Wisborough Green Revised Neighbourhood Plan 2021 to 2039

Pre-Submission Draft (Regulation 14 Version)

"It would be difficult to find, in the entire Sussex Weald, a better-looking village than this. The lay-out and the setting are as near perfection as one could wish for."

(Ted Walker, 'The Observer', 15 October 1971)















YOUR UPDATED PLAN FOR THE FUTURE OF WISBOROUGH GREEN PARISH NOVEMBER 2026

Produced in consultation with the community by Wisborough Green Parish Council










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The Purpose of a Neighbourhood Plan

1. Neighbourhood Plans were introduced by the Government in the Localism Act which came into force in November 2011. The aim was to allow local communities the opportunity to establish a vision and influence how their community would grow over a 15 year period. A Neighbourhood Plan allows the community to decide what the Plan Area should look like in the future; where the community wants new homes, shops, or businesses to be built and what these new buildings should look like, whilst ensuring that the landscape and character of the community is protected.
2. Having previously consulted extensively with the village to publish a 'Parish Action Plan' which set out a series of improvement actions for the community, it was agreed later in 2011 that the Parish Council would establish a Steering Group to progress a Neighbourhood Plan.
3. A Neighbourhood Plan relates to the use and development of land. Its primary purpose is to set out a framework to guide residents, local authorities and developers on how the community wishes to manage and control future development in the Plan area over the Plan period.
4. The Wisborough Green Neighbourhood Plan (hereafter referred to as the NP) will be reviewed and updated every 5 years to ensure compliance with national and local planning policy, as well as to recognise and reflect the changing needs of the community.
5. The NP also incorporates much of the Wisborough Green Village Design Statement (VDS). This VDS is a record of the historical and existing status of the village, and the nature and character of the community and environment.

The Neighbourhood Plan Area

The "NP Area" covers the entire Parish of Wisborough Green and includes the third of the Parish to the southwest which is located in the South Downs National Park (SDNP). An application was made to both Chichester District Council (CDC) and the SDNP Authority for the whole Parish to be designated, (as shown in figure 1), which was adopted by the SDNP Authority on 13th September 2012 and the CDC Cabinet on 6th November 2012.

The Original Neighbourhood Plan 2014 to 2029

Following extensive consultation and a referendum in May 2016 (83% voted in favour of the Plan being adopted with a 36% turnout) the extant Plan was 'made' by the South Downs National Park Authority (SDNPA) on 9th June 2016 and Chichester District Council (CDC) on 19th July 2016.



Figure 1: The NP Area

Neighbourhood Plan 2021 - 2039: Content & Planning Context of Revised Plan

1. The original Wisborough Green NP set out the vision, objectives and policies for the sustainable development of the Parish from 2014 to 2029. Its purpose was to allocate development sites for new housing and to influence how such development impacted upon the village environment. It was drawn up by a Steering Group made up of Parish Council members and local residents, working under the auspices of Wisborough Green Parish Council. It is this NP that has been updated.
2. The planning context for this revision is provided by the National Planning Policy Framework (NPPF 2026) and the Chichester Local Plan (adopted August 2025). About one third of the Parish is in the South Downs National Park (SDNP) which is managed by the SDNPA and which adopted its Local Plan (2014-2033) on 2nd July 2019.
3. The **Introduction** details the purpose of the NP and describes the extensive local consultation undertaken, and the required statutory consultation process for both the original consultation process as well as for the Revised NP. A summary of changes is included.
4. The **Vision and Objectives** are derived from the local consultation process which helped identify the special qualities of Wisborough Green which are cherished by residents and visitors, and the strong determination to maintain this vibrant community.
5. **About Wisborough Green** describes the history and heritage of this rural village, the current status and the issues it faces. Strong emphasis is given to the importance and impact of the diverse and beautiful country landscape in creating the environmental setting of Wisborough Green. The 14 character area assessments completed for the Village Design Statement (available on the NP website www.wisboroughgreen.org) provide evidence for the present and highlights how its rich and unique history has created the village of today.
6. Each section details the important aspects that contribute to the thriving community such as local economy, community and leisure facilities. The current issues relating to transport, parking, and housing needs have also been detailed. The SWOT table at the end of this section analyses how such issues can be categorised as strengths, weaknesses, opportunities and threats to Wisborough Green.
7. The **Policy** section contains a series of 30 policies that will deliver the objectives and where possible, enhance the identified special qualities of Wisborough Green. Each policy has an intent and reasoned justification that provide guidelines to protect and contribute to the traditional setting and character of the community. The review process provided an opportunity to update policies, adjust wording to remove identified ambiguity and include new policies to meet identified need.
8. This section also includes explanation to the assessment of available development locations and the spatial strategy, and individual site details including phasing, site numbers and community benefits.
9. The Neighbourhood Plan concludes with an **Appendix**. This includes a list of evidence which underpins the rationale of the NP and subsequent review. This evidence has been presented throughout the document in a range of formats from tables and charts to reasoned justification. Links to all evidence are available on the NP website.
10. The Parish Council would like to thank all the local people who have helped in the development of our NP and the review, contributed valuable ideas and suggestions and invaluable time throughout the consultation process.

Neighbourhood Plan 2021 - 2039: Summary of Changes

1. This Revised Neighbourhood Plan 2021-2039 replaces the extant Neighbourhood Plan 2014-2029 made by CDC on 19th July 2016.
2. It has been drawn up by a Steering Group comprising of Parish Council representatives and local residents, working under the auspices of Wisborough Green Parish Council.
3. The purpose of the Revised NP is to set out the vision, objectives and policies for the growth of the Parish of Wisborough Green over the period 2021 to 2039. Once adopted, the NP will form part of the Chichester Development Plan and will be used In determining planning applications in the Parish.
4. Extensive consultation with residents has been undertaken to inform the changes. All comments and suggestions have been carefully considered. Details of this consultation are included in the Consultation Statement that supports this document.
5. Following the Regulation 14 consultation for the abandoned NP in May 2021, a submission version was prepared which incorporated statutory and other consultee comments. It was also reviewed by an inspector, provided as a support package through Locality in anticipation of submission to CDC, and these comments have also been incorporated. It is this document that has now been updated to reflect changes in the Local Plan, NPPF requirements, the further housing allocation and more recent consultation.
6. Changes to the extant NP 2014-2029 are included in the modifications statement which accompanies this document but are summarised below:
    i. Plan Summary - updated to reflect review.
    ii. Introduction - updated to reflect review, district and national policy changes and the review consultation process.
    iii. Vision and Objectives - minor wording changes to reflect consultation feedback.
    iv. About Wisborough Green Parish - information updated to be current.
    v. Policies - all policies have been reviewed against the Chichester Local Plan 2021- 2039 and NPPF 2026. The following 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 Revised 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.

Neighbourhood Plan 2021 - 2039: Summary of Changes

- 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 Revised 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.

Neighbourhood Plan 2021 - 2039: Consultation Process

1. The original NP has worked well for the community, standing up to scrutiny and protecting the village on several occasions from inappropriate development.
2. It was anticipated that the NP would need to be reviewed every 5 years, however, the CDC Local Plan, adopted in 2015, was required by the inspector to be reviewed within 5 years to ensure that sufficient housing was planned to meet the district's need. In Autumn 2018, CDC published a revised draft Local Plan - Preferred Approach document which identified a need for increased housing across the district.
3. The Parish Council agreed that the Wisborough Green NP should be reviewed to include the further housing allocation and policies updated where a need was identified. The Parish Council's use of the Plan and ambiguity identified in Planning Appeals, identified the need for some policy updates as detailed in the annual monitoring reports submitted to CDC.
4. A Steering Group was established; the Terms of Reference can be found on the NP website (www.wisboroughgreen.org).
5. This Local Plan review brought a requirement for additional dwellings to the original Wisborough Green NP (68 already allocated). The initial indication was 25, and as such, the Parish Council agreed that a review of our NP was required to ensure local control over planning development and to conform with new policy.
6. In late November 2020, CDC advised that the housing allocation number was a minimum of 40 dwellings.
7. Further consultation was undertaken to inform the review, with support provided by AECOM and other independent planning consultancies. Full details of this consultation process have been provided on the NP website along with the consultation findings and consultants' reports.
8. A Regulation 14 consultation was undertaken in May 2021 for an NP which allocated sites for 40 dwellings. The process was then paused due to delays with the Local Plan review. The updated Local Plan was not adopted as planning policy until August 2025 which confirmed the housing allocation for Wisborough Green had increased to 75 dwellings.
9. The comments received from the 2021 Regulation 14 consultation as well as an Inspector's health check, provided as a support package through Locality, have been incorporated into this NP.
10. One site allocated in the original NP, Clark's Yard, has been withdrawn. As such, this undeveloped site cannot be taken forward into the Revised NP. A replacement site for 11 dwellings is required so the number has been increased to 86 dwellings.
11. A Consultation Statement and Basic Conditions Statement have been prepared which demonstrate that this NP fully accords with the Localism Act requirements.
12. Analysis of the evidence gained from the November 2011 baseline survey, April 2012 Community Led Plan consultation, Village Character Area workshop and May 2013 consultation event, has enabled the Steering Group to identify the special qualities of Wisborough Green and from this establish a vision and set of objectives for the original NP period 2014 to 2029.
13. In the community survey of 2020, the greater majority, 195 responders (94%) agreed with the vision with only 12 (6%) not in agreement. There was in general a high majority support for the objectives to remain in the Plan. The highest support for any one objective being 99% and the lowest being 81%.
14. A further consultation undertaken in February 2026 confirmed that the Vision Statement and Objectives remain relevant.

Special Qualities

1. Wisborough Green is a thriving community which values the special qualities that contribute to its unique environment and cultural lifestyle. These are:
   - The traditional village setting.
   - The large village green accommodating a wide range of recreational and community activities.
   - A high quality natural environment with wildlife on the doorstep.
   - Local businesses and organisations that contribute greatly to the wellbeing of the community.
   - A vibrant cohesive community that is prepared to take collective action to maintain local facilities and organise considerable community activity.
2. Public consultation demonstrated a strong determination to maintain the specific nature of this village by incorporating the existing character and traditional approach into all future development, taking Wisborough Green from the present, into the future, whilst respecting the authentic values of the past. It has been accepted by the majority of people who attended the consultations that future housing is inevitable, and in fact, is essential if an active community is to be maintained and to ensure sustainable growth and development.

Vision Statement

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

Neighbourhood Plan Objectives

This Plan will:-

1. Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Wisborough Green and the 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 reflect the established Sussex vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed and other 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 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.











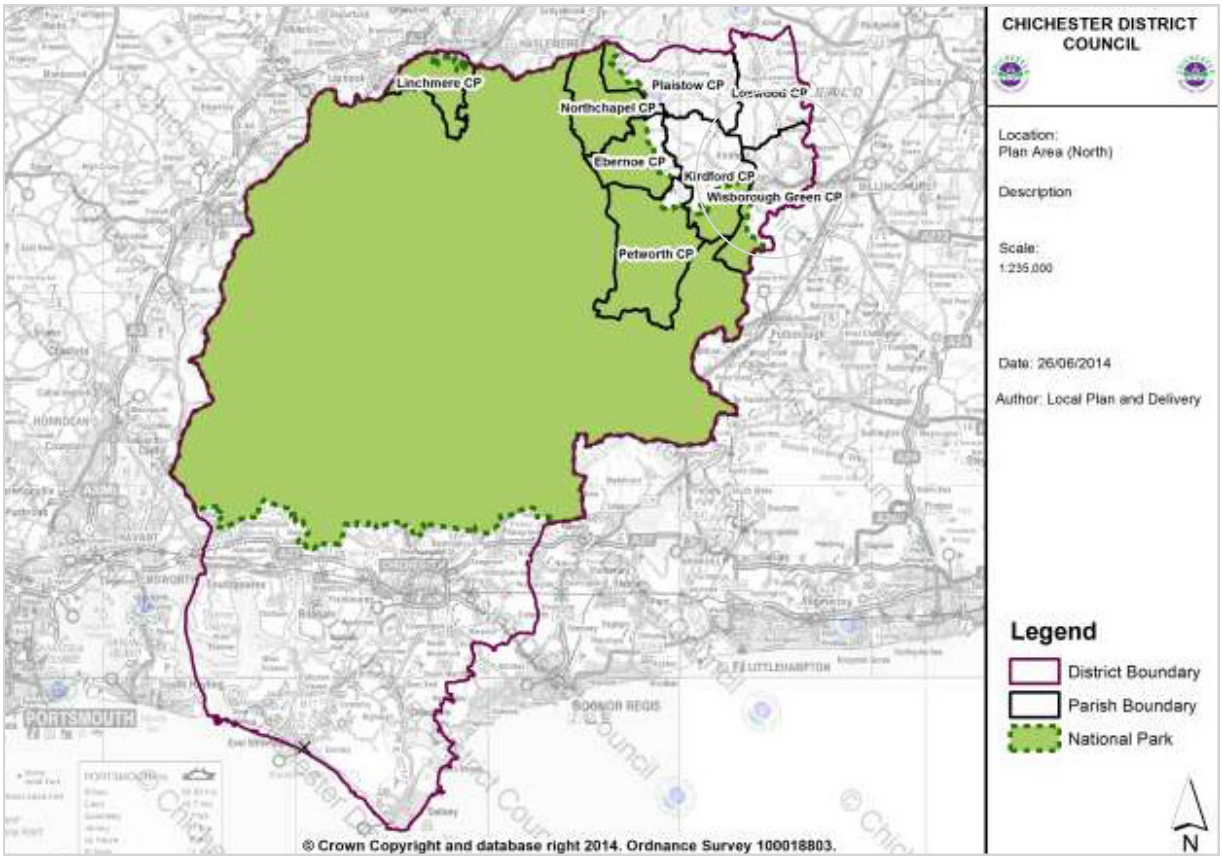





Location

1. The Parish of Wisborough Green is an area of approximately 1756 hectares which lies in the north western corner of West Sussex, 3 miles from the border with Surrey. It has a population of 1414 with a density of 1.4 persons per hectare (the average for the South East being 4.5).
2. It is a typical rural English village with a picturesque central village green, pond, church and shop located in the historic and Conservation Area of the village. The south western part of the Parish lies within the South Downs National Park.
3. Together with Loxwood, Kirdford, Plaistow and Ifold, and a small part of Linchmere Parish, the Parish of Wisborough Green forms the northern part of the Plan Area in the Chichester district which is separated from the southern district Parishes by the South Downs National Park. The South Downs National Park Authority is the Local Planning Authority for the area within the National Park Boundary (Refer to Figure 2).
4. Wisborough Green Parish falls within the "Loxwood Ward" which includes all local parishes in the North East part of the Chichester district and described as "North of Plan Area" in the Chichester Local Plan.
5. Wisborough Green is predominantly of a rural nature and the character of the landscape is typical of the North Western Low Weald. The B2133 skirts the village running through the outlying area of Newpound and the A272, the main east to west route, runs through the centre of the village along the south side of the village green. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Green has always featured as an important green space in the centre of the village.
6. Loxwood, Kirdford and Wisborough Green are described as "service villages" in Policy S2 Settlement Hierarchy in the Local Plan. A service village is considered to have a range of local services and facilities such as, but not exclusively, a school, village shop, a medical centre, public transport facilities and recreational facilities.

Figure 2: Chichester District Area, South Downs National Park and cluster of Parishes in the north east corner of the District



History and Heritage

1. The first documented evidence of the village, recorded as Wisbregh and Wyseber, is in 1227 in correspondence between Henry III and the Church. However, the Parish Church of St Peter ad Vincula is based around the remains of a tower-nave dating from the late 11th or early 12th century. Land in the Parish was owned by a number of rich coastal plain manors such as Bury (the Earl of Arundel, who had a deer park at Pallingham) and Amberley (the Bishop of Chichester). The church was attached to the Prebend of Aldingbourne, one of the possessions of the Dean and Chapter of Chichester Cathedral.
2. It seems likely that the early settlement was associated with use of the area as seasonal pasture, as is reflected in the place-name, which is probably from the Anglo-Saxon 'hill (beorg) by the damp meadow (wisc)'. It is possible that an early settlement existed on the prominent mound that now houses the church; however, subsequent development was effectively through a series of later medieval and post - medieval encroachments onto the 'Green' that may represent the original clearance of the natural woodland that covered most of the Weald before the middle ages.
3. Although the CDC Historic Environment Record contains few archaeological records for the village itself, the Parish contains several flint-working sites that seem to represent utilisation of the area for hunting in the Mesolithic and Neolithic periods. In the later middle ages, the locally abundant sand and ironstone, timber for charcoal and water for power, encouraged the development of glass and iron working industries that ultimately contributed to The Industrial Revolution of the 18th century. The legacy of this industry lives on in place-names such as Glasshouse, Furnace Pond, Furnace Wood and Hammer Pond. The Parish church has a small lancet window made up of fragments of glass found locally. It is a memorial to the Huguenot glass workers who lived, worked and worshipped in the village for over 50 years in the late 16th and early 17th centuries.
4. In 1819 the Wisborough Green Parish extended over 8,878 acres, amended to 8,592 in 1831 of which 4,700 was arable land, 1,192 pasture and 1,500 woodland. In 1895 the Parish was given as 8,475 acres, "a great proportion of which are
woods and 91 of water." Wisborough Green is fortunate today to still retain areas of ancient woodland.
5. In 1801, the population of the Parish (which included Loxwood until 1873) was recorded as 1,307. The 2001 Census gave the Wisborough Green population as 1360 which had increased to 1414 by the 2011 Census.
6. Wisborough Green has always been a typical rural community with strong farming and agricultural interests. In the 19th century a few wealthy landowners held the majority of farmland but there were numerous smaller farms in the village, some of their names such as Whites Farm, Orfold and Sparr Farm, survive today.
7. Wisborough Green was first given a Royal Charter to hold an annual fair and Thursday market in the village in the 13th century. The fair was to celebrate the "Vigil, Feast and Morrow of St Peter Ad Vincula" and granted by Henry III, 28th April 1227. There is still an annual fair but no monthly market.



8. Like many villages, the World Wars had a significant impact upon families in the village. The names of 33 men lost in both the First and Second World Wars are included on the village War Memorial located on the southern edge of the village green. Also Commemorated are the Canadian troops who were billeted in the village and who died during the Dieppe Raid on 19th August 1942. Hawkhurst Court, 3 miles to the west of the village (and in Kirdford Parish), was previously a school and subsequently converted to residential housing. The grounds and buildings played an important part in WW2 by accommodating the Canadian soldiers. The Dieppe Raid is commemorated every year in August, with Canadian veterans and dignitaries attending a service in Wisborough Green.

History and Heritage

9. The Parish of Wisborough Green has 95 Listed buildings, and one scheduled monument, scattered throughout the central and outlying areas, with 46 located in the central village Conservation Area. Full details of the location and property description can be found in the Village Design Statement (found on the NP website) or on the Historic England website.
10. Much of the housing in and around the village is in the Sussex vernacular style of architecture (as defined in the Village Design Statement), built of locally available materials in distinctive building traditions and styles that are still valued and appreciated by local people today. The NP includes policies to protect and enhance this heritage.
11. There are also many buildings that, although not Listed, individually and collectively provide character and historic interest to the Parish. Nearly 30 unlisted buildings have been identified on the Townscape Appraisal Map in the Conservation Area Character Appraisal as being positive buildings of townscape merit. The NP has identified these Non Designated Heritage Assets and included a new policy, in line with the Local Plan, to ensure their character is not destroyed by any subsequent development.
12. Likewise, the important spaces that create the character of Wisborough Green will need to be afforded protection from inappropriate development. Full details of the different character areas of the village and the important local green gaps can be found in the Village Design Statement. Full details of designated and non- designated heritage assets, and a copy of the Historic England/WSCC Historic Landscape Characterisation database are held in the Chichester District Historic Environment Record and are provided in the NP evidence.



