation or viable reuse of heritage assets, meeting identified local housing needs, supporting the rural economy, providing or improving community facilities, enhancing public access and accessibility, and delivering environmental or public realm improvements that contribute positively to the character and vitality of the village.	
53	Policies - Environmental Local Green Space	Test updated to reference the new NPPF and include two new areas – Songhurst Meadow and Stable Field, both gifted to the Parish Council since the adoption of the extant NP Policy changed to strengthen as follows: Policy ENR5: Local Green Space The Plan has designated the areas as detailed above and shown in Figure 15, page ~~44~~ 55 as Local Green Space. Proposals for inappropriate development of any land designated as Local Green Space will not be permitted except in very special circumstances. ~~An exception to the policy would be for~~ The provision of services by statutory undertakers where no other alternative is available and satisfactory mitigation can be achieved may be supported.	Material - does not change the nature of the Plan
54/55	Policies - Environmental Local Open Space	Text updated to reinforce the importance of the areas. Local Open Space - Figure 15 updated to include Songhurst Meadow and Stable Field Green Spaces Policy changed as follows: Policy ~~EN6~~ ENR6: Local Open Space The Plan has designated the areas as detailed above and shown in Figure 15, page ~~44~~ 55, as Local Open Space. Proposals for development on sites of open space value will be expected to enhance the existing use and community value. Development that does not do this will not be permitted unless in accordance with NPPF Policy HC7.	Material - change the nature of the Plan

56	Policies - Community Development Retention of Assets of Community Value	No change to justification text Policy changed as follows: Policy ~~CD1~~ CDR1: Retention of Assets of Community Value Development proposals that will enhance the viability and community value of registered Assets of Community Value will be supported. Development proposals that would result in either the loss of the asset or in significant harm to the community value and use of an asset will not be permitted unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer economically viable, typically because the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed. Reference should be made to the NPPF and Local Plan Appendix C for marketing guidance and additional information required to support planning applications.	Material - does not change the nature of the Plan
57	Policies - Housing Housing Need	Text giving local context remains Policy deleted and replaced with reference to Chichester Local Plan ~~Policy HO1: Housing Need~~ ~~In order to achieve a balanced community and maintain a choice of dwellings in the Parish, new housing development should favour smaller dwellings to help address the current imbalance of a high proportion of larger dwellings. The housing mix should be based on information contained in the current or most up to date Strategic Housing Market Assessment (SHMA) information for the area.~~ ~~For market housing, the SHMA Update (November 2012) recommends a housing mix of 35% of dwellings to be 1 and 2 bed, 50% 3 bed and 15% 4 bed. For affordable housing the mix should be determined using the SHMA recommendations, housing register figures and the existing housing stock and turnover figures.~~	Deleted Policy Minor – does not change the nature of the Plan

		~~This policy will apply to all new developments unless a robust justification can demonstrate why an alternative mix will achieve a more appropriate balance in the Parish.~~ Chichester Local Plan Policy applies. Refer to Policy H5 Housing Mix, pages 126-127.	
58	Policies - Housing Agricultural Occupancy	Text giving local context remains Text updated to reflect review of 2021 Census. Policy removed and replaced with reference to Chichester Local Plan ~~Policy HO2: Agricultural Occupancy~~ ~~Applications seeking the removal of agricultural occupancy conditions in the Plan Area will only be permitted where the unit has been marketed unsuccessfully in its current use. The marketing period should be for at least 12 months.~~ ~~The acceptable scope of the marketing exercise required to demonstrate the need of a rural worker housing will comprise: -~~ ~~ An independently corroborated statement from a local land agent demonstrating that there is no longer the immediate requirement for a unit of this type within a suitable catchment.~~ ~~ The marketing of the property at no more than 70% of deemed open market value.~~ ~~Advertisements in both the local press, internet as well as other publications, and at least one relevant national agricultural publication for a period of 12 months.~~ ~~If it can be reasonably demonstrated that there is no longer a current, or possible renewed, need for the dwelling in its current use during the remainder of the Plan period, the removal of the condition will be deemed acceptable.~~ Chichester Local Plan Policy applies. Refer to Chichester Local Plan Policy H9 Accommodation for Agricultural, Horticultural and other Rural Workers, pages 136-137.	Deleted Policy Minor – does not change the nature of the Plan