Looking towards the Church with The Three Crowns on the left c1910

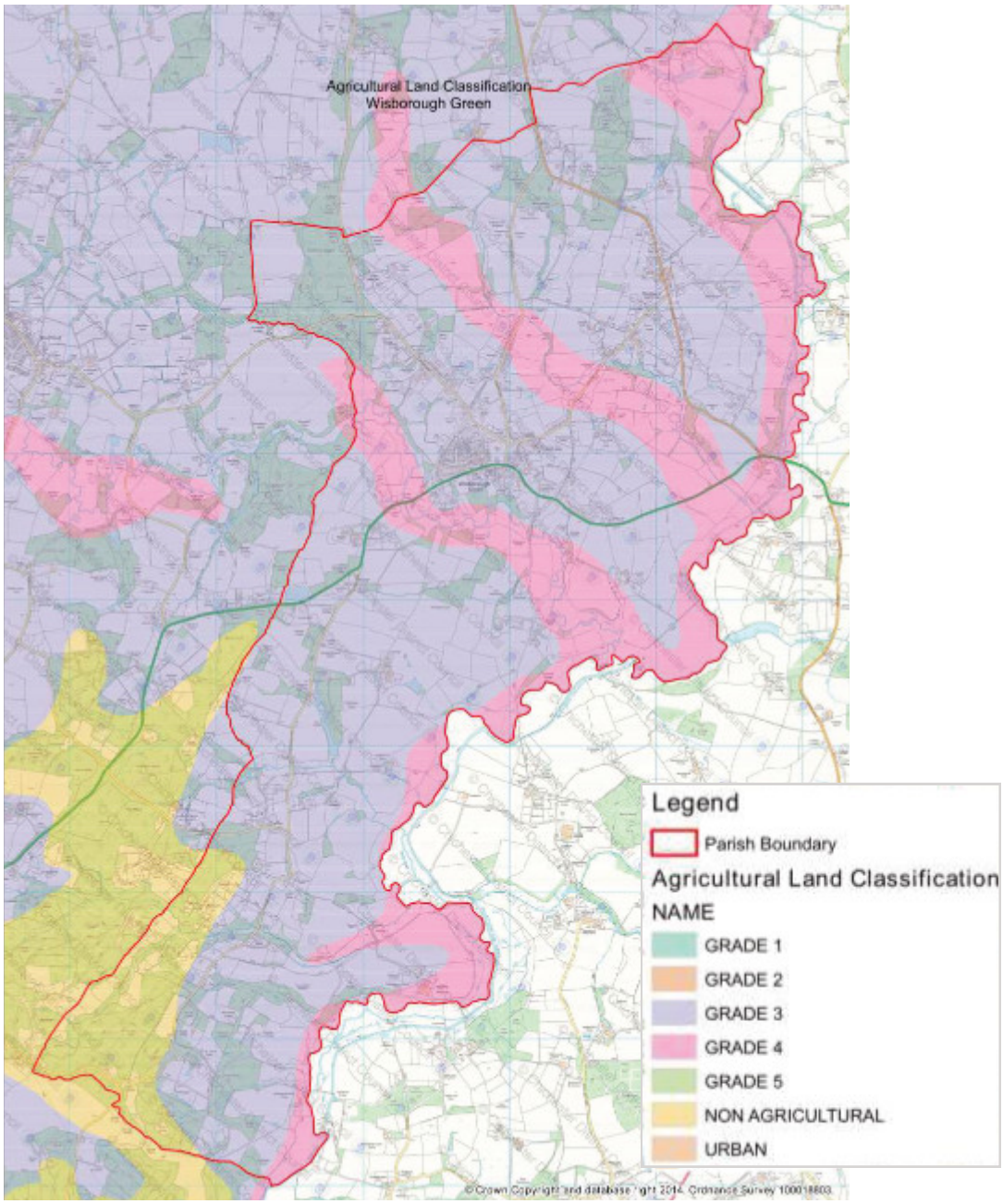


As it is today

Farmland Quality and Agriculture

1. Located in the North Western Low Weald, Wisborough Green is characterised by a mix of pasture and medium to small-scale arable land. Agricultural Land Classification is shown below in Figure 3.
2. Over the years the Parish has seen a decline in its agricultural heritage, with remaining dairy farm ceasing production in 2023. The farms now reflect a range of activities from arable and beef production, equestrian facilities, an uncommon alpaca enterprise or have been acquired as private residences, with grassland being grazed by cattle, horses, sheep and alpacas. In 2025, a planning application for a solar farm on 63 acres (25.6 hectares) on the Parishes border was submitted; the decision has yet to be determined.
3. Equestrian facilities offer a range of services to horse owners, from livery to race horse breeding and training. Diversification is also reflected in the use of redundant farm buildings as light industrial units and a popular award winning children's activity centre at Fishers Farm Park. The 2011 Census indicates that 23 people are employed in the agricultural, forestry and fishing industries.

Figure 3: Agricultural Land Classification



Woodland

1. Much of the woodland within the West Weald is classified as ancient and links back to the ice age. If a site in Britain has been continuously wooded since the 16th century then it is regarded as "ancient" woodland. Contrary to some current opinion, ancient woodland cannot be "moved" or replanted, once destroyed it is lost for ever. It is therefore vital that it is protected. Wisborough Green features a number of ancient woodlands as defined by Natural England, both within and adjacent to the Parish, and shown in Figure 4. The rarity of these habitats and their associated species must be taken into account with respect to any further development within housing or exploratory activities.
2. Other woodland is equally important to this area in terms of landscape character and providing habitat for a broad range of species. These native woodlands, and individual trees, must be taken into account with respect to any future housing development or exploratory activities.

Areas Designated for Wildlife

1. There are two Sites of Special Scientific Interest (SSSI) on the east and west borders of the Parish, The River Arun and The Mens respectively, although the woodland is also internationally important, a Special Protected Area under EU legislation.
2. There are several areas of semi natural and replanted woodland in the Parish, lengths of Notable Road Verge on Horsebridge Hill, Fittleworth Road and a number of locally important Sites of Nature Conservation Importance, SNCIs:
   - The wonderful Wisborough Green Pastures also known as Tinker's Nap SNCI C97, Badlands Meadows, Badland Hanger and Brickkiln Common complex SNCI C62.
   - Wey and Arun Canal, River Arun and adjacent meadows SNCI C89 (Billingshurst Parish Boundary)
   - Dunhurst & Northup Copses SNCI C85.



Figure 4: Designations within and adjoining the Parish of Wisborough Green

Pink = SSSI Red = SNCI

Brown = Ancient Woodland

Green Hatching = SDNP

Blue Line = Notable Road Verge

Purple Line = Public Footpath

Green Line = Public Bridleway

Significant Waterways

1. Wisborough Green, as its name origin implies, is surrounded by a variety of wetlands - rivers, tributaries, a section of canal, ponds, springs and water meadows. Many are renowned for the beautiful views and vistas they provide, which village consultation has confirmed is very important to residents' quality of life. Some flow underground and only seen emerging in wet conditions to contribute to the road surface water and flooding which is a common occurrence in winter. It is not unknown for Wisborough Green to be cut off from other villages on occasion in exceptionally wet weather when flood conditions prevent vehicle movement over Newbridge, Greenbridge, and when the brooks flood onto Newpound Lane and Durbans Road.
2. Simmonds Bridge on Harsfold Lane spans the River Kird, which from here runs through meadows south of the village to join the River Arun. Pallingham is the highest point on the River Arun to which ordinary tides flow. The stretch of river which flows around the village from Newbridge to Pallingham is so important that in 1988 it was designated a Site of Special Scientific Interest (SSSI) by the Nature Conservancy Council.
3. The Wey and Arun Canal runs along side the River Arun through part of Wisborough Green Parish. It was built in the early 19th century to provide a munitions route between London and Portsmouth during the war with France. With limited commercial life, it fell into disuse following the arrival of the railway, closing in 1873. Restoration of the canal started in the 1970s and there is now a local section that provides canal boat rides in the adjoining Parish of Loxwood.
4. The village pond, adjacent to the Village Hall, originally had an entrance and was used by the wheelwright and later to allow the filling of steam engines. Today it provides an attractive ornamental pond, well stocked with goldfish and water lilies, as well as being home to local wild ducks. Surrounded by pollarded willow trees, the pond features benches for residents and visitors to enjoy the tranquil view.
5. Local legend tells of Wisborough Green's healing spring with supposedly "miracle powers" for failing sight (Southern Weekly News. Nov 1936). Sadly, little evidence remains, other than a suspected site next to the A272 towards Wharf Farm on the east of the Parish.



Village Pond



River Kird at Greenbridge



River Kird at Simmonds Bridge

Community and Leisure Facilities

1. Wisborough Green is a thriving community with many facilities and voluntary associations across a wide range of activities from support groups to hobbies, leisure and sport. A complete list can be found on the village website (www.wisboroughgreen-pc.gov.uk).
2. **Education**: Village children have the opportunity to attend the local Pre-School and Primary School within the same grounds in Newpound Lane. The Pre-School (Climbing Bears) caters for children from the age of 2 1/2 years and has its own building and outdoor play area.
3. The County Primary School consists of 7 classes for age ranges 4 – 11 years and has a Pupil Admission Number of 210. At the start of the school year in September 2026, there were 207 pupils on the roll. The school building is modern, having been extended several times since 1996 to accommodate children from the old infant school building when the two site school was amalgamated, and later to provide for increased numbers. Recent modernisation provides an attractive learning environment. The Pupil Admission Number has been increased over the years due to the demand for pupil places at this popular school and in anticipation of additional housing development; net capacity is 210. Pupils generally move to secondary education at The Weald in Billingshurst.
4. The original Victorian infants school building and playground area in School Road were re-developed into five houses in the late 1980s. The site of the new primary school canteen, again in School Road, was re-developed into a house in 1997.
5. **Public Houses:** The village is fortunate to retain three public houses which are well supported and offer different dining options. The Cricketers Arms situated in view of the Green, The Three Crowns on the A272 and The Bat & Ball at Newpound. There is also the Pavilion on the Green for members of the Sports and Social Club.
6. **Religion:** The Church of England Church, St Peter ad Vincula, reflects building elements from across the centuries with the earliest being the western end of the Nave (12th century). There is a rectangular Norman Keep, and the north aisle was added late 12th/early 13th century and the south aisle and distinctive shingled broad spire is 14th century. The church also features a Horsham stone roof and has 6 bells in the tower which are still heard regularly across the village. A major refurbishment was completed in 2019.
7. The Zoar Chapel in Petworth Road was built in 1753 with a Congregational Chapel built opposite in 1909. Sadly the latter lasted less than 50 years and was later converted into the house now called " Old Chapel", but services are still held in the Zoar Chapel today.
8. **Village Hall:** In 1572, each Parish was made responsible for looking after its own poor. The Village Hall, between the church and village pond, is a surviving part of the Poor House built sometime in the 17th century. Today it is a popular and well used community facility and has its own small car park. Planning Permission to extend and refurbish the building to meet a growing community was obtained in 2018. Grant funding and community fundraising allowed for Phase One of the modernisation project (extension and refurbishment) was completed in 2021.
9. **The Old Workhouse:** Managed by the Village Hall Management Committee and rented for private housing. It is the remaining part of an easterly wing of the old workhouse and is part of the Village Hall building. It retains a garden enclosed within a substantial old stone wall which marks the boundary with the churchyard. It is known as the Mortuary Wall as mortal remains of Parishioners were sometimes placed in the small adjoining mortuary building prior to burial.
10. **The Green:** At the heart of Wisborough Green is the village green which forms an attractive central feature. Being situated on the A272, the Green is not only well used by those visiting or just passing through, but provides a valuable recreational area for residents and for those participating in organised sport through Wisborough Green Sports. It also provides a valuable community space for varied events throughout the year.

11. **The Sports Pavilion:** The building, which was built in 1973, is the home of Wisborough Green Sports (a Charitable Incorporated Organisation) and is located on The Green. Wisborough Green Sports is active in promoting and supporting sport for all ages, with football during the winter months, and cricket during the summer. The Stoolball Club is currently inactive but Touch Rugby is a more recent addition and is available to both juniors and adults. The success of all the sports has led to pressure on the sports pitches and on the facilities within the now aging building. A new Pavilion has been identified as a necessity and planning permission was finally permitted in April 2025. Wisborough Green Sports also runs a social membership scheme for non-playing members to use the facilities of the Pavilion and the Licensed Bar.
12. **Children's Playground:** Located on the north-west corner of The Green is a very popular children's playground which was refurbished in 2012 to mark the Queen's Diamond Jubilee and London Olympics, with improved surfacing installed in 2020 and 2026. The Green also features cycle humps as well as a basketball hoop and football goal/basketball hoop on a small all weather surface which also incorporates the cricket practice nets.
13. **Scout Headquarters:** The building is an ex WW2 army hut and was located on the site at the top of Harsfold Lane in 1957, with the land being leased by the Parish Council to the Scouting Association for 99 years. It is used by the scouting movement for Beavers, Cubs and Scouts up to 14 years of age, and on occasions, by other community groups.
14. **Allotments:** The site at the top of Harsfold Lane provides Wisborough Green residents with the opportunity to grow fruit and vegetables on 25 plots of varying sizes.
15. **Public Toilets:** Located in the centre of the village by The Green, the facilities are well used and were saved from closure proposed by CDC in 2013. Ownership and financial responsibility for the facilities transferred from CDC to the Parish Council in April 2024. These facilities are vitally important for the many visitors and tourists to the area, as well as the many activities that take place on The Green.
16. **Public Access Defibrillator:** The Parish is fortunate to have 5 units, available 24 hours a day at the direction of the ambulance service. They are located outside the Village Hall, Sports Pavilion and Primary School in the village centre, and outside Bellmans Auctioneers and in the old telephone kiosk at the Bat & Ball Public House in Newpound.
17. **Tourist Information Kiosk:** In 2017, the Parish Council adopted the listed telephone box beside the public toilets for £1. It was professionally restored and converted into a Tourist Information Centre. The kiosk features a map highlighting village facilities and attractions, along with leaflet dispensers providing information on attractions in the locality and West Sussex.



Village Sign and Tourist Information Box



The Green & Sports Pavilion



Village Playground



Public Toilets

Local Economy and Business

1. The Parish, although predominantly rural, has some small-scale industry other than farming and the successful tourist attraction of Fishers Farm Park. The 2011 Census indicates that 1029 of the 1414 residents are between the ages of 16 and 74, and 741 (72%) of this group are economically active (52.4% of total population). The remaining 288 includes those who are retired, people who are home-based carers, long-term sick or disabled and students aged 16 in full-time education.
2. Within the Chichester Local Plan, Wisborough Green is classified as a "Service Village", which is defined as a village that either provides a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or one that provides fewer of these facilities but has reasonable access to them in nearby settlements.
3. **Retail Businesses:** The village has a popular village shop, which includes a full Post Office service. Ownership changed for the first time in nearly 40 years in 2025. These facilities are considered essential elements for sustainable rural village communities where there is limited public transport, particularly in a population with 345 residents (24.4%) 65 years or over. Other retail businesses include a hairdressers, a café and funeral directors. In May 2026, the Cricketers Arms opened a small farm shop providing locally sourced products.
4. **Local Businesses:** A small industrial area is located at Newpound which includes an auctioneers, car retail and servicing garage, antique flooring and furniture company, as well as other small units or redundant buildings.
5. There are also 8 units for small individual businesses at Kiln Industries (Lowfold Farm) which currently accommodates a firework retail company, stonemason, carpenter, car restorer and model maker. A catering company is located at Redland Farm.
6. Retail units have also been developed at Wharf Farm on the A272 at the eastern Parish boundary, offering a café, furniture restorer and gifts, an equestrian supplier, gym and nutritionist.
7. A monthly village market operated in the Village Hall for over 15 years but closed after the Covid pandemic due to lack of support.
8. **Home-Based Businesses:** The Parish no longer has Bed & Breakfast establishments, but self-catering holiday accommodation is offered in the village centre, Newpound Lane and Newpound. Smaller home-based businesses include tree surgeons, physiotherapists, musicians, accountancy and book-keeping, landscaping, catering, general building/handyman trades, painting and decorating, cleaning, animal boarding.
9. More individuals are working from home with the result that some home-based businesses could benefit from the provision of home/work premises, thus allowing a better working environment. The recent installation of fibre-optic broadband in the village will make this option more viable, although some rural areas of the Parish are still without a good speed connection.
10. Despite these initiatives, the majority of working people in the Parish still have to travel outside the immediate area for their employment.



Independent Funeral Director

Transport



1. The A272, the main east to west route, runs through the centre of the village along the south side of the Village Green. Durbans Road runs directly north away from the A272, joining the B2133 which skirts the village running through the outlying area of Newpound from the A272 at Newbridge heading to Loxwood.
2. In the centre of the village settlement is a crossroads; to the east, Newpound Lane, leading to Newpound, and to the west, Kirdford Road, leading to Kirdford. Although there is some linear development along the roads leading away from the village centre, the main settlement area is located around the village green and north of the A272. There are other properties and farms in the outlying rural areas of the Parish.
3. There is no railway station in the Parish. Billingshurst, 3.2 miles away, has the nearest mainline station which is on the main London Victoria/south coast line. There is one early morning and evening bus service which services the station, but inevitably the use of the rail network involves a car or cycle along the A272. Due to the speed and density of traffic on the A272, a cycle ride is less likely.
4. Access to and from the village is seen as an issue by many local residents as significant distances have to be travelled to reach essential services and facilities such as shops, local medical provision, employment, ongoing travel links and leisure facilities. The village has a community minibus for access to shopping with occasional day trips, which is run by volunteers. There is also a volunteer car service to access medical appointments, both locally and further afield.
5. The major hospitals of Guildford, Chichester and Worthing are all within the catchment area of medical provision for Wisborough Green residents and located at the distances of 17.9, 20.3 and 23.5 miles respectively.
6. The nearest secondary school is in Billingshurst, some 3 miles distant, so a school bus is essential for many village children.
7. Public transport is very limited. A shopping service is provided on a Monday and Thursday to Billingshurst and Horsham, or on a Tuesday and Friday to Billingshurst and Worthing. The returning bus limits time at the destination to about 2 hours, which is seen as insufficient by many users. This restricted service means that the high reliance on car travel is currently essential for the economic well-being and sustainability of the Parish.
8. In 2023, WSCC introduced the 'Book-a-Bus' on demand service which provides a flexible service with no fixed routes or timetables and is now being successfully used by some village residents.
9. The 2011 Census shows that 43 of 601 households have no car or van. This reliance upon a motor vehicle demonstrates that all future developments of market and affordable houses within the Parish should take account of the transport needs of the population including adequate parking facilities. Provision should also be made for visitors to avoid road congestion and the parking issues already being experienced in the village.
10. The NP seeks to maintain, and where possible, enhance these local facilities.



Bus stop outside
The Three Crowns

Housing Background

1. Wisborough Green enjoys a wide range of visually attractive architecture, evidence of its historical time line across the centuries. The 2011 Census states that the Parish has 636 dwellings and 601 households. Of the 601 households, 451 are owned, 2 shared ownership, 63 social rented, 68 private rented and 17 listed as living rent free.
2. The Conservation Area forms the centre of the village and the architecture
3. represents the age of the village; full details are recorded in the Conservation Area Character Appraisal undertaken in 2010. There has been very little change over the years apart from a small amount of infilling, extension or change of use of these historical buildings. The Village Design Statement lists houses of historical interest in the different character areas.
4. Much of the housing in and around the village is in the Sussex vernacular style of architecture. They were built of locally available materials in distinctive building traditions and styles that are still valued and appreciated by local people today. Georgian and Victorian architecture are both represented in the Parish, as are some early timber framed buildings from the 16th century and stone buildings from the 18th century. Some properties situated on the Petworth Road provide typical examples of 16th and 19th century housing.
5. Over the years, linear development has extended along the arterial roads. The main estate of Butts Meadow was constructed in 1954 followed by Carter's Way in the 1960's. Wyatt Close, consisting of 4 semi-detached properties and Wyatt House, was built in 1965. The original Wyatt House, built as an older person's residential home in 1965, was replaced in 1997 with the current warden assisted flats. Thornton Meadow, accessed from Butts Meadow, was built in the late 1980s
and consists of a small development of 25 houses. It was originally intended as an estate for the over 60s, but this restriction was subsequently lifted on half of the properties.
6. In early 2005, the new occupants of Garmans, 6 affordable semi-detached houses on a Section 106 site (limiting occupation of the dwellings) opposite the School in Newpound Lane, took up residence.
7. Prior to the adoption of the extant NP, outline planning approval was given in July 2014 for 25 homes on a greenfield site, South of Meadowbank, Petworth Road (now called Great Meadow). The 25 dwellings were completed and the majority occupied in 2020, including the affordable rental and 2 shared ownership properties managed by Greenoak Housing. The first occupants took up residence in 2019.
8. Following a Public Inquiry in November 2014, 10 caravans for residential purposes were permitted at Greenways Nursery, Kirdford Road (now called Greenway Park). As at 2026, only 3 have been erected on the site and occupied; the last caravan was delivered on 28th January 2022, with occupation from 1st March 2022.
9. The development of 22 dwellings at Winterfold (Land east of Winterfold) commenced in autumn 2019. The development, which includes an area of public open space, was completed in the summer of 2022 and is now called Songhurst Meadow.
10. Planning approval for 8 dwellings on Stable Field (now called Barnfield Shaw) was permitted on 17th April 2024 with first occupation in the summer of 2025. As at August 2026, two properties remain unsold and one has returned onto the market. This development provided an area of public open space for the village and counts towards the revised NP housing allocation.
11. Planning approval for 10 dwellings at Tanglewood Nursery was permitted on 17th December 2025. As at August 2026, construction has started. This site counts towards the revised NP housing allocation.