59	Policies - Design Standards Housing Density	Text giving local context remains. Policy removed and replaced with reference to Chichester Local Plan. ~~Policy DS1: Housing Density~~ ~~The density of new or replacement housing should reflect the immediate character of the street or area within which it is situated. The built coverage of all sites should allow sufficient space for significant planting to mature on and between plots to allow new developments to assimilate well with the rural nature of the village and its setting. Uniform plots and house types should be avoided to reflect the wide variety found within the characteristic streets of the village. Short terraces and semi-detached dwellings will be acceptable if interspersed with a greater variety of plot size and form.~~	Deleted Policy Minor – does not change the nature of the Plan
60/61	Policies - Design Standards Vernacular for New Developments	Text giving local context has been updated Policy updated as follows: Policy ~~DS2~~ DSR1: Vernacular for New Developments This policy will apply to all new developments of one or more houses, and replacement dwellings. All new housing should continue to reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from this historic context. a. The provisions on the built environment contained in the Village Design Statement and the CDC Local Plan policies will be required. a. ~~The design of developments should recognise the distinctive local character of the Parish and sensitively contribute to creating dwellings of a high architectural and rural quality.~~ b. Materials in any new development should compliment the established vernacular in the use of natural, local resources and colours.	Material - does not change the nature of the Plan

		c. Height should be restricted to two storey, unless where it is robustly demonstrated that a third storey (second floor) would be compatible with the general roofscape within the surrounding area and where carefully integrated within the roof of the building. ~~with~~ Careful design of roof elevations is particularly important on rising ground. In general, clay, slate or stone should be used. ~~Flat roof dormer windows and velux windows, where permission is required, should be avoided.~~ ~~Enclosure of plots should be of native hedging, rural wooden fencing, or brick wall of rural design.~~ d. Developments should be enhanced by landscaping with existing trees and hedges preserved ~~when ever~~ whenever possible. e. ~~The provisions on the built environment contained in the Village Design Guide and in the CDC Local Plan policies 33 and 47 will be required.~~ ~~The provisions on the built environment contained in the Village Design Guide and in the CDC Local Plan policies 33 and 47~~ Any new development in the Conservation Area, adjacent to a Listed building or buildings of historic interest and/or open space as defined in Policies ~~EN5 & EN6~~ ENR5 & ENR6 should be sensitively designed to conserve and enhance the setting, form and character of the building and/or space. Any harm to the significance of heritage assets will be a matter of considerable importance and considered in line with the NPPF. f. Any development resulting in the loss of ancient woodlands, including the loss of aged/veteran trees outside the ancient woodland, ~~will not be permitted supported.~~ should be refused unless wholly exceptional reasons apply, as required through the NPPF. ~~All new developments should be designed giving consideration to the security of the buildings and its occupants in terms of personal safety, crime prevention and environmental efficiency, including working chimneys.~~ g. The following items must also be considered early in the design process and sympathetically integrated into the overall scheme. • Screened bin stores and recycling facilities	

		• Cycle stores • Meter boxes • Flues and ventilation ducts • Gutters and pipes • Satellite dishes and telephone lines • Lighting h. Electric gates at the entrance of a development will not be supported.	
62	Policies - Design Standards Housing Extensions	Text giving local context remains Policy deleted and replaced with reference to Chichester Local Plan ~~Policy DS3: Housing Extensions - Style and Vernacular~~ ~~All house extensions requiring planning permission should follow the style and vernacular of the original building paying particular attention to details eg size and shape of windows, roof shapes and pitch angles, tiling materials, brickwork colour and texture etc.~~ ~~In assessing the suitability of dwelling extensions, the following are typical criteria that will be applied (this is not an exhaustive list and other criteria may be applied dependent on the style of the existing property).~~ • ~~Where possible the same type of materials will be used but where uPVC is to be used it should respect as far as practicable the original design.~~ • ~~The combined building of the original and the extension should not significantly change the form, bulk and general design of the original building or harm its landscape character or setting.~~ • ~~The permitted increase in ground footprint of the extension should not be more than that prescribed in CDC Design Guidelines for Alterations to Dwellings and Extensions and typically will not exceed 50% of the original building.~~ • ~~Any proposed extension adjacent to a Listed building or buildings of historic interest and/or open space should be sensitively designed to conserve the setting, form and character of the building and/or space.~~	Deleted Policy Minor – does not change the nature of the Plan

		Refer to the Wisborough Green Design Statement for guidance. Chichester Local Plan Policy applies. Refer Policy P7 Alterations and Extensions, page 169-172, and Policy P3 Density, pages 157-158.	
63/64 65	Policies - Design Standards Parking Provision	New intent and justification text to give the current situation, concerns and evidence to support the policy. New Policy Policy DSR2: Parking Provision and Standards To ensure that adequate parking capacity is provided, development proposals should, unless demonstrably justified, comply with the following requirements: 1. Designated Off-Street Parking: New residential development within Wisborough Green will provide an adequate level of off-street parking for residents. The following minimum standards will apply: 1 bed dwellings - 1.5 off-street parking spaces 2 bed dwellings - 2 off-street parking spaces 3 bed dwellings - 2.5 off-street parking spaces 4+ bed dwellings - 3 off-street parking spaces 2. Garages as Off-Street Parking: Garages are counted as off-street parking space and the following internal dimensions should apply: Single garage - 3 metres width by 6 metres depth; providing 0.5 parking space according to WSCC guidelines. Double garage - 5.7 metres width by 6 metres depth; providing 1 parking space according to WSCC guidelines. 3. Visitor Parking:	Material - does change the nature of the Plan

		New residential development will provide adequate designated additional, and signed, parking spaces for visitors at a minimum of 1 space per 2 dwellings, either in lay-bys adjacent to streets and publicly available, or on street. 4. Public Parking: Minimum parking for all non-residential uses should be provided in accordance with the WSCC parking standards unless it is demonstrated through a site-specific assessment that an alternative level of provision is required/sufficient to ensure there is no detrimental impact on the local highway network. • Projected staff numbers and trip rates. • Projected visitor numbers where possible. • The user group of staff/visitors (including shift patterns) • Public transport accessibility. 5. Electric Vehicles In order to respond to changing needs, EV charging facilities should be installed and operational to provide for anticipated future demand for electric vehicles, in accordance with WSCC Parking Standards Policy.	
66/67	Policies - Economic Development Development of New and Existing Business	Text updated to reflect consultation feedback. Policy updated as follows: Policy ~~ED1~~ EDR1: Development of New and Existing Business ~~New businesses will be supported where a development would benefit the community, or would not have a detrimental effect on the surrounding environment.~~ ~~Existing commercial capacity will be retained wherever possible and the change of use of brownfield sites where current businesses are viable~~, , ~~will not be supported. In these~~	Material - does change the nature of the Plan

		~~circumstances, mixed domestic and commercial, or home/work units may be considered.~~ The development of new and expanded businesses will be supported where the location and nature of the development are consistent with relevant national, Local Plan and NP policies. Development proposals should be designed to respect the rural landscape and local distinctiveness and characteristics of the relevant Character Areas identified in the Village Design Statement, particularly where the expansion of commercial premises could result in the erosion of the distinctive character of the area. Existing commercial capacity will be retained wherever possible and the change of use or loss of existing commercial sites where businesses are viable will not be permitted, unless where justified in line with Local Plan Policy E2 Employment Development, having regard to the guidance in Appendix C. Where continued employment use is not appropriate, proposals that retain an element of employment-generating use, including appropriately designed mixed residential and commercial or home/work development, will be supported where consistent with other relevant development plan policies.	
66/67	Policies - Economic Development Encourage and Support Home Working	Policy updated as follows: Policy ~~ED2~~ EDR2: Encourage and Support Home Working The provision of live/work units, or retail/commercial units within new developments or through conversion, will be supported where economically sustainable in accordance with Neighbourhood Plan policies and where they will be retained in perpetuity through a S106 agreement. Support will be given where such units do not impinge on the peaceful enjoyment of the surrounding residential environment.	Material - does not change the nature of the Plan