Housing Background

12. Housing policies on pages 59 to 65 detail the requirements of new development to complement the vernacular character of the village.

13. Until the completion of Great Meadow, only two properties in the Parish received planning permission to be demolished and replaced with larger properties. There were two other applications to convert barns to increase the size of the existing dwelling. Figure 5 below highlights the imbalance towards larger properties in the Parish. The development at Great Meadow and Songhurst Meadow have now provided some small properties but the imbalance is still evident.

14. At the time of preparing the extant NP, the Rightmove website, which uses Land Registry data, stated in February 2015 that:
    - *"Most of the sales in Wisborough Green over the past year were detached properties which on average sold for £619,302. Terraced properties had an average sold price of £503,571 and semi-detached properties averaged at £385,000.*
    - *In the past year house prices in Wisborough Green were 19% up on the year before and 19% down on 2011 when they averaged at £673,083."*

15. At the time of preparing the Revised NP, in June 2026, the Rightmove website stated that:
    - *"House prices in Wisborough Green have an overall average of £752,469 over the last year.*
    - *The majority of properties sold in Wisborough Green during the last year were detached properties, selling for an average price of £1,077,500. Semi-detached properties sold for an average of £492,000, with terraced properties fetching £398,500.*
    - *Overall, the historical sold prices in Wisborough Green over the last year were 2% down on the previous year and 7% down on the 2022 peak of £811,575."*

Figure 5: The number of bedrooms in Parish properties

The figures do not take into account house enlargement due to extensions.

Bedroom numbers	2011 Census	%	New Housing Extant NP	New Housing Built/ Approved Revised NP	New Village Number August 2026	New % August 2026
0 Bedroom 1 Bedroom	1 56	9.5%	4	-	61	9.1%
2 Bedroom	110	18.3%	23	7	140	20.9%
3 Bedroom	196	32.6%	16	9	221	33.0%
4+ Bedroom	238	39.6%	7	2	247	36.9%
Total	601		50	18	669	

Housing Background

16. The cost of open market housing in Wisborough Green is high compared to the national average as shown in Figure 6. This makes it very difficult for young families with a local connection to live within the Parish or those needing to downsize. This Plan seeks to address this local need.

17. The UK House Price Index as quoted on the Government website states as of June 2026:
    - *The average price of a property in England was £293,262*
    - *The annual price change for a property in England was 1.8%*
    - *The monthly price change for a property in England was 0.2%*
    - *The monthly index figure (January 2023 = 100) for the UK was 104.3*

Figure 6: Average house price sales in Wisborough Green

	Zoopla June 2014	Zoopla March 2021	Zoopla 2025
1 Bedroom	£165,000	£186,975	£200,000
2 Bedroom	£219,950	£350,000	£480,000
3 Bedroom	£636,094	£630,000	£555,000
4 Bedroom	£693,057	£826,250	£660,556

Affordable Housing Need

1. CDC operates a choice-based lettings register for social and affordable homes provided by housing associations across the district. This scheme is called Chichester Homemove. It gives households the choice of where they would like to live, provided they are eligible to join the register. Eligibility criteria and explanation of the Bands are detailed in the Housing Allocation Scheme dated February 2025.
2. For properties advertised in rural areas of the District, which includes Wisborough Green, a preference will be given to applicants within Bands A-C who have established a rural parish connection to the parish in which the property is located. Applicants will be deemed to have a Rural Parish Connection where they:
   - Currently reside in the Parish and have done so without a break for the past two years
   - Have resided within the Parish for four out of the past six years
   - Are employed within the Parish in role for more than 12 months for 16 hours or more per week
   - Have close family (defined as grandparents, parents, siblings or children of the applicant) who currently live in the parish and have done so continually for 5 years or more.

Figure 7: Housing Register Members - Bands and Bedroom Need.

Showing figures for 2014 (from extant NP), March 2021 and August 2026.

Bands	1 Bed	2 Bed	3 Bed	Total
A-C 2014	3	-	1	4
A-C 2021	3	1	1	5
A-C 2026	-	2	2	4
D 2014	17	3	2	22
D 2021	6	1	1	8
D 2026	1	1	-	2
Total 2014	20	3	3	26
Total 2021	9	2	2	13
Total 2026	1	3	2	6

3. As at August 2026, there are 6 households with a local connection to the Parish on the Wisborough Green Housing Register held by CDC. Four of these households are in bands A-C and considered to have a priority need for housing. Of the 6 households on the register, 5 are currently resident within the parish.
4. Within the past 12 months, 3 one-bed properties, 2 two-bed properties and one three-bed property have become available.

Affordable Housing Need

5. CDC's latest housing stock figures dated August 2026 state that there are 80 affordable homes in the Parish with the housing associations, tenures and bedrooms shown in Figures 8 and 9.
6. Since 1980, a total of 41 affordable rented homes have been lost through the 'Right to Buy' scheme.

Figure 8: Affordable Tenures

Housing Association	Rented	Shared Ownership	Supported/ older persons
Hyde	47	-	-
Stonewater Group	10	-	-
St Arthur	-	6	-
Home Group	-	-	17

Figure 9: Affordable Property Size

Bands	1 Bed	2 Bed	3 Bed	4 Bed	Total
Rented	14	26	16	1	**57**
Shared Ownership	2	4	-	-	**6**
Older Persons	17	-	-	-	17
Total	33	30	16	-	60

7. 'Garmans', was an "Exception Site" development of 6 rented homes on land opposite the Primary School in Newpound Lane, occupied from Spring 2005. Although this development was prioritised for households with a local connection, families within the village could not be identified at that time for two properties, which were subsequently allocated to families from other local villages. This caused some disquiet from village residents as the properties were seen to not address the Parish need, as recorded in Parish Council meeting minutes.
8. Recent development at Great Meadow and Songhurst Meadow has provided affordable housing.
9. Great Meadow has provided 2 shared-ownership properties and 8 affordable rented properties managed by Stonewater Group (previously Greenoak Housing). Although the affordable rented properties have a local connection policy, not all housing was allocated to families with a Wisborough Green connection. No interest was registered by Wisborough Green residents. The Planning approval was initially for 3 shared ownership properties but in October 2020, permission was sought to release the shared ownership properties to rental as the association was unable to sell.
10. Songhurst Meadow has provided 6 one or two bedroomed shared ownership properties. Planning approval was originally for rental but no interest was shown by a housing association. Permission was sought in 2018 to change to all shared ownership.

Affordable Housing Need

11. In October 2018 when the NP review process started, Wisborough Green Parish Council commissioned CDC's Housing Delivery Team to comprehensively assess the housing needs of the Parish. A housing needs survey, available in the evidence section on the NP website, was sent to every residential address on the Council Tax list.

12. There were a total of 136 valid returns, equivalent to a 20% response rate of total households in the surveyed area (in relation to Council Tax information). It represents a total of 306 people (household members), equivalent to 21% of the Parish population, as defined by the 2011 Census. The gender split of respondents comprised 48% female, 45% male and 7% did not answer. On this basis, the Housing Delivery Team recommended that the survey be considered statistically significant and illustrative of a significant proportion of the local community.

13. The survey identified a greater affordable housing need in the Parish area than identified by CDC's housing register. The survey results identified a housing need of 70 units, of which the tenure breakdown is shown below:
    - Market units - 11
    - Affordable rent units - 39
    - Shared Ownership - 18
    - Rent to Buy - 2

14. Listed below is a summary of the main housing issues that have been identified:
    - Younger household needs
    - For affordable rented tenure - 1 and 2 bedroom houses
    - For first time buyers - 2 bedroom houses
    - Downsizing accommodation
    - For affordable rented tenure - 1 and 2 bedroom houses/bungalows
    - Private market housing - 2 and 3 bedroom houses/bungalows

15. The community supports the need to provide further affordaVble housing in the village to address the needs of those with a connection to Wisborough Green.

16. Since the survey, affordable housing has been provided in the village, but all were not taken up by Wisborough Green residents.

Energy Sources and Supply



1. The nearest mains gas supply is in Billingshurst. Without this connection, many in the village are reliant upon electricity, not only for cooking, but also heating.
2. Over the years the electricity supply to the village has created difficulties for many, with fluctuations and short-term power cuts being experienced. As a rural Parish, with many power lines through wooded areas, extreme weather conditions have often cut the electricity supply for longer periods, creating a challenging situation for many in the Parish, particularly if cold weather is being experienced. The Parish Council therefore publishes 'Be Prepared' information to residents each autumn.
3. Power loss also has a severe impact upon the local businesses, some of which have now invested in generators to remain open to offer a limited service.
4. In the initial baseline survey undertaken in 2011, residents were asked about their household heating. The 217 households that responded indicated the means of heating as shown in Figure 10.
5. Without a gas supply, alternative forms of heating are needed. 41% of responders use oil and if fuel prices are high then more people are at risk of fuel poverty.
6. A household is generally defined as being in fuel poverty if it needs to spend more than 10% of its income on all household fuel use. In the initial survey, 26% of households indicated that this was the case.
7. The three main factors affecting fuel poverty are:
   - poor energy efficiency of the dwelling;
   - high price of domestic fuel;
   - low disposable household income.
8. Groups most likely to be at risk include pensioners living on a small fixed income, families on low income with very small children, disabled and chronically sick, single people on low incomes living in private rented accommodation, low income households living in traditional housing with solid walls that will be difficult to insulate and low income households with no access to mains gas.
9. Action in rural Sussex identified Wisborough Green as a possible area of fuel poverty as mains gas is unavailable and due to the large number of solid wall properties. At the April 2012 consultation, a Home Energy Efficiency Advisor was on hand to offer advice and explain heat saving initiatives. Since the event, bulk oil buying schemes have been promoted in the village which has made savings for those who have used them.
10. The loss of electricity has also contributed to the surface water and foul water flooding of properties when electric pumps have been unable to operate. It is therefore essential that any waste and foul water management systems within new development must not exacerbate the difficulties already being experienced and be reliant upon electricity to function.

Heating	
Calor Gas	26
Electricity	83
Solid Fuel	21
Oil	146
Wood	77
Renewables	2

Figure 10: Means of Heating

Energy Sources and Supply

11. The new developments, included in the extant NP, Great Meadow and Songhurst Meadow, have a communal gas scheme with a large tank included within the development. Barnfield Shaw, the most recent development of 8 dwellings, are fitted with air-source heat pumps for underfloor heating.
12. It is evident by looking around Carters Way and Butts Meadow that more houses have now been fitted with solar panels, possibly combined with air source heat pumps. A small number of planning applications have been submitted in recent years for solar panels in adjoining paddocks.
13. This NP will therefore seek to ensure that consideration is given to a power loss situation in all new developments. Attention being given to insulation and design energy efficiency, useable chimneys to give an alternative heat source and the promotion of renewable energy where this does not impact upon the character of the area.

Community Concerns Traffic Speed

1. The initial baseline survey undertaken in 2011 identified speeding as being one of the top concerns for Wisborough Green residents which they would most like addressed. This continues to be a concern evidenced by Parish Council meeting discussion, attendance by the Sussex Police Camera van and a successful Community Speed Watch Group.
2. **A272:** Traffic through the village along the A272 is an issue, particularly speeding at the eastern entrance, and exiting downhill to the west. The creation of a gateway and 40 mph buffer zone on the east side has helped to reduce traffic speed from 60 mph to 40 mph before entering the 30 mph limit. This limit is highlighted further with a flashing speed indicator opposite the allotment site, although speeding is still evident.
3. The speed survey (Rydon Homes planning application—July 2014) identified the average speed, west of the village centre, as 38.4 mph westerly on the A272. When entering the village from the west, despite a slight incline, the 30 mph limits often exceeded; the survey indicated the average speed of 35.4 mph. The use of a Speed Indicator Device (SID) close to the entrance of this development, now called Great Meadow.
4. At the end of 2019, residents living along the A272 raised concerns relating to the speed and noise of motorbikes through the village. A campaign group, Wisborough Green Campaign Against Noise and Speed (WG CANS) was formed, and lobbied WSCC, Sussex Police and the local Member of Parliament for change. A Community Speed Watch Group was re-established and has been active since August 2020. A Community Highways Scheme application in November 2020 to create a 40 mph buffer zone on the west side of the village was successful.
5. **Village Centre:** Throughout the centre of the village and on the estates, the speed limit is 30 mph which is often exceeded. The crossroads at the centre of the village in Durbans Road is considered dangerous, with visibility from Kirdford Road looking left often restricted by parked cars. In 2025, WSCC acknowledged this concern by approving an application to extend the double yellow lines to keep visibility at the junction clear. WSCC also improved warning signage and permitted a SID site north of the crossroads and further along the road.
6. **Kirdford Road:** The 30 mph limit changes to a 40 mph limit at Wallabies Nursery. Kirdford Road residents, who do not benefit from the presence of a pavement, are concerned about pedestrian safety as speeding is a common occurrence. Speeding through the estates, accessed off Kirdford Road, is also a concern that residents have raised with the Parish Council. Again, WSCC has approved two SID sites.
7. With further development in Kirdford Road and the provision of a pavement, there is now justification to extend the 30 mph limit further out of the village.
8. **Durbans Road:** This road links the B2133 and A272 and carries some heavy traffic through the village crossroads. Until recently, the section beyond the village centre had a 40 mph limit. Traffic is naturally slowed near Sweephurst Farm by a sharp corner and roadside parking outside residential properties. Brookbridge is a known accident spot where a straight section leads into a bend. Following an initial refusal by WSCC, the Parish Council's 2025 application to reduce the speed limit was approved. The 30 mph limit now extends from the village centre through the residential area to the village sign beyond Brookbridge, but speeding is still a concern. There are two approved SID sites in the road.
9. **Newpound Lane:** This lane provides access to the village centre from the B2133 at Newpound, has no road markings, narrowing to an almost single carriage at several points. There is a speeding issue despite a 30 mph limit throughout the lane.

Community Concerns Traffic Speed

10. **Newpound:** The B2133 has a 40 mph speed limit through Newpound which is often exceeded. Dangerous overtaking, regardless of road markings, is a considerable hazard for emerging traffic.

11. **Speed Indicator Device:** There are 11 approved and licensed sites for the device around the village. The device is left at the location for 3 weeks and then moved. The speeds, as shown in Figure 11, have been demonstrated over recent years since the device was obtained in 2022.

12. In order to mitigate the potential road safety risks associated with any proposed development in the village and also the neighbouring parish of Kirdford, many of whose residents access the A272 through Wisborough Green, the NP will seek to introduce traffic calming measures on the A272 and all other village roads. This will be a contingent part of all new development proposals and achieved through Section 106 agreements and Community Infrastructure Funding.

Figure 11: Speed Indicator Device Data

Location	Speed Limit	85th Percentile Speed	Maximum Recorded Speed
A272 Petworth Road - into village	30 mph	35.7 mph	80 mph
A272 Petworth Road - out of village	30 mph	34.6 mph	80 mph
Kirdford Road - into village - outskirts	40 mph	38.3 mph	55 mph
Kirdford Road - out of village	40 mph	43.8 mph	80 mph
Durbans Road - into village - outskirts	30 mph	29.9 mph	55 mph
Durbans Road - into village centre	30 mph	34.6 mph	70 mph
Durbans Road - out of village centre	30 mph	37.4 mph	60 mph
B2133 - outside Bellmans - heading south	40 mph	43.8 mph	90 mph
B2133– south of Newpound - heading north	40 mph	Site approved summer 2026 - No data available	
A272 - Billingshurst Road - outskirts	40 mph	Site approved summer 2026 - No data available	





Community Concerns Parking Provision

1. Parking throughout the village is a serious issue which was identified from both the initial baseline survey in 2011 and consultation events as being a concern that residents would like addressed. This was reconfirmed in the 2020 Survey with 60% of respondents stating that it was a concern to them. This is further evidenced by Parish Council meeting discussion.
2. **Village Centre:** There is a small parking area outside the Village Stores which is generally used by customers. The Village Hall has a car park for approximately 20 cars, and parking is available on Parish Council land outside The Three Crowns and Cricketers Arms Public Houses. There is a lay-by for about 8 cars (including a bus stop area) on the east side of the village green, and a small parking area with restricted use on the west side by the Pavilion. A car park for approximately 20 cars is provided at the front of the School for staff cars only.
3. Following a successful Community Highways Scheme application, WSCC undertook work in early 2020 to extend the existing lay-by in Durbans Road on the edge of the Green and create a new lay-by opposite on the edge of the Little Green to increase parking provision. Improvements were also made to the safety and connectivity of the pedestrian links and the walking to school route. In 2025, the double yellow lines were extended to the laybys following serious near incidents involving pedestrians and inappropriate overtaking of stationary vehicles.
4. The double yellow lines were also extended in front of the Cricketers Arms in an attempt to improve visibility for motorists leaving Kirdford Road. However, without regular enforcement by CDC, parking outside the public house remains a concern.
5. On-road parking in the village centre, School Road and Newpound Lane causes congestion particularly at school drop off and pick up times, when events are held in the Village Hall or sports fixtures held on the Village Green. To ease congestion associated with school traffic, a voluntary one-way system has been introduced.
6. **The Estates:** When Butts Meadow was built, provision was only made for minimal parking per household. With the number of cars per household having generally increased, and despite some off-road parking being created on house frontages, there is insufficient parking, with parking around junctions and pavement parking being a concern.
7. Although some off-road provision was made for properties in Carters Way, this is also now proving inadequate for modern living. Again, pavement parking and the obstruction of visibility is a concern for many.
8. Existing garage blocks serving Butts Meadow properties are currently underused and a review of these areas could contribute to easing the parking issue. Marking and staggering parking on roads could also help alleviate a perceived speeding concern in this area.
9. In order to improve visibility at the bottom of Butts Meadow, junction protection double yellow lines were installed by WSCC in 2025.
10. **Events on the Green:** For village events, such as the School Fair or August Fete, additional parking is provided in nearby grass fields to ensure that traffic flow and pedestrian safety is maintained. The acquisition of Stable Field by the Parish Council will now provide field parking for the Friday evening cricket parking and other events once the grass surface has established.
11. Parking is an issue for the village in general and residents have made clear their concerns in relation to the need for additional parking. The NP will therefore seek to address this issue by maintaining current parking and enhancing with increased parking capacity, where possible, and to improve safety for pedestrians and road users. Any new development must not exacerbate these existing parking concerns and must have sufficient parking space for residents and their visitors.

Key Parish Statistics

This table provides a summary of the characteristics and demographics of the Parish and are taken from the 2021 Census unless stated otherwise.

Population	
Total Population	1520
Age 19 or under	298
Age 20 - 64	776
Aged 65 and over	448
People per hectare	
People working mainly at or from home	693
Economically active (aged 16 to 74)	865
Economically inactive	694
Households	
Total households	629
One person households	162
One person household; aged 65 and over	
Average persons per house (Calculated from Census)	2.4
Affordable housing units (CDC August 2026)	80
Housing waiting list (CDC August 2026)	6
Planning consent unbuilt	10
Housing Type	
House or bungalow	567
Flat, maisonette or apartment	59
Caravan or other mobile or temporary structure	3
Transport	
Households with no car or van	48
Households with 1 car or van	185
Households with 2 or more cars or vans	395
Working mainly at or from home (aged 16 to 74)	693
Nearest Hospital (measured from village green) - Guildford	17.9 miles
Nearest GP (measured from village green) - Billingshurst	3.2 miles
Nearest secondary school (measured from village green) - Billingshurst	3.2 miles

Strengths, Weaknesses, Opportunities and Threats (SWOT)

The table below represents a summary of the key characteristics of Wisborough Green Parish as identified through the consultation process.