		Such development must give broad support to the development and growth of the local economy, this being achieved by flexible and progressive planning in order to encourage business innovation.	
66/67	Policies - Economic Development Site Specific Policy – Commercial Area	Policy updated as follows: Policy ~~ED3~~ EDR3: Site Specific Policy - Commercial Areas ~~at Newpound~~ Support will be given to suitable commercial redevelopment of the Newpound ~~industrial~~ commercial area, and at the Wharf Farm commercial site, subject to the redevelopment: a. ~~on its current footprint~~ Being contained within the current site area (previously developed land) and not spilling into the surrounding countryside. b. ~~not exceeding the current building height~~ Existing building height not being exceeded. c. Conforming with the requirements of NP Policy EDR1 (where relevant). d. ~~with off-road parking provision to meet all staff and visitor needs~~ Providing off-street parking provision for staff and visitors in accordance with NP Policy DSR2. e. ~~Any proposal must maintain existing, or offer new~~ Offering opportunities for business and employment.	Material - does change the nature of the Plan
68	Policies - Infrastructure Waste Water Management	Text giving local context remains. Policy removed and replaced with reference to Chichester Local Plan. ~~Policy IN1: Waste Water Management~~ ~~Any new connection to the Wisborough Green primary sewer network of new developments and/or expansion to existing developments of greater than 5 houses will not be supported unless it can be shown that there is either capacity in the network or by rigorous analysis that such a new connection and/or expansion of the network will not increase the risk of system back up/flooding and that the network can~~	Deleted Policy Minor – does not change the nature of the Plan

		~~accommodate the additional demand for sewage disposal either in its existing form or through planned improvements to the system.~~ Chichester Local Plan Policy applies. Refer to Policy NE16 and NE17, pages 87-94.	
69/70 71	Policies - Infrastructure Pedestrian Access and Footway Provision	New intent and justification text for local context remains. Page 71 – NEW Figure 16 to show footway sections. NEW Policy INR1: Pedestrian Access and Footway Provision Kirdford Road only A new footway will be provided along Kirdford Road with planning applications for individual sites allocated within this NP (Policies SSR5, SSR6, SSR8) demonstrating that the relevant section of footway, as identified on Figure 16 is being provided and/or funded and secured through an appropriate legal agreement. The new footpath on Public Highway land shall be built to WSCC Standard Detail Public Footpath (Rural) Type 5 with consideration to minimising the impact on Root Protection Zones. Any other sections of the footway not on Public Highway land shall be surfaced in keeping with the rural setting and suitable for Root Protection Zones.	Material - does change the nature of the Plan
69/70 71	Policies - Infrastructure Pedestrian Access and Footway Provision	Policy removed and replaced with reference to Chichester Local Plan. Policy IN2: Pedestrian Access ~~Development proposals will be required to demonstrate that they include provision for safe pedestrian access within the development site, provide connection to the current pedestrian network to access village facilities, and accommodate access and linkages to the network of local public rights of way, where such measures will likely lead to the reduction of the reliance on private cars and contribute towards the enjoyment of the special qualities of the area by residents and visitors.~~	Deleted Policy Minor – does not change the nature of the Plan