STRENGTHS

- Character and visual beauty of village
- The Village Green and other assets
- An active community with a strong volunteering ethos
- Rich historical heritage
- Range of views/vistas across country- side
- Close connection to areas of AONB, SSSI and SDNP
- Strong sporting history and activities
- Tranquillity and dark skies
- Proximity to coast and city destinations
- Local business and employment
- Network of footpaths and bridleways linking areas of interest
- Prime location for leisure and tourism links
- Successful and popular public houses

WEAKNESSES

- Lack of affordable market housing for local people
- Poor public transport services
- Insufficient parking in parts of the village
- Parking congestion associated with school and other village activities
- Sewage system failures
- Energy vulnerability
- Traffic on A272 through village centre
- No village medical facility
- High water table—flood risk
- The continued viability of local facilities such as the shop, local public houses and toilets
- Secondary school capacity in Billingshurst

OPPORTUNITIES

- Review and improve parking facilities within the village and ensure sufficient off-road parking with all new housing development
- Instigate measures to reduce traffic speed
- Improve village hall facilities
- Increase and improve sports facilities
- Enhance public toilet facility to be made fully inclusive
- Create additional green/openommunity spaces and wildlife habitats
- Support increased employment opportunities/initiatives
- Investigate appropriate small-scale alternative energy sources
- Instigate review of local significant trees for a future replanting programme
- Provide tourism information and resources
- Biodiversity connectivity mapping

THREATS

- Increasing allocation of new and inap-propriate housing development
- Continued high property price
- Rural character affected by adverse development
- Increasing pressure on primary school and nursery school placements
- Gatwick aviation expansion and potential flight path/altitude changes
- Industrialisation of the countryside - Oil exploration/Bio gas plant
- Traffic issues of parking and speeding in the village
- Loss of greenfield and wildlife habitat
- Sewage overflow in certain areas
- Increase in traffic on A272/B2133
- Challenge to tranquillity and dark skies
- from aviation, industrial development and traffic increase
- Pressure on infrastructure
- Fuel vulnerability
- Cuts to existing minimal public transport services
- Decrease in village community ethos and cohesion due to population increase

Policy Explanation

1. This section contains the policies that will deliver the Objectives, together with reasoned justification and evidence to support inclusion. The NP sets out to protect and where appropriate enhance the factors identified through our consultations that contribute to the 'traditional village setting'.
2. A series of local policies have been developed and are supported by the Wisborough Village Design Statement (available on the NP website) which identifies the visual character of each area of the village and recommends future design options to ensure that character is maintained and where possible enhanced.

Planning Policy Context

3. The primary Local Planning Authority in which Wisborough Green is situated is Chichester District. The Revised Neighbourhood Plan must have due regard to the NPPF, must not result in the development plan proposing less housing than set out in the Local Plan, contribute to the achievement of sustainable development, EU obligations and human rights requirements. Once adopted, its policies will work alongside Local Plan policies. The NP provides a vision for the future of the Parish and sets our clear policies, principles and objectives to realise this vision.
4. It must be noted that one third of the Parish is in the South Downs National Park (SDNP). Consideration has therefore been given to the South Downs Local Plan (2014-2033) which was adopted by the SDNP Authority on 2nd July 2019.

Strategic Environment Assessment/Sustainability Appraisal (SEA/SA)

5. CDC advised in a letter dated April 2015 that a Strategic Environmental Assessment (SEA) was not required for the extant NP.
6. For the Revised NP, CDC advised in an email dated May 2019 "Neighbourhood Plans must meet certain Basic Conditions, including the requirement that the making of the plan does not breach, and is otherwise compatible with, EU obligations. To ensure compliance with this and other relevant legislation, CDC is likely to take a uniform approach to screening and require all Neighbourhood Development Plans allocating sites for housing development to undertake an SEA. This is on the basis it is anticipated that your neighbourhood plan will need mitigation in order to fulfil the terms of the Habitats Regulations Assessment (HRA) and in that respect an Appropriate Assessment will be required to be undertaken by CDC of your neighbourhood plan at the pre submission stage, in the light of the Sweetman judgement in 2018. It is therefore advised that in all likelihood Strategic Environmental Assessment work will be required from the start of your neighbourhood plan process."
7. CDC confirmed in January 2026 that the above statement was still relevant and as such, both an SEA and HRA were commissioned in June 2026.
8. AECOM has undertaken the SEA which is published alongside the NP. The SEA can be found in the evidence section on the NP website. (AECOM also undertook a report for the abandoned review process.)

Habitat Regulations Assessment

9. For the extant NP, an assessment was not considered necessary as the proposals included did not involve any building on sensitive habitat sites.
10. For the NP Review, an HRA was considered necessary and undertaken by AECOM. The full report is available in the evidence section on the NP website. (AECOM also undertook a report for the abandoned review process.)
11. There were no concerns identified that would preclude sites from being included in the NP.

Equality

12. In accordance with the themes of sustainability, one of the aims of the NP is to promote equal opportunity and the ability by present and future residents of Wisborough Green to live, work and play in a community without any prejudice in terms of race, gender, sexual orientation, age, disability, ethnic origin or religion.
13. To achieve and maintain this objective, the NP will support the examination of all new developments, planning applications and policies to ensure that there is no adverse impact on the quality of life for current and future residents of Wisborough Green.
14. The Basic Conditions Statement also includes an Equality Impact Assessment to ensure the Plan is consistent with Equality legislation.

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DEVELOPMENT ALLOCATION POLICY

1. **Intent: To ensure allocated housing development within the Parish is situated within agreed, identified sites, reflecting local need and sustainable growth.**
2. **Justification:** The Chichester Local Plan 2021-2039 makes provision for a minimum of 11,484 dwellings over the Plan period to 2039 for the Chichester District. The north of the Plan Area parishes of Loxwood, Wisborough Green, Plaistow and Ifold, and Kirdford have been allocated a total provision of 370 dwellings. The Local Plan states that "Suitable sites will be identified either through neighbourhood plans or a subsequent development plan document."
3. The housing allocation for Wisborough Green in the extant NP was a minimum of 60 dwellings; 68 dwellings were allocated on 4 sites. Of this allocation, 25 dwellings were been built at Land South of Meadowbank (SS1 in the extant NP) and now called Great Meadow. A further 22 dwellings were built on Land East of Winterfold (SS4), now called Songhurst Meadow.
4. A further allocation of 10 residential caravans at Greenways Nursery (SS2) has yet to be fully developed; 3 dwellings have been provided. Accordingly, the allocation on this site will be carried forward to the Revised NP.
5. The Clark's Yard site (SS3) has been withdrawn from this Revised NP. As such, this undeveloped site from the original NP cannot be taken forward in the Revised NP. A replacement site for 11 dwellings needed to be found, so the number overall housing number has been increased from 75 to 86 dwellings.
6. Wisborough Green is a rural Parish and the area within the current Settlement Boundary is unable to accommodate further housing. New sites are required outside the settlement area, which could result in the Settlement Boundary being expanded or isolated islands of development created. Islands of development refer to identified sites outside the Settlement Boundary.
7. To ensure that the community remains vibrant and is able to meet the local needs for housing, employment and community facilities, the Parish recognises that it must support limited growth, provided that the growth is sustainable in accordance with the NPPF Chapter 6, Policies H01 to HO13 and Chapter 7, Policies E1 to E4.
8. Through the consultation process, the community has indicated that it would like small-scale development distributed throughout the settlement area.
9. The distinctive character of Wisborough Green is created by the central Green, which forms an attractive focus for the village with development facing onto this generous open space. The village is also relatively compact in nature with most residents being able to easily walk to the school, church, village hall, shops and public houses. However, some development along most of the roads into and out of the village and on some more peripheral sites has spread the development of the village out towards the countryside. This has diluted village character and encourages car travel to central services.
10. To maintain a sustainable village form which remains compact, is focused on the central green, and protects the countryside setting around the village core, a spatial strategy has been developed to help select the most suitable and sustainable sites and to maintain the key characteristics of the village. The following policy seeks to control development to that which will maintain the sustainable, walkable compact village in both location of new development and to reinforce the local character.

DEVELOPMENT ALLOCATION POLICY

Policy OAR1: Development Allocation

The Wisborough Green Neighbourhood Plan 2021-2039 will provide for a minimum of 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 Revised NP.

SPACIAL STRATEGY POLICY

Policy OAR2: Spatial Strategy

The Parish welcomes appropriate sustainable development, which will be supported providing it complies with the following criteria:

a. New development will be located within the settlement boundary, unless allocated through this Neighbourhood Plan or where permitted through the NPPF, including Rural Exception Sites as defined in the Chichester Local Plan 2021- 2039.

b. It retains the compact nature of the village so that people can access the central facilities, including the shop, school and village services, within, or in close proximity to the existing footway network.

c. 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 encourage coalescence along radial routes and impact on the wider countryside.

d. It does not impact 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 any proposal will reflect the village character identified in the Village Design Statement and protect identified character of the individual site's context.

f. Regard is demonstrably had to the wider landscape impact of proposals upon the South Downs National Park.

SETTLEMENT BOUNDARY POLICY

1. **Intent: To revise and define the current Settlement Boundary where appropriate and identify additional sites to enable the provision of the required sustainable rural housing.**
2. **Justification:** The Settlement Boundary defines the area of the village in which development is permitted.
3. When considering all forms of development proposals within the Wisborough Green NP Area, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
4. The Settlement Boundary for Wisborough Green is shown in Figure 12, page 40. It has been amended since the extant NP to include the Great Meadow development.
5. It is the intention of this NP to retain a central Settlement Boundary to prevent the spread of peripheral development. As part of this review, the village boundary has been enlarged to include the built site SS1 from the extant NP, now called Great Meadow.
6. It is not the intention to expand the Settlement Boundary to include sites that are remote from the existing Settlement Boundary and do not form part of the compact village centre.
7. Within the Settlement Boundary there maybe an opportunity to provide a further one or more dwellings in a large garden. This is considered as small-scale (Windfall) development on sites not identified in this NP.
8. Within the Chichester Local Plan, Windfall Sites are described as sites which have not been specifically identified as available in the Local Plan process. They normally comprise of previously developed sites that have unexpectedly become available. On page 117 of the Local Plan, it is explained that developments of 5 or more dwellings will be counted against the parish housing requirements. Developments of less than 5 dwellings will not count against the parish housing requirements as they are already taken into consideration in an allowance made of future delivery from windfall small sites.

Policy OAR3: Settlement Boundary

Within the Settlement Boundary (as defined by Figure 12, page 40), development that complies with the policies in this plan, the Chichester Local Plan and the NPPF will be supported.

Development outside the Settlement Boundary will only be permitted on the proposed sites allocated in this plan or in accordance with the Chichester Local Plan and NPPF.

Policy OAR4: Small-Scale Housing Sites - Windfall (4 or less dwellings)

The Wisborough Green NP will support proposals for small-scale housing development within the Settlement Boundary, provided that:

a. 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 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 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.

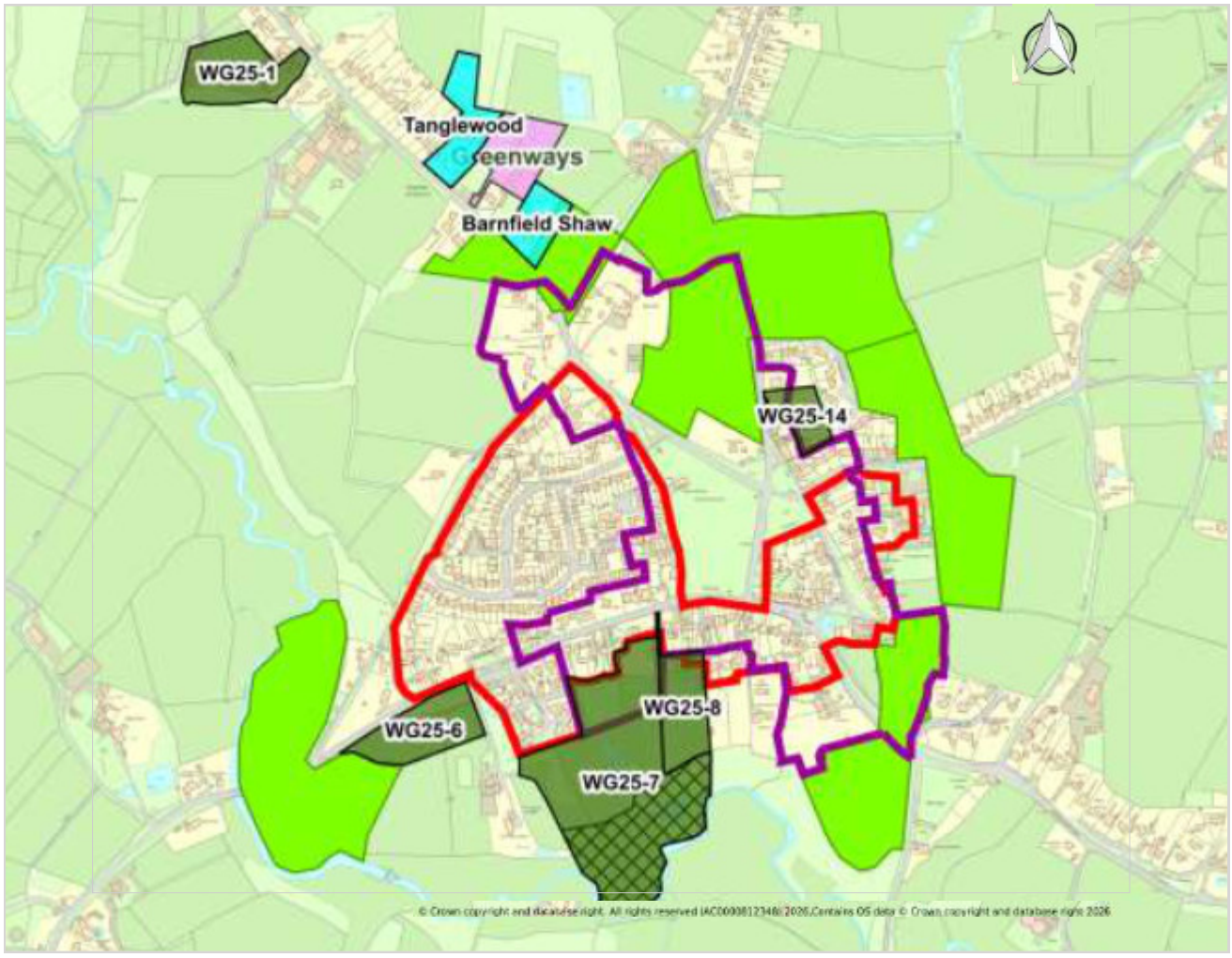
LOCAL GREEN GAPS POLICY

1. Wisborough Green is characterised by green spaces and a feeling of spaciousness; both in the central core and within green gaps which separate the settlement boundary from the peripheral sporadic ribbon development along the main village approach roads.
2. In the 2020 survey, 94% of responders supported the importance of retaining the Local Green Gaps to protect the village form. 95% thought that the Local Green Gaps and their rural character are important in maintaining the character of the village, with 94% agreeing that the identified Local Green Gaps should retain their current character/rural appearance.
3. On the advice of CDC, a review of the Gaps was undertaken to inform the Revised Plan. Steering Group members initially undertook assessments for each Gap. Residents, who had previously been involved in the Area Character Appraisals for the Village Design Statement, were asked to review each gap assessment and provide validation; a standardisation process was undertaken.
4. CDC commissioned Terra Firma Consultancy Ltd to undertake a Landscape Capacity Study to inform the Local Plan review. This document identified the low development capacity for the area and highlighted the landscape value, which helped to inform and guide the local assessments.

Figure 12: Local Green Gaps

Red Line	Revised Settlement Boundary
Purple Line	Conservation Area Boundary
Bright Green Area	Redefined Local Green Gaps
Pink Area	Site from extant NP (SS1)
Blue Area:	Constructed or approved in Revised NP

Dark Green Area: Sites included in the Revised NP with development restricted to within the unhatched area



5. In addition to the Local Green Gap Assessment, in February 2020, the Parish Council commissioned a Locally Valued Open Land Assessment by Terra Firma Consultancy Ltd, to ensure consistency in evaluation. The definition of 'open' in this report means largely undeveloped and generally not within domestic curtilage, consisting of fields, greens, verges and allotments which are important characteristics in the experience of the village's pattern and form.
6. The aim of the report was to identify the value and purpose of open land in and around the village core in terms of its importance in contributing to the way in which the village form, character and identity are perceived. An assessment of all the areas was undertaken and the identified Locally Valued Open Land mapped.
7. In appeal decisions, ambiguity over the boundaries and the use of the 'bow ties' in the extant NP, has been commented upon by Planning Inspectors. As such, on the advice of Terra Firma, the extent of the Local Green Gaps has been revised to use existing field boundaries to give clear definition and provide the required clarity.
8. With the exception of the Winterfold/Durbans Road Local Green Gap, the extent is consistent with the 'bow ties' used in the extant NP.
9. The Winterfold/Durbans Road Local Green Gap has increased in size to follow boundary lines. This is a particularly sensitive gap, being in the Conservation Area, with a large section being visible from the village green and identified in the 2012 consultation event as being one of the top views. Views across this land were also identified in the Conservation Area Character Appraisal undertaken by CDC in 2010.
10. One site allocated in this NP and already built, Barnfield Shaw, is located within a Local Green Gap as defined in the extant NP. The eastern section of the site has been gifted as open space for sport and recreation. A meaningful green gap, important views from the Conservation Area and the sense of openness to this part of the village has been retained. The donation of the land to the Parish Council will provide a community gain and ensure that a Local Green Gap, albeit reduced, will be retained in perpetuity.
11. The assessment process reconfirmed that these gaps are an important feature of the village character. In order to reinforce this local distinctive feature, the following policy applies to those areas shown as Local Green Gaps that form a distinct physical and visual break between the village centre and outlying development. The Local Green Gaps are shown in Figure 12 and have been included where there is an appreciable feeling of separation between the central village core and the ribbon development.

Policy OAR5: Local Green Gaps

Development proposed within the Local Green Gaps identified in Figure 12 (page 40) will only be supported in exceptional circumstances and must comply with the following criteria to be acceptable:

a. The proposal 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 Gaps.
c. The proposal should be accompanied by a landscape and visual impact assessment to demonstrate no diminution in openness and views in the Local Green Gaps and as identified in policy ENR2 page 48.
d. Proposals should be accompanied by a mitigation plan showing how the Local Green Gap can be enhanced by planting and other amelioration.
e. Significant trees and hedgerows within the Local Green Gaps should be retained as part of any development proposal.

Positive community uses within the open areas in the Local Green Gaps, such as sport and recreation facilities and accessible wildlife trails, will be supported where these satisfy the criteria listed above and where they enhance the landscape and rural character, biodiversity and range of facilities available.

DEVELOPMENT IN THE NEIGHBOURHOOD PLAN AREA WITHIN THE SOUTH DOWNS NATIONAL PARK (SDNP) POLICY

1. **Intent: To ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park.**
2. **Justification:** As specified in the Environment Act of 1995, the SDNP Authority has statutory purposes and socio-economic responsibilities:
   - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
   - To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.
3. National Parks all have unique qualities and characteristics, and the government looks to the individual National Park Authorities to identify the special qualities of their area.
4. After extensive engagement, the following seven Special Qualities were agreed by the SDNP Authority and these reflect both the technical evidence available and the thoughts and opinions of the National Park's many stakeholders:
   a. Diverse, inspirational landscapes and breathtaking views;
   b. A rich variety of wildlife & habitats including rare & internationally important species;
   c. Tranquil and unspoilt places;
   d. An environment shaped by centuries of farming and embracing new enterprise;
   e. Great opportunities for recreational activities and learning experiences;
   f. Well-conserved historical features and a rich cultural heritage;
   g. Distinctive towns and villages, and communities with real pride in their area.
5. Approximately one third of the south-west of the Parish is in the SDNP in the Low Weald-North Chapel Landscape. Further details of the landscape character assessment can be found in the South Downs Integrated Landscape Character Assessment (SDILCA) available on the SDNPA website.
6. In accordance with the NPPF, development should be focused on small-scale proposals that are in a sustainable location and well designed. If there is a conflict between the two National Park purposes, greater weight should be given to the purpose of 'conserving and enhancing'. In pursuing its purposes, the SDNP Authority also has the duty to seek to foster the economic and social wellbeing of local communities within the National Park.
7. The SDNP Authority adopted its Partnership Management Plan in 2014 which is the overarching strategic document for the SDNP and is intended to guide the actions of the Park Authority and partners. Land-use planning policies are included in the SDNP Local Plan (2014-2033) adopted on 2nd July 2019.
8. Any development should have regard to the SDNP commitment to tranquillity and dark skies and ensure that there is no erosion of this in the Wisborough Green Parish within the SDNP or land adjoining the Park.