		FOR ALL DEVELOPMENT SITES Chichester Local Plan Policy applies. Refer to Policy P1 Design Principles pages 152-154, P4 Layout & Access pages 159-161 and P14 Green Infrastructure pages 188-189.	
72/73	Policies - Infrastructure Street Lighting and Dark Night Skies	Text updated to reflect local context, consultation and NPPF policy reference – W1, W2 and W3. Policy strengthened to reflect lighting across the whole Parish. Policy ~~IN3: Street Lighting~~ INR2: Street Lighting and Dark Night Skies The importance of dark night skies will be respected throughout the Parish as a priority for the importance of residents, visitors and wildlife. ~~Unless it is required to mitigate a potential road safety hazard, all new roads built as part of a housing development must not feature street lighting.~~ ~~If street lighting is required for safety reasons, it will be required to confirm to the highest standard of light pollution restrictions at the time.~~ For commercial and residential developments, including extensions and improvements to existing buildings, external lighting should in the first instance be avoided. Where demonstrated as being necessary for safety purposes, an external lighting scheme should be submitted demonstrating that the scheme does not detract from the unlit environment of the Parish and is designed to minimise light pollution, its impact on the environment and wildlife. For new development sites, the scheme shall include detailed lux plans for the entire site and demonstrate that: a. The Institute of Lighting Professionals (ILP) obtrusive light limitation guidance for E1 Environmental Zone is not exceeded. b. Visual impact is minimised with consideration to ground surface reflectivity, number of lights, illumination and intensity and overall footprint.	Material - does change the nature of the Plan.

		c. The measured and observed sky quality in the surrounding area is not reduced and visibility of light from surrounding areas is minimised. d. Biodiversity impact is minimised and that key habitats, particularly woodlands, are safeguarded and not considered as a natural shield to lighting. e. Where necessary, mitigation measures are incorporated into the scheme to include proximity sensors, timers, angling and shielding of lights etc. f. Street lighting and high lighting columns will not be permitted. Lighting on new developments is only permitted for safety purposes and shall be low-level lighting where possible. g. Building design limits unnecessary light spill features such as skylights and lantern lights. Where such features have been included, automatic dusk to dawn blinds to be installed.	
74	Policies - Infrastructure Communications Connectivity	New Text to give local context but replaced with reference to Chichester Local Plan Chichester Local Plan Policy applies. Refer to Policy I1 Infrastructure Provision, pages 247-249.	Minor - does not change the nature of the Plan
	Policies - Infrastructure Renewable Energy Supplies (was page 56 in extant NP)	DELETED: ~~Policy IN4: Renewable Energy Schemes~~ ~~Where planning permission is required, energy generating schemes and infrastructure using renewable energy sources will be supported for individual properties and new development within the Plan Area provided that :~~ • ~~It would not conflict with the environmental policies of the Neighbourhood Plan, the NPPF and the SDNPA.~~ • ~~The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings and proposed development it is intended to serve.~~ • ~~The siting, scale and design of the energy generating infrastructure does not compromise public safety, allows continued safe use of public rights of way, and does not adversely affect existing amenities.~~	Deleted Policy Minor – does not change the nature of the Plan

		~~• Any technologies and infrastructure used to generate energy must not detract from the rural, visual and historic character of the environment or detract from the vernacular design of the Parish~~ ~~• Adjoining land uses are not adversely impacted in terms of noise, vibration, or electro magnetic interference.~~ ~~• Where appropriate the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme.~~ ~~• A scheme is agreed with the local planning authority to remove the energy generating infrastructure as soon as reasonably possible once it is no longer used for energy generation.~~ ~~(The Microgeneration Certification Scheme (MCS) is an internationally recognized quality assurance scheme, supported by the DECC.)~~	
75	Policies - Site Specific Site Assessments and Allocation for the Extant NP	Updated text to explain the previous process.	Minor - does not change the nature of the Plan
75/77	Policies - Site Specific Site Assessments and Allocation for the NP Review	Text to explain the assessment and review process, with explanation of housing allocation, sites already built, consultation and walking isochrones.	Minor – does not change the nature of the Plan
77	Policies - Site Specific Site Assessments and Allocation for the NP Review	Updated Figure 15 to show 5 and 10 minute walking isochrones.	Material - does change the nature of the Plan
	Policies - Site Specific (was page 60/61 in Extant NP)	DELETED: SS1: Land South of Meadowbank allocated for about 25 dwellings for the period 2015-20. Site has been developed.	Deleted Policy

	Policies - Site Specific (was page 64/65 in Extant NP)	DELETED: SS3: Land known as Clark's Yard is allocated for about 11 dwellings for the period 2015-20. Site details and policy have been removed as the site has not been confirmed as available to be carried forward into the revised NP. The housing allocation has therefore been added to the housing allocation for the revised NP.	Deleted Policy
	Policies - Site Specific (was page 66/67 in Extant NP)	DELETED: SS4: Land to the rear of Winterfold allocated for about 22 dwellings for the period 2015-20. Site has been developed.	Deleted Policy
78	Policies - Site Specific	~~SS2:~~ SSR2: Greenways Nursery (now called Greenways Park) Text updated to reflect partially developed site and therefore carried forward into the revised NP.	Minor - does not change the nature of the Plan
79	Policies - Site Specific Stable Field	NEW: Site details and policy Site details and policy for Stable Field that received planning permission before adoption of the revised NP and has been built. NEW POLICY - Policy SSR5: Land known as Stable Field is allocated for 8 residential dwellings on Area A and open space for community and sport use on Area B for the period 2021- 2039. The Planning Application, WR/22/00618/FUL (Erection of 8 no. dwellings with associated vehicular and pedestrian access, infrastructure, car parking, landscaping and open space) was permitted on 17 April 2024 with a Section 106 Agreement. The site has been built with first occupation in the Summer 2025.	Material - does change the nature of the Plan
80	Policies - Site Specific Tanglewood	NEW: Site details and policy Site details for Tanglewood that received planning permission before adoption of the revised NP and is being built. Policy SSR6: Land known as Tanglewood Nursery is allocated for 10 residential dwellings for the period 2021- 2039.	Material - does change the nature of the Plan

		The Planning Application, WR/24/02069/FUL (Development of 10 no. dwellings including landscaping, parking and access), was permitted on 17 December 2025 with a Section 106 Agreement. Construction started in 2026.	
81/82	Policies - Site Specific Winterfold Garden	NEW: Site details and policy Policy SSR7: Land known as Winterfold Garden is allocated for 5 dwellings. The development must meet the requirements of the policies set out in the Chichester Local Plan, this NP and the Wisborough Green Village Design Statement. In addition: a. Due to the close proximity to the Conservation Area, the site will be developed with high quality and sensitively designed properties, with the building height consistent with surrounding properties as evidenced in the Village Design Statement. b. Vehicular access to the site is to be provided from a single point on Durbans Road with visibility splays secured appropriate to the speed of traffic and accounting for roadside parking relating to the nearby public house. c. Vehicular parking should be provided on-site in accordance with the requirements set in NP Policy DSR2 to meet the needs of the development without adding materially to existing parking stress or congestion. d. Off-street parking spaces should be retained where their loss would exacerbate local parking pressure or adversely affect highway safety or the free flow of traffic. Where necessary and justified by the circumstances of the site, appropriate planning conditions and obligations may be used to secure the retention and management of parking provision, including removing permitted development rights for garage conversions and any other loss of parking provision, and restrictions on the storage or parking of caravans, motorhomes or other large recreational vehicles. e. No gated development in line with NP Policy DSR1.	Material - does change the nature of the Plan

		f. Development must be sensitive to the adjacent Conservation Area and Listed buildings. g. There should be no restrictive covenant that prevents the use of on and off street parking spaces for personal vehicles belonging to tradespersons (up to transit van size).	
83/84	Policies - Site Specific Ansells Yard	NEW: Site details and policy Policy SSR8: Land known as Ansells Yard is allocated for 26 dwellings, including affordable housing. The development must meet the requirements of the policies set out in the Chichester Local Plan, this NP and the Wisborough Green Village Design Statement. In addition: a. Vehicular parking should be provided on-site in accordance with the requirements set in NP Policy DSR2 to meet the needs of the development without adding materially to existing parking stress or congestion. b. Off-street parking spaces should be retained where their loss would exacerbate local parking pressure or adversely affect highway safety or the free flow of traffic. Where necessary and justified by the circumstances of the site, appropriate planning conditions and obligations may be used to secure the retention and management of parking provision, including removing permitted development rights for garage conversions and any other loss of parking provision, and restrictions on the storage or parking of caravans, motorhomes or other large recreational vehicles. c. No gated development in line with NP Policy DSR1. d. There should be no restrictive covenant that prevents the use of on and off street parking spaces for personal vehicles belonging to tradespersons (up to transit van size). e. To provide a footway from the site to the village centre, linking to existing or planned footways, in line with NP Policy INR1.	Material - does change the nature of the Plan