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 detaied on policy INR2 page 73.

LAND ADJOINING THE SOUTH DOWNS NATIONAL PARK (SDNP)

1. **Intent: To ensure that any development in the land adjoining the South Downs National Park does not detract from the enjoyment of the National Park's special qualities by residents and members of the public.**
2. **Justification:** Wisborough Green Parish lies within the setting of the SDNP, with one third contained in the park itself. The area of the Parish adjacent to the boundary of the SDNP makes a valuable contribution to the setting and special qualities of the Park. As such, the impact of development, light pollution and noise could be harmful.

Policy OAR7: Land Adjoining the South Downs National Park (SDNP)

Development (including rural exception sites) within the setting of the Park will only be permitted where it avoids or minimises the impact on 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 SDNP Local Plan (2014-2033) and in line with NPPF Policy N4.



THE RURAL AREA

1. **Intent: To ensure that development is limited primarily to a use that requires a rural location, is sensitive to its setting by means of size, bulk and location and supports rural diversification and sustainability of the rural area.**
2. **Justification:** The rural area is defined as anywhere outside the Settlement Boundary as depicted by Figure 12, page 40. The rural area makes up the majority of the land area of the Parish. Refer to Policy 0AR6, page 42, relating to the Plan area within the South Downs National Park.
3. The area has beef and arable enterprises, equestrian facilities ranging from livery to race horse training, as well as sheep grazing and an alpaca farm. Diversification is reflected in the use of redundant farm buildings as light industrial units and other business use such as Fishers Farm Park .
4. A small industrial area is located at Newpound which includes an auctioneers, car retail, antique flooring and furniture company and other additional small units in redundant buildings.
5. Units for small individual companies are located at Lowfold Farm and Redland Farm, Fittleworth Road. Wharf Farm on the A272 at Newbridge features residential and retail units and a horsebox storage area. There are similar units at Malham Farm on the B2133 and self-catering cottages at Lower Sparr Farm and Newpound.
6. Both the NPPF and the Local Plan Policy address development in the rural area and these policies must be followed except to provide business and agricultural opportunities as described in paragraphs above.
7. It is recognised that in order for the rural community to thrive and to help provide employment, it is necessary to support existing agriculture, small business and start-ups and to recognise the need for existing business to expand to afford local employment.
8. In addition, it is desirable for agricultural or forestry workers to live as close as possible to their place of work. It is therefore important to retain such existing dwellings in the long-term by providing for interim alternative use that avoids such tied housing reverting to open market housing, as detailed in Local Plan Policy H9, page 137.
9. The Parish Council acknowledges that Listed farm buildings are often unsuitable for modern agricultural use. If left redundant, such buildings may deteriorate and eventually be lost. These buildings are considered an important aspect of the character of this rural area and as such, the Parish Council has previously supported conversion of redundant Listed buildings into open market residential accommodation, where an alternative business use is considered unviable.

Chichester Local Plan Policy applies.

Refer to Policy NE11 Development in the Countryside, pages 71-73.

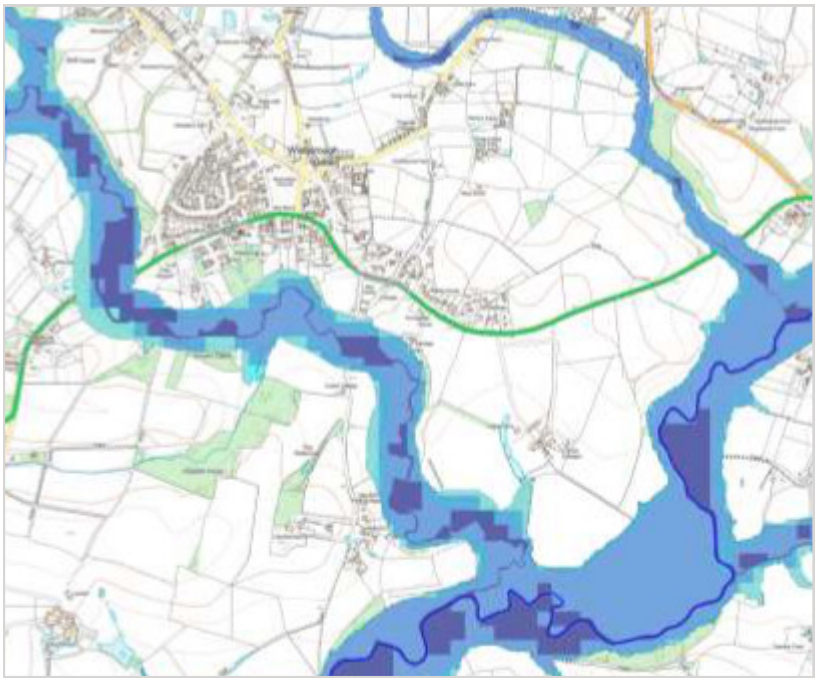


Figure 13: River Arun & Tributaries Flood Risk Map (2022)

High Flood Risk (Dark blue):
indicates a greater than 1 in 30 (3.3%) chance of flooding

Zone 2 (Turquoise):
indicates a 1 in 1000 (0.1%) chance of flooding

Zone 3 (Pale Blue):
indicates a 1 in 100 (1%) or greater chance of flooding

Based on an assessment using existing local data and expertise of previous flood events. The probability of a flood event occurring is calculated using 40 different flood scenarios and takes into account existing flood defences and their condition. The results are categorised into the likelihood of a flood occurring in that area each year.

1. **Intent:** To ensure that new development is not built in an area that is liable to flooding, and that new development does not exacerbate flood risk in surrounding areas.
2. **Justification:** The River Arun forms the eastern boundary of the Parish, flowing south to the Parish boundary at Pallingham Quay before continuing to the South Coast. Moons Brook meanders through the north-east of the Parish, joining the River Arun south of the A272 just west of Newbridge.
3. Originating just west of the Kirdford Parish boundary, the River Kird combines with Boxal Brook, before meandering through the west of the Parish, joining the River Arun to the south of the village, east of Harsfold Manor.
4. The Wey & Arun Canal, which has in part been restored, is alongside the River Arun through much of the Parish. The low-lying areas are liable to flood during periods of high rainfall. The NP will seek to avoid development in areas of high flood risk.
5. The A272 crossing of the River Arun is regularly flooded and has many times been impassable. In December 2013, the main settlement area was cut off by river flow across roads in most directions.
6. Several sections of roads within the village suffer from local flooding and do not have adequate infrastructure to properly support peaks of heavy rainfall, surface water flow and sewer overloading. The NP will seek to avoid development that increases flood risk in surrounding areas.

Policy OAR8: Flood Risk

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.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT GREEN INFRASTRUCTURE

1. **Intent: Conserve and enhance the landscape character of the Parish, the open views and important ecological sites and links, including hedgerows, verges, ditches and key species in these habitats and ensure good access to a high quality rural environment for recreation, wellbeing and wildlife.**
2. **Justification:** Wisborough Green lies within an attractive rural landscape characterised by ancient woodland, species-rich hedgerows, mature trees, ponds, streams, watercourses, historic field patterns and extensive agricultural land. Together these features form an integrated blue-green infrastructure network which supports biodiversity, landscape character, recreation and ecosystem services.
3. The quality of the natural environment in Wisborough Green Parish is recognised both nationally and internationally; a third of the Parish is in the South Downs National Park, there is one Special Protection Area (designated under the EU's Habitats Directive) adjacent to the Parish boundary, two sites of Special Scientific Interest and three Sites of Nature Conservation Interest.
4. Wisborough Green is fortunate to have 5 internationally designated wildlife sites within the Parish boundary and a 10km zone around it. They are therefore linked through a known "pathway"; The Mens SAC (borders the Parish), Ebernoe Common SAC, Arun Valley SPA/Ramsar, Arun Valley SAC, Duncton to Bignor Escarpment SAC. Development within the Parish is likely to have significant effects upon the wildlife for which these sites are designated.
5. The Parish is known to support significant bat populations, including species associated with nearby protected sites and ancient woodland habitats. Bats rely upon continuous dark commuting corridors formed by hedgerows, woodland edges, watercourses and tree lines. Fragmentation of these networks, excessive lighting and loss of mature vegetation can significantly reduce habitat connectivity and foraging opportunities.
6. Climate change is expected to increase flood risk, summer heat and pressure on biodiversity. Nature-based solutions including woodland planting, wetland creation, sustainable drainage systems (SuDS), ponds and habitat restoration provide multiple benefits by managing water naturally while enhancing biodiversity and landscape quality.
7. The Chichester Local Plan recognises the importance of Green Infrastructure for the plan area but only references within the background text locations and strategic site allocations in the south of the district. It is, however, important to acknowledge that development in a rural village in the northern part of the district should also protect and enhance green and blue infrastructure and contribute to a connected multifunctional network.
8. Wisborough Green has a close relationship with the SDNP. Part of the parish lies within the National Park, while the village settlement itself is widely regarded as forming part of its setting. There are close links to and with the SDNP which is a nationally significant Green Infrastructure asset.
9. The wildlife in the wider environment, typified by bluebell woods and Nightingales is locally very important. The following policy is to reinforce Local Plan policies to deliver the aspirations of this community in respect to our wildlife assets, with particular regard to the Biodiversity Action Plan habitats and species.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Policy ENR1: Green Infrastructure

Development proposals will be supported where they demonstrate that they conserve, restore and enhance the parish's blue-green infrastructure network.

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 stepping stones or corridors (including those identified in the Green Infrastructure/ Ecology Network Map available on the wisboroughgreen.org website) and local habitat and species identified through the Local Nature Recovery Strategy (LNRS). Any harm to the parish's ecological assets must be justified in line with the NPPF.

Development proposals should:

a. **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.

b. **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.

c. **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.

d. **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.

e. **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.

f. **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.

g. **Long-term management:** Where new blue-green infrastructure is provided, proposals should include arrangements for its long-term management and maintenance to ensure continuing ecological value.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT
LANDSCAPE CHARACTER AND OPEN VIEWS



10. Wisborough Green residents greatly enjoy the many local walks, footpaths and bridleways which provide a high level of amenity value and varied and beautiful views. The most dramatic views are seen from St Peter's churchyard looking south and west, taking in the immediate vicinity of the village and across the undulating Sussex landscape to the South Downs National Park beyond.
11. Other popular vistas identified by the community at the consultation event in April 2012 include the views from Harsfold Lane back up to the Church spire, and through the tree tunnel of the slightly sunken Harsfold Lane**,** as shown in Figure 14, page 49. The view from Carters Way across The Luth to the pasture land beyond is noted, as well as the more subtle views in, and across, the Village Green.
12. In outlying areas there are numerous vistas across varied scenery such as the water meadows by the River Arun and ancient woodland, old bridges across deceptive brooks that trickle in summer and flood widely in winter, and the beautiful beeches of Bedham Woods with their carpet of bluebells in the spring.

Policy 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.







CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT IDENTIFIED VIEWS

Top 5 views in the Parish as identified by the community at the April 2012 consultation event as shown in Figure 14 (marker identifies general area and not specific spot):

1. From the Church
2. Village from the Green
3. From Harsfold Lane
4. From Carters Way/The Luth
5. South path between the Church and A272

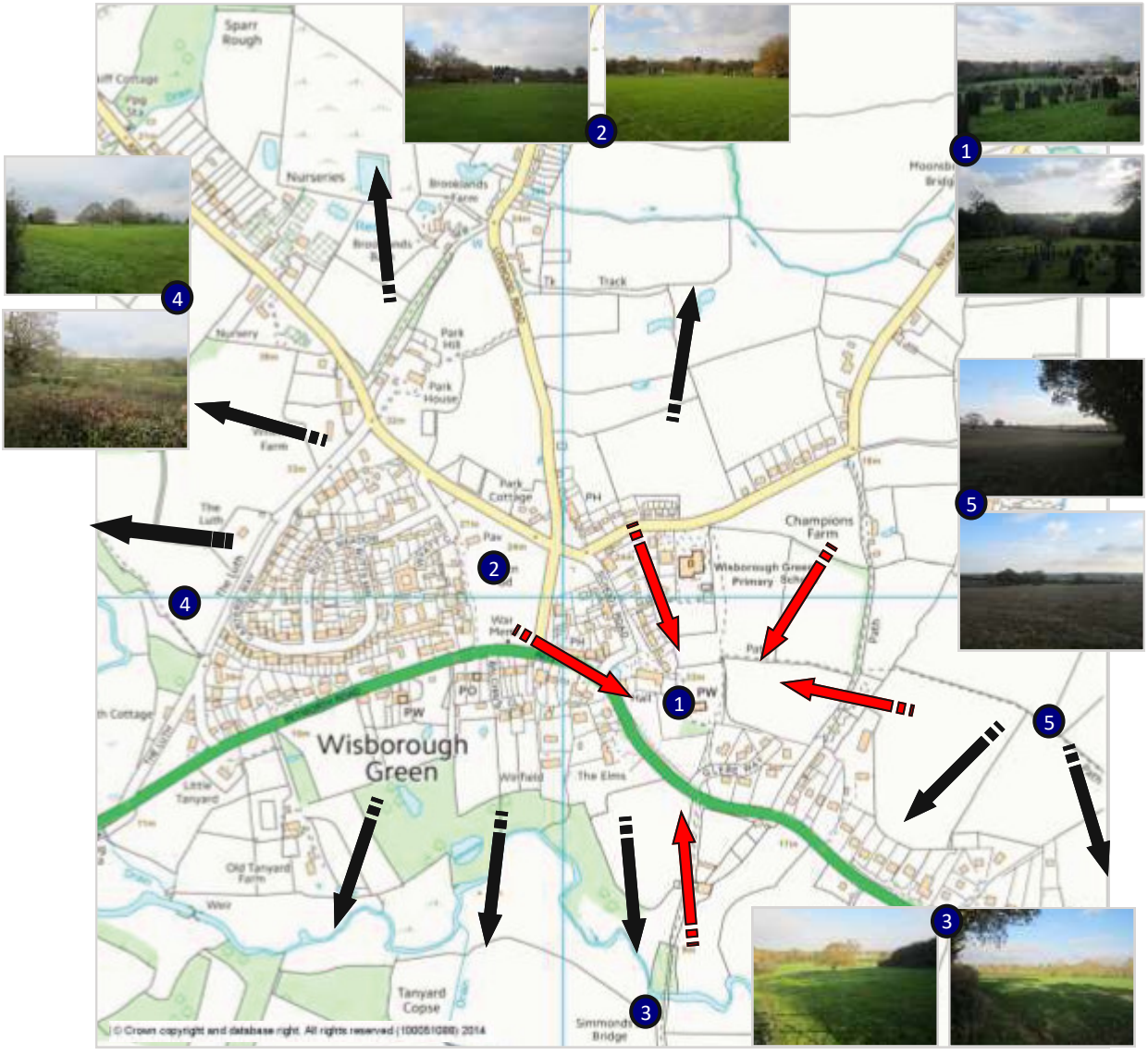


Figure 14: Identifying favourite views and wider views (black arrows) from the village and views towards the church which is an important local landmark (red arrows).

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT BIODIVERSITY

1. **Intent: To ensure that proposals for any new development should include mitigation to protect and conserve the existing biodiversity within the local environment and, where possible, enhance it by instigating programmes and projects that promote wildlife, flora and fauna.**
2. **Justification:** Biodiversity refers to the variety of life on earth. The Joint Nature Conservancy Committee Report (January 2019) informs that nature is being eroded at an unprecedented rate, undermining the entire natural infrastructure on which our modern world depends.
3. The State of Nature report (2019) documents that biodiversity is declining in the UK. In order to safeguard the Parish's biodiversity we need to conserve and enhance the rural character of the area, its quality and the village's natural environment.
4. The importance of this was reinforced by the CLP survey undertaken for the original NP which stressed the importance of the open nature of the village, its wide verges, open views and its location within 'the setting' of the South Downs National Park.
5. In the 2020 survey to inform the Plan review, 95% of respondents supported this policy intent.
6. The CDC Ecological Network Map illustrates how much of the village incorporates shaws – small areas of woodland – and hedgerows, floodplain and streams. Not only do these provide connectivity of habitat across and around the village but they contribute to the distinct separation of the built-up centre of the village from its outskirts. The CDC Local Biodiversity Action Plan includes maintaining their Ecological Network Maps which, locally, specifically include Bats, Dormice and Barn Owls.
7. The importance of the biodiversity in this area is reinforced in the following reports, which are available in the evidence base on the village website (www.wisboroughgreen.org):
   - CDC Landscape Capacity Study Section D North East Reports (March 2019)
   - Wisborough Green Locally Valued Open Space Assessment (February 2020)
   - Wisborough Green Local Green Gaps Assessment Report (November 2020)
   - Dragonfly and Damselflies on the River Kird (2017)
   - Sussex Biodiversity Record Centre Ecological Data Search Summary (May 2020)
   - CDC Local Biodiversity Action Plan 2020-2024.
   - CDC Parish Ecological Network Map
   - Habitat Regulations Assessment
8. This area supports incredibly rare, protected and internationally important populations of bats, namely Barbastelles and Bechsteins. It is within their "key conservation area" and also within the Core Sustenance Zones for Barbastelle bats from two internationally important wildlife sites - The Mens SAC and Ebernoe Common SAC. As such, this area is 'functionally linked' to the SAC's. Subsequently, the Sussex Bat SAC Protocol (available in the evidence base on the village website) should be followed, to ensure that significant impacts are avoided.

Chichester Local Plan Policy applies.

Refer to Policy NE5 Biodiversity and Biodiversity Net Gain, pages 52-56, Policy NE6 Chichester's Internationally and European Designated Habitats, pages 57-60 and Policy NE7 The Mens SAC and Air Quality, pages 61-62.

CONSERVING AND ENHANCING THE HERITAGE HISTORIC ENVIRONMENT

1. **Intent: Protect and enhance the Parish's heritage for the benefit of existing residents, tourists and education of present and future generations.**
2. **Justification:** Residents of Wisborough Green place considerable value on a high quality environment. When asked to rank a series of factors that are most important in making the village a good place to live, 61% of respondents to the initial baseline survey in 2011 stated that the 'traditional village setting' was the most important followed by the 'green and other open spaces' as the second most important factor (52%). The 2020 community survey supported the Plan's objectives and vision statement, which was confirmed in the February 2026 consultation.
3. A Conservation Area Character Appraisal was undertaken by CDC in 2010 which reinforced the importance of the historic centre of the village. The Townscape map in the report identified buildings of local importance including Listed and positive buildings. The full report can be found on the CDC website. Full details of all Listed buildings in the Parish can be found in the Village Design Statement on the village website, or on the Historic England website.
4. What made a 'traditional village setting' was explored in more detail at the Wisborough Green Past Present & Future consultation held in April 2012. The key factors that people identified were:
   - A historical village centre.
   - Important areas of green space with a large village green at its heart.
   - Important views and vistas from the village centre, particularly out to the south and the South Downs National Park.
   - Easy access to a high quality rural environment for recreation, wellbeing and wildlife.

Policy ENR3: Conserving and Enhancing the Heritage Historic Environment

New development must respect and maintain the distinctive character of the area, landscape and heritage assets. Planning permission will be supported where it can be demonstrated that the following criteria have been met:

a. 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 Statement and Historic England website);
   ii. Buildings of local importance including locally listed and positive buildings, as identified in the Village Design Statement;
   iii. Historic buildings or structures/features, including bridges, of local distinctiveness and character;
   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.

b. Development is of a high architectural and built quality and sensitively contributes to the historic character of the village.

c. 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.

d. 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.

NON-DESIGNATED HERITAGE ASSETS

1. **Intent: To ensure that the local architectural and historical significance of non-designated buildings is considered and evaluated when nearby development or property alterations are proposed.**
2. **Justification:** The Parish contains a number of buildings, structures, archaeological features and historic landscape elements that make a positive contribution to local character and identity but are not statutorily listed or otherwise designated. These locally important heritage assets are valued by the community for their architectural, historic, or cultural value to Wisborough Green.
3. The NPPF recognises that the effect of development on the significance of a non-designated heritage asset should be taken into account in determining planning applications. A balanced judgement should be made having regard to the scale of any harm or loss and the significance of the heritage asset.
4. The 2010 Conservation Area Character Appraisal undertaken by CDC identifies buildings of 'positive' value to the street scene. The NP Steering Group extended the assessment along the radial routes to identify further 'positive' buildings to include on the Non Designated Heritage Assets Register, and sought further advice from the village History Society.
5. A letter was sent to all property owners explaining that, as part of the Neighbourhood Plan review, certain unlisted properties had been identified for their contribution to Wisborough Green's visual character. Their property was proposed for designation as a Non-Designated Heritage Asset (NDHA), for recommendation to CDC for inclusion on its formal list. The NP Steering Group assessed properties using CDC's standard scoring process, with those scoring over 5 included in the NDHA Policy Appendix.

   The inclusion of a property reflects that it has value in relation to some, or all of:
   - A special feature in the rural setting of Wisborough Green.
   - A building that is valued in maintaining an understanding of local history.
   - A building which encapsulates some elements of original fabric and retains much of its original appearance or design characteristics.
   - A building which is considered a good quality example of its type and makes a positive contribution to the street scene / landscape.
   - Original external appearance in part or whole.
6. Letters were distributed in early October to all the identified properties giving explanation to the assessment process and proposed policy. One resident telephoned to confirm her support, and a meeting was held with another who requested further information about the process; their support was confirmed.
7. Local Heritage Assets included in Appendix A are recommended for inclusion on CDC's formal list.
8. The purpose of this policy is not to prevent change but to ensure that development proposals properly understand the significance of locally important heritage assets. Sensitive adaptation and re-use are encouraged where they secure the long-term future of these assets.

Policy ENR4: Non-Designated Heritage Assets

Development proposals that may affect the significance of a Local Heritage Asset, as described 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.

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.

LOCAL GREEN SPACE

1. **Justification:** The NPPF (Policy HC1 and HC2) enables communities to identify and give special protection to green areas of land with particular importance to the community. This could be recreational areas to aid health and wellbeing, areas that provide an important social benefit to the community or are of historical significance. By designating an area as a green space, development on the land is not permitted. The Parish has two green spaces which are highly valued by the community as detailed below and identified in Figure 15, page 55. Assessment details are provided in the evidence on the NP website.
2. **LGS1 - Village Green:** The open character of the village is dominated by the Green, an open area in the centre of the village much cherished and used for events such as regular sports, fetes, hot air ballooning, annual fair and exercise, including dog walking, as well as sitting and enjoying the vistas. This Green is Registered with WSCC under the Commons Registration Act 1965 as entry VG40 and with the Land Registry WSX276212. The registered areas include the areas in front of the Cricketers Arms, the Little Green, the pond area and wide verges in Kirdford Road and School Road. Owned and managed by the Parish Council. **This area is designated as Local Green Space because it is within close proximity to the community it serves, is not an extensive tract of land and is demonstrably special to local residents due to its historic significance and significant recreational value.**
3. **LGS2 - Songhurst Meadow:** This new area of designated Local Green Space was gifted to Wisborough Green Parish Council in perpetuity as a public open space as part of a Section 106 agreement. All residents can use it for general recreation and organised sport use is limited to junior activities with the Parish Council's prior permission. The wildflower and new woodland areas provide wildlife habitat and maintain the current rural character of this green space and Local Green Gap. It also provides a valuable learning environment for the nearby school and local families. In the 2020 survey, 94% of responders supported Songhurst Meadow being designated as a Local Green Space. **This area is designated as Local Green Space because it is within close proximity to the community it serves, is not an extensive tract of land and its significant recreational, biodiversity and environmental value. The designation was supported by the community consultation in January 2020.**
4. **LGS3 - Stable Field:** This new area of designated Local Green Space within the green gap was gifted to Wisborough Green Parish Council in perpetuity as a public open space for general recreation by the whole community. It is located adjacent to an established Green Lane which provides wildlife habitat, flora and fauna and contributes to the rural character of this area of Wisborough Green. Not only will the area be used for recreation, but in the summer months will provide a parking area to support events on the Village Green. **This area is designated as Local Green Space because it is within close proximity to the community it serves, is not an extensive tract of land and its significant recreational, biodiversity and environmental value.**



LGS1 - Village Green



LGS2 - Songhurst Meadow



LGS3 - Stable Field

Policy ENR5: Local Green Space

The Plan has designated the areas as detailed above and shown in Figure 15, page 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.

The provision of services by statutory undertakers where no other alternative is available and satisfactory mitigation can be achieved may be supported.

LOCAL OPEN SPACE

1. **Intent: To protect existing open space and to enhance the use and community value.**
2. **Justification:** The Parish has a number of open spaces which are highly valued by the community as detailed below and identified in Figure 15, page 55.
3. **LOS1 - Allotment Site in Harsfold Lane:** Located at the top of Harsfold Lane, this site is approximately 0.39 hectares and provides Wisborough Green residents with the opportunity to grow fruit and vegetables on 25 plots of varying sizes. In order to ensure that plots remain cultivated and weeds controlled, the Parish Council has established a policy which allows use by non-village residents for a 3 year term only; Wisborough Green residents take priority. The popularity of this opportunity can be demonstrated by the continuation of tenancies for many years and the waiting list, which as of June 2026 is 4 non-Wisborough Green residents. **This area is designated as Local Open Space because of its significant community and amenity value.**
4. **LOS2 - Scout Hut Site:** Approximately 0.06 of a hectare , this site in Harsfold Lane was originally part of the allotment site but was leased by the Parish Council to the Scouts Association in 1957 for 99 years. An ex WW2 army hut was erected, and since then, it has been the local headquarters for the Wisborough Green Scout Movement. It is used for Beavers, Cubs and Scouts for both boys and girls up to 14 years of age, and on occasions, by other community groups. The site is fully fenced and includes a grass area for outdoor education and recreation. **This area is designated as Local Open Space because of its significant community and amenity value.**
5. **LOS3 - Wisborough Green Primary School Playing Field:** This field is for school use for sporting, health awareness, recreational activity and conservation programmes. Nationally there has been a decline in the amount of area allocated to schools and it is therefore considered essential for the development and future wellbeing of the pupils that the playing field should be maintained, as a minimum, at its current level. **This area is designated as Local Open Space because of its significant recreational and educational value.**



LOS1 - Allotment Site



LOS2 - Scout Hut Site



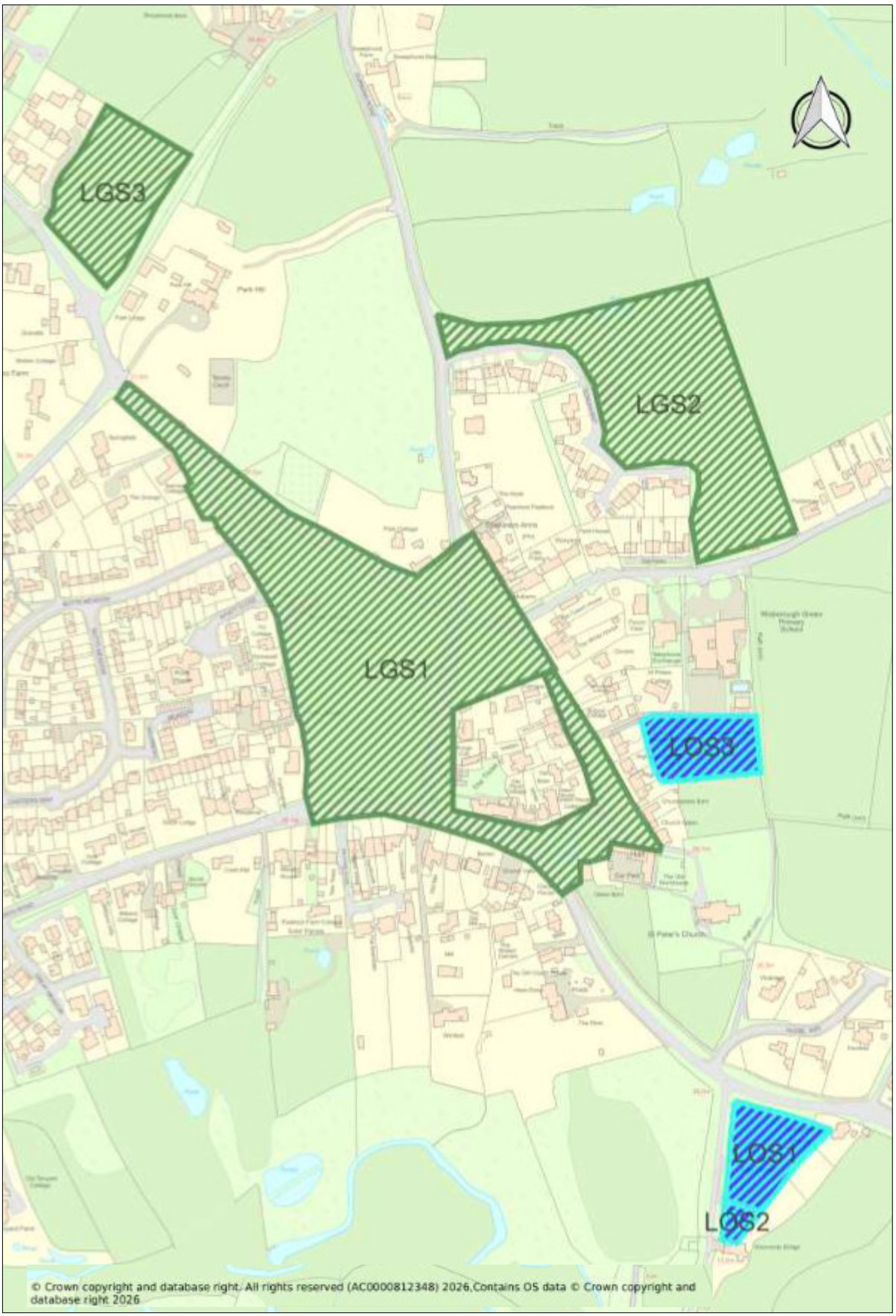
LOS3 - School Field

Policy ENR6: Local Open Space

The Plan has designated the areas as detailed above and shown in Figure 15, page 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.

Figure 15: Designated Local Green Space and Local Open Space as described on pages 48 and 49.

Green Striped Area Local Green Space
Blue Striped Area Local Open Space



RETENTION OF ASSETS OF COMMUNITY VALUE

1. **Intent: Preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities are easily accessible to any new development to provide a 'Sense of Community'.**
2. **Justification:** The initial CLP baseline survey identified and reinforced the value of establishments and community buildings within the Parish and the importance to the life, character, enjoyment and wellbeing of the village community.
3. The registering of Community Assets is a separate legal process, initiated by the Parish Council but undertaken by CDC. The inclusion of these sites on the Local Planning Authority's register of Assets of Community Value will provide the Parish Council, or other community organisations within the Parish, with an opportunity to bid to acquire the asset on behalf of the local community, once placed for sale on the open market.
4. Through the consultation process, the community has identified a number of community assets which are considered important for community life. The Parish Council therefore intends to use the mechanism of registering assets and encourages the community to support registration in acceptance that such assets will require community support in the future if it is the community's wish that they are retained.
5. Community and Heritage Assets identified through the consultation process are:

Community Assets	Heritage Assets
Village Shop and Post Office	The Conservation Area
The Cricketers Arms Public House	Wey & Arun Canal
The Three Crowns Public House	
The Bat & Ball Public House	
The Pavilion	
Zest Hairdressers	
Old Mill Café	
Climbing Bears Playgroup	
Public Conveniences	
Allotments	

Policy 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.

HOUSING NEED

1. **Intent: To encourage the release of existing larger housing stock in the NP Area by promoting the provision of alternative and smaller units within the village suitable to meet the needs of older residents and younger people.**
2. **Justification:** Wisborough Green has an increasingly high proportion of older people within the population (2011 Census – 24%) many of whom live in larger properties. Only 8% of the population is between the ages of 20-30, which perhaps suggests that the young people find it difficult to access housing in the Plan Area, and are living in parental properties or moving away.
3. These figures support the general observation that the Parish has an aging population, which already presents issues in terms of some of the more elderly residents accessing shops and medical appointments, with a very limited bus service being available.
4. The open market housing stock of small housing in the village has been eroded by continued extension of such properties due in part to:
   - High property prices.
   - High moving costs
   - Reluctance to move away from this desired location.
   - The historical lack of availability of larger houses.
5. The increase in property prices and associated moving costs in recent years, as well as the limited opportunities within the village, has seen a large number of smaller family sized homes being extended to form larger dwellings. It is of note that 73% of the Parish housing has 3 or more bedrooms, with 40% having 4 or more bedrooms.
6. The increase in extensions has resulted in a corresponding loss of smaller and more affordable dwellings to the detriment of locally employed or single people and young families wishing to remain in the village. Emphasis must be given to the provision of small housing to allow older members of the community to downsize therefore freeing up larger houses for sale or rent within the community. Likewise, there is also a need to provide smaller and lower cost housing for the 20 – 30 age group, aimed at single persons, couples and families to encourage them to remain in the village. This is further confirmed by the 2018 Housing Needs Survey available in the appendix.
7. Evidence from the original baseline survey confirms that significantly more residents are looking to move to smaller properties than those looking to move to larger family properties. This net potential migration will require additional smaller housing and release larger housing. At a conservative level this net change could affect 20% of the existing Market Housing stock.
8. 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 the latest available evidence including the Wisborough Green Housing Needs Survey (2019) and/or the District Housing and Economic Development Needs Assessment (HEDNA).
9. For affordable housing, the mix should be determined using the HEDNA recommendations, the Wisborough Green Housing Needs Survey, latest CDC housing register figures and the existing housing stock and turnover figures available from CDC and the Housing Associations.

Chichester Local Plan Policy applies.

Refer to Policy H5 Housing Mix, pages 126-127.

AGRICULTURAL OCCUPANCY CONDITIONS

1. **Intent: To retain existing agricultural or forestry workers dwellings in the long-term, by providing for interim alternative use that avoids such existing tied housing reverting to market housing.**
2. **Justification:** Although the Parish has seen a decline in its farming heritage, growth in equestrian services is evident and now an important aspect of the local economy. The 2011 Census identifies 23 people (3.2%) employed in the agricultural, forestry and fishing industries (Districtwide 2.14%) which demonstrates a continued level of agricultural and forestry occupation in this area.
3. The 2021 Census has been reviewed but there does not appear to be equivalent data. The figures quoted now include a wider scope of occupations.
4. Agriculturally tied housing has been lost in the past, so it is essential to ensure the retention of existing tied housing within these industries with, or without, a connection to the immediate land they are sited on. Without suitable provision of such housing, maintenance of the landscape will not be viable.

Chichester Local Plan Policy applies.

Refer to Chichester Local Plan Policy H9 Accommodation for Agricultural, Horticultural and other Rural Workers, pages 136-137.

BUILT ENVIRONMENT - HOUSING DENSITY

1. **Intent: Ensure that all new housing and/or extension reflects the established vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed properties, historic buildings, buildings with positive townscape merit and the essential open space character integral to Wisborough Green.**
2. **Justification:** Policy L1 of the NPPF requires Plans to use minimum density standards for city and town centres and other locations that are well served by public transport, and to consider using minimum density standards for other parts of the Plan Area. Policy L3 states that development within settlements should contribute to an increase in the density of the area. The Local Plan recognises that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built-up area.
3. Historically, the majority of open market housing in rural villages have been on generous plots of between 40 to 200 m with some of significantly greater size. A characteristic of rural residential development is the reasonably generous ratio of plot to building plan area. Character area assessment within the Village Design Statement identified integral open space within the existing Plan Area. All new development must respect and where possible enhance such space by creation of a similar ethos and design.
4. The NP will seek to support similar housing density to maintain the existing character. Emphasis will be placed on good design and layout which fits the vernacular of the village and the developments setting in relation to the village and adjacent buildings.
5. The density of new or replacement housing should reflect the immediate character of the street or area within which it is situated. Wisborough Green is a rural village and as such 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.
6. 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.

Chichester Local Plan Policy applies.

Refer to Policy P2 Local Character and Distinctiveness, page 155-156, and Policy P3 Density, pages 157-158.

VERNACULAR OF NEW DEVELOPMENTS

1. **Intent: Ensure that all new housing and/or extension compliments the established vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed properties, historic buildings and buildings with positive townscape merit.**
2. **Justification:** Vernacular is the locally distinctive character of ordinary buildings in a particular place defined by the use of locally sourced materials and craft traditions.
3. The vernacular of the Parish is identified in the Village Design Statement which was written in 2013/14 following extensive consultation. Recommendations were drawn from the analysis of the consultation information and are included in the Plan.
4. The range of attractive building in Wisborough Green evidences its historical timeline across many centuries using local design and materials.
5. The Plan will seek to ensure that any new housing built in Wisborough Green will offer a range and variation of styles that will reflect and where possible enhance the traditional theme expressed in building design typical of this part of Sussex. The introduction of contemporary and innovative materials and design will only be supported where positive improvement to housing can be robustly demonstrated without detracting from the existing essential visual character of the village and the immediate environment.
6. Most houses are two-storey with walls of red stock brick with clay tile hanging, often with the use of club tiles for patterning. There is also some use of white painted render with contrasting brick detail and some partial white or dark stained weatherboarding.
7. Roofs are mainly gabled and hipped in red or brown clay tiles, there is some use of grey slate and the rare and beautiful Horsham stone. There are a range of pitches including the traditional steep pitches typical of the area. Chimneys are generally single working brick chimneys.
8. Windows vary depending on the style of the property and the character area, most common are sash and casement with some larger windows and glazed doors, there is some use of dormers.
9. Most screening and boundaries are native hedging with some wooden fencing and brick walls of rural design and material.
10. Porches are in a range of styles which mostly reflect the traditional rural character and materials of the area.
11. The Listed houses and buildings of historical and architectural interest within the Parish will be protected to ensure that any development respects and preserves their setting, form and character maintaining their individuality.
12. Wisborough Green has a thriving community spirit with inclusivity at its heart. The inclusion of automatic gates at the entrance to developments would result in a fragmented village with “exclusive” pockets of housing, destroying the rural village community we work so hard to maintain. In the February 2026 consultation event, 82% of responders agreed that segregated development, e.g., with electric gates, is out of character with Wisborough Green. This does not relate to gates on individual properties but development site entrance gates.

VERNACULAR

Policy 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 in the CDC Local Plan policies will be required.

b. Materials in any new development should complement the established vernacular in the use of natural, local resources and colours.

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. Careful design of roof elevations is particularly important on rising ground. In general, clay, slate or stone should be used.

d. Developments should be enhanced by landscaping with existing trees and hedges preserved whenever possible.

e. 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 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, should be refused unless wholly exceptional reasons apply, as required through the NPPF.

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.

HOUSING EXTENSIONS - STYLE AND VERNACULAR

1. **Intent: The Plan will seek to ensure that extensions or modifications to existing premises, provide extra facilities in outbuildings, or added value to living space, will continue to reflect the building styles and materials that have continued over many years.**
2. **Justification:** The opportunity has been taken to incorporate the Village Design Statement recommendations into this policy. It will ensure that additions to premises will reflect the style and vernacular of the original building and limit the proportional increase in bulk of the building. Extensions under Permitted Development Rights should aim to conform to these guidelines in principle.
3. In March 2018, CDC adopted Wisborough Green's Village Design Statement as Supplementary Planning Guidance. It is intended to guide all parties when considering a planning application on the preference for use of local materials and vernacular architectural style that will ensure the continued authenticity of the village character.

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.