85/86	Policies - Site Specific Land South of A272	NEW: Site details and policy Policy SSR9: Land known as Land South of A272 is allocated for up to 15 dwellings, including affordable housing. Development to be restricted to within the unshaded area as shown in Figure 24 due to flooding risk and to fit with the village form. The development must meet the requirements of the policies set out in the Chichester Local Plan, this NP and the Wisborough Green Village Design Statement. In addition: a. Vehicular parking should be provided on-site in accordance with the requirements set in NP Policy DSR2 to meet the needs of the development without adding materially to existing parking stress or congestion. b. Off-street parking spaces should be retained where their loss would exacerbate local parking pressure or adversely affect highway safety or the free flow of traffic. Where necessary and justified by the circumstances of the site, appropriate planning conditions and obligations may be used to secure the retention and management of parking provision, including removing permitted development rights for garage conversions and any other loss of parking provision, and restrictions on the storage or parking of caravans, motorhomes or other large recreational vehicles. c. No gated development in line with NP Policy DSR1. d. Development must be sensitive to the adjacent Conservation Area and Listed buildings. e. The development scheme to be designed to retain, protect and integrate valuable specimen trees.	Material - does change the nature of the Plan

		f. There should be no restrictive covenant that prevents the use of on and off street parking spaces for personal vehicles belonging to tradespersons (up to transit van size).	
87/88	Policies - Site Specific Paddock Farm Field	NEW: Site details and policy Policy SSR10: Land known as Paddock Farm Field is allocated for 10 dwellings, including affordable housing. The development must meet the requirements of the policies set out in the Chichester District Local Plan, this NP and the Wisborough Green Village Design Statement. In addition: a. Vehicular parking should be provided on-site in accordance with the requirements set in NP Policy DSR2 to meet the needs of the development without adding materially to existing parking stress or congestion. b. Off-street parking spaces should be retained where their loss would exacerbate local parking pressure or adversely affect highway safety or the free flow of traffic. Where necessary and justified by the circumstances of the site, appropriate planning conditions and obligations may be used to secure the retention and management of parking provision, including removing permitted development rights for garage conversions and any other loss of parking provision, and restrictions on the storage or parking of caravans, motorhomes or other large recreational vehicles. c. No gated development in line with NP Policy DSR1. d. There should be no restrictive covenant that prevents the use of on and off street parking spaces for personal vehicles belonging to tradespersons (up to transit van size).	Material - does change the nature of the Plan
89/90	Policies - Site Specific Tanyards	NEW: Site details and policy Policy SSR11: Land known as Tanyards is allocated for up to 12 dwellings, including affordable housing.	Material - does change the nature of the Plan

		Development to be restricted to within the unshaded area as shown in Figure 26 due to flooding risk, impact upon the Local Green Gap and to fit with the village form. The development must meet the requirements of the policies set out in the Chichester Local Plan, this NP and the Wisborough Green Village Design Statement. In addition: a. Vehicular parking should be provided on-site in accordance with the requirements set in NP Policy DSR2 to meet the needs of the development without adding materially to existing parking stress or congestion. b. Off-street parking spaces should be retained where their loss would exacerbate local parking pressure or adversely affect highway safety or the free flow of traffic. Where necessary and justified by the circumstances of the site, appropriate planning conditions and obligations may be used to secure the retention and management of parking provision, including removing permitted development rights for garage conversions and any other loss of parking provision, and restrictions on the storage or parking of caravans, motorhomes or other large recreational vehicles. c. No gated development in line with NP Policy DSR1. d. There should be no restrictive covenant that prevents the use of on and off street parking spaces for personal vehicles belonging to tradespersons (up to transit van size).	
91	Appendices	Text updated	Minor - does not change the nature of the Plan.
		DELETED: COMMUNITY ACTION PLAN	Not a requirement to include in a NP