PARKING PROVISION AND STANDARDS

1. **Intent: To ensure sufficient car parking capacity within new residential or business development, and the expansion of existing businesses, in Wisborough Green to avoid exacerbating the current parking congestion within the village.**
2. **Justification:** The NPPF TR2, page 71, states: "Parking standards should take into account:
    a. The connectivity of development in different locations by different modes of transport, especially in terms of access to employment and day-to-day services;
    b. Opportunities for improvements in walking, wheeling, cycling and public transport;
    c. Local car ownership levels and travel trends, and opportunities to promote car sharing and other schemes which may reduce vehicle parking requirements;
    d. Providing sufficient spaces for electric vehicle charging, blue badge holders, pedal and electric cycles and e-scooters, considering likely future demand and the need for associated infrastructure; and
    e. The appropriateness of setting different standards for the type and mix of development, including to address specific business requirements where commercial standards are being set; and of using ranges where a degree of flexibility is desirable."
3. There is poor availability of public transport in Wisborough Green resulting in an intrinsic need for a car for residents and visitors alike. No housing developments are accessible by any means of public transport on a regular basis, regardless of type, mix and use. Regular rail or bus transport, enabling access to employment and services, is 3 miles away in Billingshurst without a link to Wisborough Green.
4. In the 2020 survey, the majority of respondents 89% (185) do not use the buses preferring to drive as services are infrequent and inconvenient. 87% (180) of respondents do not use the Wisborough Green minibus and 93% (192) do not use the medical car service. 87% use a car on a daily basis.
5. Car ownership levels are higher than average with many households owning 3 or more domestic or work-related vehicles. In the 2021 Census, on average each Wisborough Green household had access to 2.2 cars. This compares to 1.53 per household for the Chichester District and 1.39 cars per household across West Sussex.
6. There is an increased reliance upon private vehicles for those in rural villages. Due to property price, more young people are remaining at home which has increased the number of cars per household. The 2021 census information for Wisborough Green showed that 29.6% households had one car, 39.1% had 2 cars, and 23.7% had 3 cars or more. The 2021 Census indicates that out of the 629 households, only 48 had no car or van.
7. Both the original baseline survey undertaken in 2011 and subsequent consultation events for the initial Neighbourhood Plan identified parking issues around the village as being a major concern to residents. One concern related to the inadequate off- road parking for current needs in previous developments. This has resulted in congestion, restricted visibility at junctions and obstruction of pavements which impacts upon pedestrian safety, particularly those with disabilities and young children.
8. Off-street parking in many of the houses in the Conservation Area is restricted and in some cases there is street parking only. The existing large housing estate is also congested resulting in front gardens being used and pavement parking. This pavement parking restricts access and creates a safety concern for pedestrians and has previously been raised with Sussex Police.
9. The popularity of Wisborough Green with visitors throughout the year, and the increase in out-of-village children attending the primary school both contribute to the parking congestion. Some additional parking alongside the village green was provided in 2020 by WSCC and linked to pedestrian connectivity improvements to encourage parking away from the school and a safe walking to school route. A new community car park has been included in the Songhurst Meadow development which provides off-road pedestrian access to the school.

10. Any additional event in the village, such as Church services or Village Hall functions, puts additional pressure on the usual parking demands and now creates an unsafe environment. It is essential that overspill street parking from any new residential or business development is prevented. In the 2020 survey, 60% of responders, representing all areas of the settlement area, stated that parking was a concern.
11. WSCC published Guidance on Parking at New Developments (September 2020) which identifies Wisborough Green in Parking Behaviour Zone 1, areas being the least sustainable locations and thus having the highest residential parking demand. The parking standards set in policy DSR2 is broadly in line with the WSCC Guidance, however, paragraph 5.3 of the WSCC Guidance recognises that, where justified, consideration may be given to varying the expected parking demand by 10%. The parking standards set in this policy broadly align with this guidance, however based on the robust justification set out above in relation to congestion and local parking conditions, a modest increase in provision is deemed necessary and justified.
12. The development of Garmans in Newpound Lane in 2005 was considered to have adequate parking which was negotiated in excess of the WSCC guidance pertaining at the time. This has since proved inadequate for the current residents and their future needs, and contributes to the pavement parking concerns in Newpound Lane.
13. In the 2020 survey, 40% of responders had or were considering buying an electric car within 5 years. Of the 199 responders who were not, 13 stated that this was due to insufficient charging facilities. With the Government's 'Road to Zero Strategy' (July 2018) setting out low-emission targets, a rise in the sales of vehicles requiring an electric charging facility is anticipated. In order to respond to changing needs, it is important that developers consider the likely demand for EV charging facilities within new developments, and how this is likely to change over time. Developers should identify ways to cater for this demand as part of the overall provision of parking facilities. This should include a mix of spaces with 'active' provision, i.e. charging facilities installed and operational, with the remaining spaces to include 'passive' provision for charging facilities, i.e. ducting to allow facilities to be installed at a later stage.
14. To help reduce atmospheric pollution within the District, Wisborough Green Parish Council will support developments that facilitate the use of sustainable transport modes, including walking, cycling, public transport and the use of electric vehicles. Developments could achieve this by improving connectivity with wider Public Right of Ways, enhancing accessibility of local green and blue infrastructure and providing electric vehicle charging points. Any emerging air quality mitigation approaches provided in the Local Plan will be supported.
15. This policy therefore seeks to ensure that adequate provision is made in all future development proposals for off-street and visitor parking. Spaces provided should reflect the actual potential occupancy numbers in properties as the narrow rural road network cannot accommodate additional on-street parking without compromising safety and adding to evidenced longstanding congestion. The objective will be to ameliorate the current parking issues within the village to ensure that new development does not contribute to the existing parking problem.



Pavement parking is evident on the estate.



Garage provision on the estate no longer suitable for the majority of modern cars

16. Although it is acknowledged that providing increased on site parking will impact on the developable area of a site, all development sites must have sufficient space to accommodate all residents' and visitor parking. No on road parking is possible and evidence demonstrates the problems already being experienced in the village where insufficient parking is available.
17. Development must not result in additional parking pressure on the public highway. Permitted development rights should be restricted where changes could increase parking demand or reduce existing parking provision, such as garage conversions or the creation of additional bedrooms, so that such proposals are subject to consideration through the planning process. Any restrictive covenants should also avoid excluding personal vehicles belonging to tradespersons, as this could effectively disadvantage working residents for whom the development is intended and potentially displace parking demand onto the public highway or elsewhere. To be included in Site Specific policies where appropriate.

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:

a. 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

b. 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.

c. Visitor Parking:
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.

d. 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.

e. 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.

ECONOMIC DEVELOPMENT

1. **Intent: To support the retention, development and sustainable growth of new and existing businesses which are important to the local economy and community, and also supports the growing number of those working from home or from small live/work units, avoiding unacceptable adverse impact on the local environment.**
2. **Justification:** Wisborough Green has a rich and diverse history of industry and employment ranging from agriculture to light industry, to retail, professional and service industries. The Plan recognizes the importance of continuation and growth of commercial activity and so it is considered important to provide for local employment and business development.
3. There is a need for small-scale offices, workshops, storage for small businesses and mixed commercial units as well as the increasingly significant working from home community. In the initial baseline survey, 18.9% of responders ran a business in the village, with 28.6% indicating that they worked from home.
4. Being a picturesque Sussex village and as a gateway to the SDNP, tourism is acknowledged as an important aspect of the local economy, with visitors supporting a number of the village businesses. These businesses in turn offer the opportunity for local employment, particularly for the younger members of the community. Development of new and existing businesses will be supported as long as it would not have a detrimental effect on the character and environment of the surrounding area and that the viability can be demonstrated.
5. In the 2020 survey, 94.69% of responders supported the policy intent.
6. Policy justification is also included on page 60- 62 for Policy DS4: Parking Provision and Standards Policy.
7. The February 2026 consultation event confirmed support to include further commercial development at Wharf Farm. The site is 1.5 km from the village centre, just off the A272, on the parish boundary with Billingshurst Parish and good road connection to Guildford via the B2133. The site is currently mixed business units and residential. The landowners had promoted the site for commercial development. 77% of responders supported this proposal, which would offset against the loss of business units at Ansells Yard. There were only a few comments about non-support which related to access concerns on the A272 and nearby junction, perception that there was no need for additional commercial space, concerns about traffic, pollution and HGV movements and the impact on village character and commercial balance.



Retail units at Wharf Farm



North side of B2133 at Newpound

ECONOMIC DEVELOPMENT

Policy EDR1: Development of New and Existing Business

The development of new and expanded businesses will be supported where the location and nature of the development are consistent with relevant national, Local Planand NP policies.

Development proposals should be designed to respect the rural landscape and local distinctiveness and characteristics of the relevant Character Areasidentified 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 mixedresidential and commercial or home/work development, will be supported where consistent with other relevant development plan policies.

Policy 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.

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.

Policy EDR3: Site Specific Policy - Commercial Areas

Proposals for the redevelopment of the Newpound commercial area, and at Wharf Farm will be supported where they maintain or enhance opportunities for business and employment, subject to the following criteria

a. Development being contained within the current site area (previously developed land) and not encroaching spilling into the surrounding countryside
b. The scale, height and massing of new buildings respecting the character of the existing commercial development and its rural surroundings.
c. Conforming with the requirements of NP Policy EDR1.
d. Providing off-street parking for staff and visitors, in accordance with NP Policy DSR2.

WASTE WATER MANAGEMENT

1. **Intent: To ensure that there is sufficient capacity for any new development and to eliminate the risk of sewage infiltrating into the surface water systems and properties.**
2. **Justification:** Due to the rural nature of the Parish, many of the outlying properties, away from the main settlement area are not connected to the main foul water system and have their own septic tanks and waste water systems.
3. Maps obtained from Southern Water in 2014 identify the main foul water system and capacity for the settlement area which fall to the sewage treatment works on the east of the village, south of the A272. There are pumping stations located at Greenbridge, on the west of the village, in Kirdford Road opposite Ansells Yard and at Moonsbrook Bridge, Newpound Lane.
4. Being located in the low weald, the soil has a high clay content. As such, expansion and contraction is evident causing relative movement to buildings and the foul water infrastructure, often resulting in cracked pipes, displacement of pipe joints and cracks in inspection chamber brickwork. Trees are also a contributing factor to subsidence and where tree roots ingress the system, contribute to system back ups.
5. During heavy rainfall, residents along the A272 have noted backing up leading to concerns relating to the adequacy of the system. In Newpound Lane sewage back up and leakage from inspection chamber covers is evident. It is particularly apparent at Moonsbrook Cottage where exceptional road surface water has overwhelmed both the sewage system and adjacent brook, causing the road to flood on numerous occasions and at Christmas 2013, the property itself was flooded with 3 foot of water. Leakage from chambers is also evident on farmland to the west of Newpound Lane; the system serves properties in Durbans Road, bringing foul water to the pumping station at Moonsbrook Bridge.
6. Policy OAR1 allocates a minimum of 86 new houses in the Parish and defines the sites allocated for this development. Severe problems are already being experienced and additional housing has the potential to exacerbate the concerns. Any large- scale new connection to the existing system, over the Windfall development number of 4, will need to be justified by rigorous analysis to demonstrate that there is sufficient capacity.
7. The Plan recognises that phosphate neutrality may become a requirement for development in the Parish depending on the outcome of Natural England's latest review of water quality in the Arun Valley SAC and Ramsar site. Developers should therefore be aware that they may need to demonstrate how they are to achieve phosphate neutrality to ensure no adverse effects on the integrity of the Arun Valley SAC/SPA and Ramsar in order to secure planning consent.



Overflowing sewer chamber in the road in Newpound Lane



Overflowing sewer chamber on farmland west of Newpound Lane

Chichester Local Plan Policy applies.

Refer to Policy NE16 and NE17, pages 87-94.

PEDESTRIAN ACCESS AND FOOTWAY PROVISION

1. **Intent: To ensure that any additional footways for new housing developments are located appropriately to link with the existing village footway network and create safe pedestrian access to and from the village centre.**
2. **Justification:** Providing a new footway will improve road safety for pedestrians. Footways are particularly important for the elderly, wheelchair users and children who might find it more difficult to move off the road and from the path of vehicles.
3. Being in a dark night skies area there is no street lighting on peripheral roads. Pedestrians walking on these roads, particularly without reflective clothing, create a potential hazard for themselves and for motorists.
4. Providing a footway, to link to the village centre, improves road safety and potentially reduces traffic for local journeys. A reduction in traffic not only provides mitigation for climate change, but can improve the health and wellbeing of the community.
5. In the village centre, a pavement borders the village green on three sides, but stops in Kirdford Road just prior to the children's playground; there is no further pavement beyond this point. On the west side of the green is a quiet service road to houses and the Pavilion only, which is used for pedestrian access. Within the village centre and estates, pedestrian connectivity and a safe walking to school route is achieved.
6. The A272 is the main east/west road which passes through the centre of the village, south of the village green. There is a footway along the length of the A272 from Oakwood (east) to Greenbridge (west). This road has footway provision on both sides in the village centre, reducing to one side almost immediately after the village green. This is a busy road and the narrowness of both the road and existing footway, particularly on the west side (Petworth Road), are considered by many as being dangerous for pedestrians being adjacent to speeding traffic. A village buffer zone on the west side has been requested by the Parish Council in 2021.
7. The road north to Loxwood, Durbans Road, has footway provision on one side of the road and continues to almost the extent of the linear development. This road is now becoming a cut through from the B2133 (Guildford Road) to the A272. Traffic volume and speed is a concern.
8. Kirdford Road, which runs west to Kirdford, has historically been a rural road. With the growth and development in Kirdford, the volume and traffic speed has increased on this road which links Kirdford to the A272 and Horsham district. Public consultation indicated residents' support for development along this road with the provision of a footway; the community acknowledges that walking along this road can be dangerous. This footway will not only support new residents but create a link to the new recreation area proposed at Stable Field. With provision on the village green (Parish Council owned land) it will provide connectivity to the existing pedestrian network.
9. There is only one lane that leads out from the centre of the village, Newpound Lane, which links the village centre to the B2133 at Newpound. This road has no central line road markings, narrows to almost single carriage at one point. Initial high-level pastureland, with continuous high mature hedging, gives the impression of a sunken lane. Pavement provision outside Garmans was a planning requirement. It is a short stretch that serves little purpose apart from providing school parking which then restricts use for pedestrians.

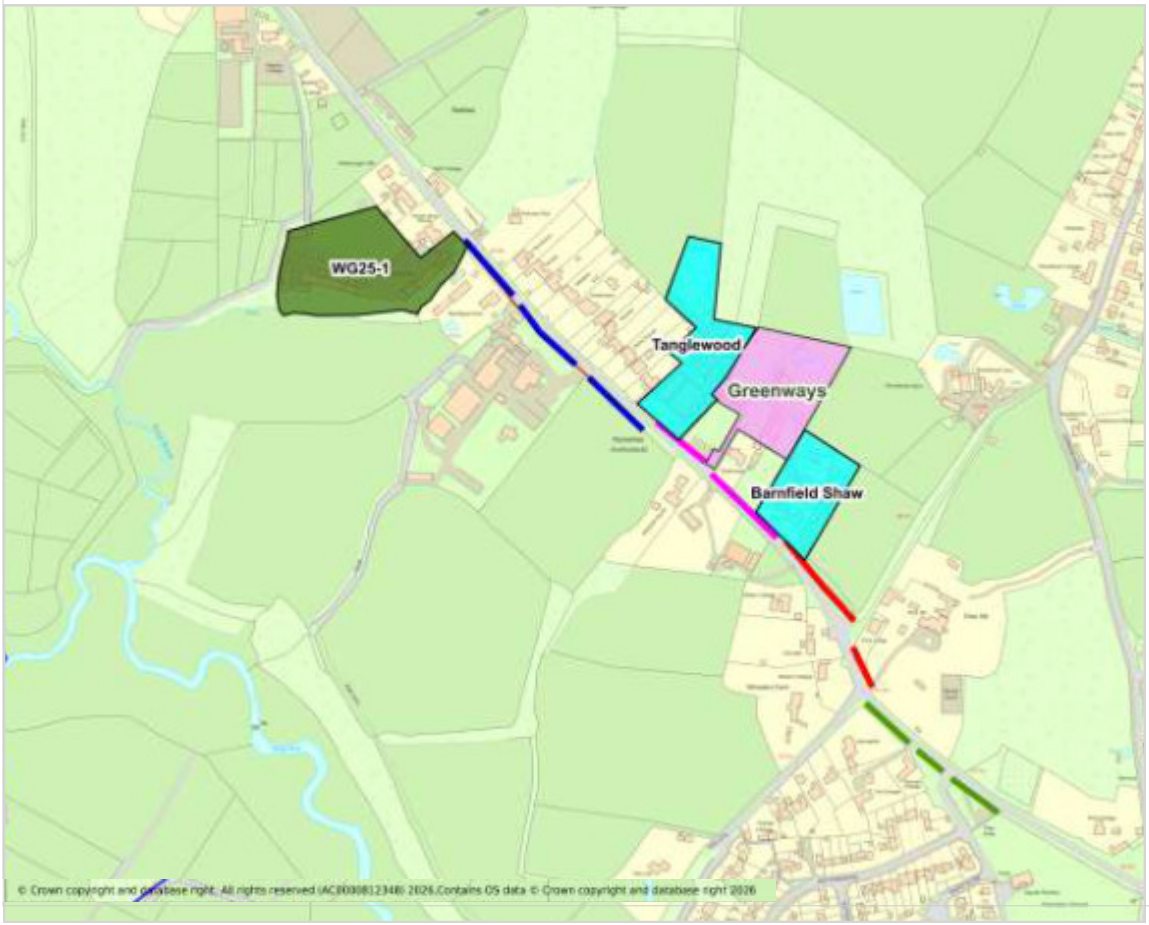
PEDESTRIAN ACCESS AND FOOTWAY PROVISION

10. Not all the roads that lead into the village centre have footway provision and as development opportunities within or close to the Settlement Boundary no longer exist, sites further from the village centre have had to be considered. Without connection to the current footway network and the provision of a safe footway, these sites are unsustainable development.
11. The consultation process identified that residents are concerned that the speed of traffic can potentially impact on the safety of pedestrians using footways which are too narrow to give safe access to the village centre. It is therefore essential that good footways or footpaths are provided within any development, ensuring good and suitable access and connectivity to the existing pedestrian network.
12. In order to achieve safe pedestrian access to the site allocated for housing in this Neighbourhood Plan, a new footway is required along Kirdford Road leading from Ansells Yard to the Village Green.
13. The delivery of this footway will require land under various ownership but is largely on Highways Land (the footpath route can be seen on Figure 16, page 71). The Parish Council has engaged with the various landowners to demonstrate that a footway along Kirdford Road is deliverable and achievable.
14. WSCC has confirmed that a footway along Kirdford Road is achievable on Highways Land (Plan 1 and Plan 2)and the path within Stable Field has already been created as part of the Barnfield Shaw development and is being used.
15. The residents of Barnfield Shaw have a right to use the footpath in front of Park Lodge, but a formal right has not been extended to the general public. If this right cannot be secured, WSCC has approved a connecting path on the opposite site of the road.
16. The Parish Council has agreed that a footway can be provided on the village green to connect to the existing network, formally agreed at the Parish Council meeting on 15th March 2022, as detailed in the March 2022 planning application for Stable Field.
17. The footway is to be mostly funded by developers of the sites allocated along Kirdford Road (refer to Figure 16, page 71 for allocations) but WSCC has confirmed that the section on the village green has been identified as Community Infrastructure Project funded by WSCC with a contribution from Community Infrastructure Levy (CIL) funding.
18. It is regrettable that the provision of this footway will result in the loss of roadside verge and will potentially impact on trees and hedgerow habitats along Kirdford Road. A balance has to be struck between the provision of new housing to meet local needs, ensuring those sites can be accessed safely whilst also considering any impact on trees and biodiversity. Although this impact is unclear at this stage, the NP includes parish-wide and site allocation policies which seek to preserve and enhance biodiversity and it is fully expected that the development sites themselves will bring about overall enhancements.
19. The rural character of Wisborough Green requires differentiation of materials for footway finishes. In central village locations where linking to the current footpath network or where traffic volume and proximity is significant, the footway shall be built to WSCC Standard Detail Public Footpath (Rural) Type 5 with consideration to minimising the impact on Root Protection Zones. In more rural or visually sensitive locations, not on Highways land, a finish suitable to more rural locations is required.

PEDESTRIAN ACCESS AND FOOTWAY PROVISION

Figure 16: Plan to show location of Kirdford Road footway and provision responsibility

Red	Stable Field (now known as Barnfield Shaw)
Pink	Tanglewood
Blue	Ansells Yard
Green	On Parish Council land. To be funded and implemented by WSCC.



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.

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.

STREET LIGHTING AND DARK NIGHT SKIES

1. **Intent: To ensure that the rural character of Wisborough Green is retained by preventing any unnecessary or incremental light pollution in order to conserve dark night skies and astronomical views for the benefit of residents, visitors and wildlife, and future generations**.
2. **Justification:** Wisborough Green is considered a rural Parish. Part of the Parish is within the SDNP and the village is in the 'setting' of the Park which was awarded an international 'Dark Night Skies' designation in May 2016. Being in the setting of the Park, the Parish Council aspires to minimise light pollution across the whole Parish.
3. The current street lighting in the Parish was provided before issues such as light pollution or energy efficiency were understood. The NPPF policies W1, W2 and W3 support a low-carbon future by reducing unnecessary energy use.
4. In the past, limited street lighting has been provided in Butts Meadow, Carters Way, Glebe Way, Wyatt Close and Thornton Meadow, the latter being the most recent larger development built in the late 1980s. No street lighting was provided for the development of 6 affordable houses at Garmans, Newpound Lane. The recent developments of Great Meadow and Songhurst Meadow have limited lighting for safety measures only. WSCC undertook an upgrade of the current village provision about 10 years ago.
5. The village centre, being the Conservation Area, is unlit apart from residual light from the surrounding buildings and in keeping with a rural village. The importance of retaining a traditional village was emphasised during the community consultation events. A survey was circulated to all households in October 2014 to gauge opinion on street lighting for new developments within the village. The results are as shown in Figure 17.

Figure 17: Street Lighting Requirements

What kind of street lighting should new developments in Wisborough Green have?	
Lighting Description	Response
None	51.85%
Low	48.15%
Full	0%

6. The January 2020 community survey confirmed the community's wish to support a dark skies policy with 94.71% of responders supporting the policy intent. 91% of responders agreed that they would support a village-wide initiative to improve existing exterior lighting to reduce light pollution without compromising safety.
7. The SDNPA published its Dark Skies Technical Advice Note in April 2018 and updated in May 2021. This guidance sets out the authorities approach to lighting design and the protection and enhancement of dark skies. The Technical Advice Note identifies rural environments on the edge of the National Park (within 2km) as being Zone E1 (b) – Transition Zone - with specific guidelines for obtrusive light linking to the Institute of Lighting Professional Guidance. It states that "As a general rule of thumb: If you live in a rural setting, roughly 2km from the nearest street lit town, there is a high probability that your local skies are of sufficient quality to be classified as a 'dark sky' and be able to see the Milky Way."
8. As such, this Neighbourhood Plan will require that all new development within the Parish should not feature street lighting unless it is required to mitigate a potential road safety hazard, and in this situation, minimal lighting and lighting design suitable for a rural village will only be supported.

STREET LIGHTING AND DARK NIGHT SKIES

9. The quality of dark skies for the SDNP report was measured with a Unihedron Sky Quality Meter (SQM) which measures the brightness (magnitude) of an area of sky. The area of the Parish within the SDNP is identified as being in a Transition Zone which lies between dark zones and the urban environment.
10. The area of the Parish outside the SDNP is E1 Environmental Zone as described in the ILP Guidance Note.
11. The Institute of Lighting Professionals (ILP) updated its Guidance Note on The Reduction of Obtrusive Light in 2021 to reflect the changes in international guidance. Developers should refer to this note for detailed advice.

Policy 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.

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.
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.

COMMUNICATIONS CONNECTIVITY

1. **Intent: To ensure sufficient and appropriate access to telecommunications is provided within the infrastructure of any new development in Wisborough Green.**
2. **Justification:** The provision of good telecommunications and connectivity is now essential for modern-day life and to promote sustainable economic development in a rural area. Of those who responded to the initial CLP baseline survey, 81% had internet access, of which, 19% ran a business in the village; 39% worked from home. The slow Broadband speed was seen as a hindrance for economic development in the village.
3. In the 2020 survey, 93% of respondents agreed with the policy intent, 53% having an acceptable broadband speed and 19% with poor speed. 24% acknowledged a good speed.
4. Due to the inadequate connectivity in many rural areas, a number of government backed initiatives have been introduced. Fibre optic connections are a robust and future-proof method of delivering high-performance connectivity.
5. Wisborough Green was fortunate to have been a forerunner in the WSCC Better Connected Broadband Delivery Plan which brought fibre to the village in June 2014. As a result the village enjoys speeds of up to 80Mbps, although some rural areas of the Parish are still without a good speed connection. The provision is FTTC (Fibre to the Cabinet) which means that high-speed fibre is brought to the cabinet in the village located on the southern edge of the village green, standard copper phone lines connect houses to the exchange and some degradation of speed does occur for housing further away from the exchange i.e., 5-20Mbps.
6. In Autumn 2020, the Parish Council advertised the Government and WSCC scheme that would allow the village to access Ultrafast Broadband (also known as Fibre to the Premises – FTTP). Homes and businesses with broadband speeds of less than 100Mbps could use vouchers to support the cost of installing new gigabit-capable connections within a group scheme. This is to be pursued in 2021.
7. CLPR Policy S12 'Infrastructure Provision' expects all development proposals to provide or fund new infrastructure required as a consequence of the proposal. It requires development proposals to safeguard the requirement of infrastructure providers including the electronic communication network, particularly high-speed Broadband.
8. The choice for fibre is currently only between those providers who utilise the Openreach network but as multiple operators provide services over the Openreach network this does not cause any issues in terms of competition.
9. Further housing development within Wisborough Green will place additional pressure on the internet provision, however it is not considered to be significant given the large bandwidth provided. A future advancement would be the installation of an additional cabinet on the northern side of the village.

Chichester Local Plan Policy applies.

Refer to Policy I1 Infrastructure Provision, pages 247-249.

SITE ASSESSMENTS AND ALLOCATION FOR THE EXTANT NP

1. The extant NP involved identifying and assessing potential development sites, including sites submitted through CDC's published Strategic Housing Land Availability process and those suggested during local consultations.
2. The consultation exercises of the housing survey in 2006, the baseline survey of 2011, and the exhibition of 2012 established several expectations for residents:
   - An acceptance of development provided it was in small sites distributed around the village. [This was a very dominant expectation].
   - Brownfield and infill development preferred.
   - Greenfield development not preferred.
   - Support for retaining 'green gap' between village centre and radial strip developments.
   - Development should retain not adversely change village character.
   - Development design should have consideration of style and landscaping.
3. The NP's spatial strategy aimed to keep the village compact and prevent outward sprawl, particularly along radial routes, while using local gaps to define village gateways.
4. Sites were therefore selected primarily according to their sustainability and proximity to the village centre, school and other services, with safe pedestrian access and being within a 5-minute walking distance being particularly important.
5. In addition, all allocated sites were adjacent to the existing settlement boundary or existing built development in the village. The allocations helped to balance the current village split east and west of the Church.
6. The development of allocated sites would not impact on the Conservation Area, open space areas, prominent views, biodiversity, significant trees or neighbouring amenity and in this way would conserve the strong village character.
7. Each potential site was assessed against a range of sustainability and planning considerations, including:
   - Access by non-car modes to the main village services and facilities.
   - Transport impact and means of access.
   - Village character, and relationship to the settlement boundary and built development.
   - Use of brownfield sites in preference to greenfield where they were sustainably located.
   - Opportunities for new open spaces and recreational facilities.
   - Impact on biodiversity and opportunities for enhancement.
   - Impact on landscape and heritage.
   - Impact on flooding, drainage and water sources.
   - Ability to retain employment for a mixed economy in the village.
   - Climate change impact.
   - Opportunities for mitigation of issues.
8. Sites were also considered together where development on one site could help offset potential impacts on another.
9. The NP sought to set a balanced solution that retained the essence of residents' wishes for distributed, incremental development and reuse of previously developed land, whilst meeting sustainable requirements. Where appropriate, the NP sought to balance Greenfield development against practical benefits for the village.
10. Full details of the original NP consultation process and supporting evidence can be found on the NP website.

SITE ASSESSMENTS AND ALLOCATION FOR THE NP REVIEW

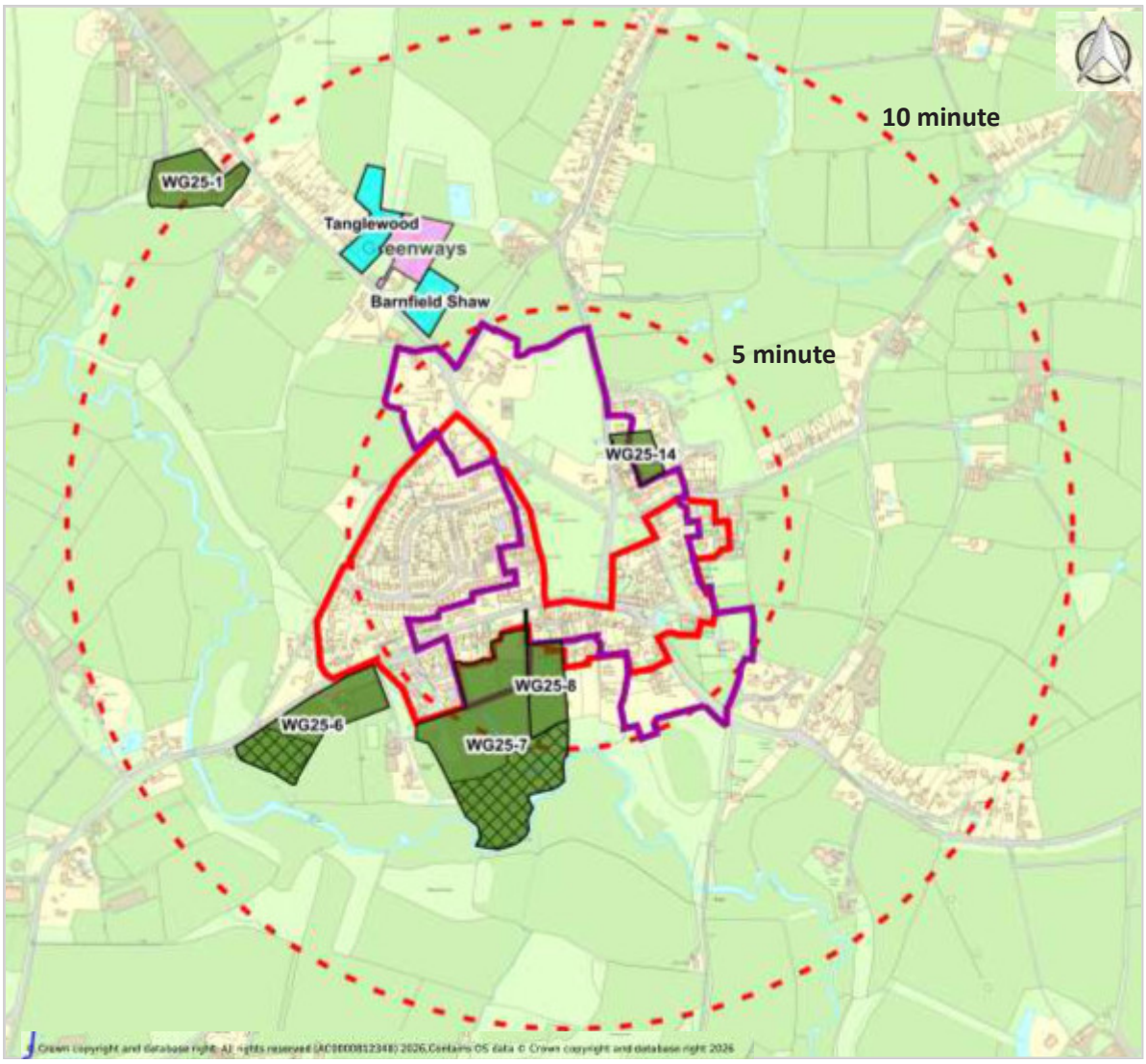
1. The process to prepare the Revised NP has included a search and assessment of available development sites. Sites that were submitted for the CDC Housing and Economic Land Availability Assessment (HELAA) have been considered, as well as a number of sites proposed to the Parish Council in local 'Call for Sites'.
2. A review of the extant NP started in 2019 but was subsequently abandoned after the Regulation 14 consultation in May 2021 due to delays in the Chichester Local Plan Review. However, considerable evidence and public opinion was provided during this process and is included in the evidence base.
3. The consultation exercises of the 2018 Housing Need Survey, the 2019 Site Consultation event, 2020 Community Survey and 2021 Site Consultation have re- confirmed and provided further clarity for previous opinion.
4. In 2025 the review process resumed being undertaken by the same Steering Group with two new members. A fresh call for sites provided some previously unknown sites, and a site assessment process was undertaken. The assessment criteria were updated to reflect changes in both the NPPF and Chichester Local Plan, the criteria being confirmed by CDC and an independent planning consultant. Full site assessments can be found on the NP website.
5. In the context of our village, sustainability factors favour sites that are closer to the centre of the village and that have safe pavement access to central village facilities. It has been clear that matching popular locations with the practicalities of sustainability has been a challenge to balance. The spatial strategy remains to ensure future development allows the village to retain its character with a compact Settlement and Conservation Area within the centre and some outlying radial route development.
6. With an increased housing allocation, it is not possible to allocate all additional sites within or close to the Settlement Boundary. It has therefore been necessary to consider sites outside the 5-minute walking isochrone used in the extant NP. A 10-minute isochrone has now been used as shown in Figure 18 on page 77. As such, sites along the radial route development in Kirdford Road, to the north-west of the village centre, have had to be considered, supported by the community.
7. Two sites in Kirdford Road are pre-used/Brownfield which is the community's preference; Tanglewood Nursery gained planning approval in 2025. A further Greenfield site, Stable Field, was approved in 2024 and has now been constructed; first occupation was in 2025.
8. The process of identifying the preferred sites included weighing the relative merits of individual sites with feedback from local residents from the consultation exercises. Some of the more popular sites with local residents included the pre-used sites along Kirdford Road.
9. Use of the Kirdford Road sites is only possible with the provision of a footway to the village centre and amenities. The provision of a new footway will have wider community benefit providing a safer pedestrian footway along Kirdford Road where traffic speed limits are regularly exceeded; the volume of traffic has also increased with further development in Kirdford village. The footway will not only provide safe pedestrian access for residents in this part of the village, but also provide safe access to the open space area. As at 2026, part of this footway has already been provided.
10. Development along Kirdford Road will expand the existing radial route development but will not impact upon the Conservation Area, thereby conserving the visual character of the village centre.
11. Despite three of the allocated sites being in Kirdford Road, it is not appropriate to simply enlarge the Settlement Boundary to incorporate these sites. With no additional or extended boundary to the west, it does not open up this area to windfall development which was felt to be inappropriate to the village character and potentially damaging to the Conservation Area and Local Green Gap.

SITE ASSESSMENTS AND ALLOCATION FOR THE NP REVIEW

12. The proposed revised NP seeks to balance Greenfield development against practical benefits for the village and to meet the community's original wish to reuse previously developed land.
13. Greenways Nursery, SS2 in the NP 2014 - 2029, has received 3 of the residential caravans, with 7 outstanding. This site is therefore carried forward.
14. Clark's Yard, SS3 in the NP 2014 - 2029, has now been withdrawn. As such, the housing allocation of 11 dwellings has been carried forward in this review, increasing the required number from 75 to 86.
15. Figure 18 shows the development sites in relation to the 5 and 10-minute walking isochrones and revised Settlement Boundary.

Figure 18: Approximate 5-minute and 10-minute walking (Isochrone) to the centre of the Green

Dotted Red Line:	Isochrones
Red Solid Line:	Settlement Boundary
Purple Line:	Conservation Area Boundary
Solid Pink:	Site outstanding from the Original NP (Greenways)
Solid Blue:	Sites build or being constructed and included in the Revised NP (Barnfield Shaw & Tanglewood)
Dark Green:	Sites included in the Revised NP with development restricted to within the unhatched area



GREENWAYS NURSERY, KIRDFORD ROAD (NOW CALLED GREENWAYS PARK), CARRIED FORWARD FROM THE EXTANT NP 2014 - 2029

1. This site was in the extant NP and has been partially developed. As at August 2026, 3 of the 10 caravans are on site and in occupation.



Figure 19: Greenways

Approved Layout

Policy SS2: Land known as Greenways Nursery is allocated for the use of land for the stationing of caravans for residential purposes for 10 no. plots together with the formation of additional hard standing in accordance with the terms of the application Ref: WR/13/00744, dated 7 March 2013, subject to the conditions set out in the Appeal Decision dated 30 December 2014.

a. Access, turning area and vehicle parking to be provided.

b. Visibility splays of 2.4m x 120m on each side of the access must be provided.

c. A scheme of landscaping is required with schedule of plants. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the site.

d. The existing hedge and tree screen along the site's north-west and south-east boundaries shall be retained.

e. Refuse bin storage and cycle storage within the site to be provided.

STABLE FIELD, KIRDFORD ROAD (NOW CALLED BARNFIELD SHAW)

1. This is a Greenfield site, located outside the Settlement Boundary on the edge of the Conservation Area.
2. The proposed development is located to the western side of a registered Local Green Gap. The eastern side of the Gap is to be retained as a recreational area, with the land being gifted to the Parish Council.
3. The site was not in the extant NP but then promoted in the September 2019 consultation for 10 to 12 dwellings. It was identified on the CDC HELAA 2020 for 10 dwellings. A planning application was submitted to CDC in March 2021 for 7 dwellings.
4. Planning was approved for 8 dwellings in April 2024.
5. Use of this site is only possible with the provision of a footway to provide safer pedestrian access for all members of public. Where possible, the footway should be located within the site boundary.
6. The footway must be sensitive to the rural environment and link to the existing pedestrian network. The footway would require private land provided by the developer, Highways land and Parish Council land with details of the footway location and funding to be agreed and secured through the appropriate mechanisms in consultation with all relevant parties. Where Parish Council land is included, the Parish Council acknowledges that the use of the village Green will be required and its support would be needed for the proposed location and design.



Figure 20: Barnfield Shaw

Approved Layout Plan for 8 Residential dwellings. White area - Public Open Space gifted to the Parish Council

Benefits

- Walking distance to the village centre
- Potential community infrastructure gain - new pedestrian access to the village centre
- Potential community infrastructure gain - gift of remaining Local Green Gap for sport and recreation area

Issues

- No existing pedestrian access
- Location reduces the size of the registered Local Green Gap
- Grade ll Listed buildings nearby
- Traffic speed on a straight stretch of road

Attributes

- Greenfield site
- Approximately 0.48 hectares for development
- Approximately 0.87 hectares left as open space
- Extends existing radial route development
- Access off Kirdford Road
- The site is outside the Settlement Boundary
- The open space is on the edge of the Conservation Area
- Identified on the CDC HELAA

Policy SSR5: Land known as Stable Field is allocated for 8 residential dwellings and open space for community and sport use 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.

TANGLEWOOD NURSERY, KIRDFORD ROAD

1. This is classified as a Greenfield site although is seen by the community as Brownfield or pre-used, having been a commercial nursery.
2. It is located outside the Settlement Boundary and further from the village centre. It forms part of the Kirdford Road radial route development and currently has no pedestrian access to the village centre.
3. The site was promoted in the September 2019 consultation for 6 dwellings. A greater extent of land became available and was then promoted for up to 10 dwellings. Planning permission was granted in December 2025.
4. Use of this site is only possible with the provision of a footpath to provide safer pedestrian access for both new and existing residents.
5. The footway must be sensitive to the rural environment and link to the existing pedestrian network. The footway would require private land provided by the developer, Highways land and Parish Council land with details of the footway location and funding to be agreed and secured through the appropriate mechanisms in consultation with all relevant parties. Where Parish Council land is included, the Parish Council acknowledges that the use of the village Green will be required and its support would be needed for the proposed location and design.



Figure 21: Tanglewood

Approved layout plan

Benefits

- Re-use of disused commercial nursery site.
- Walking distance to the village centre.
- Potential community infrastructure gain - new pedestrian access to the village centre.

Issues

- No existing pedestrian access.
- Traffic speed on a straight stretch of road.

Attributes

- Greenfield site
- Disused commercial nursery site
- Approximately 0.6 hectares
- Located between existing radial route development
- Access off Kirdford Road

Policy SSR6: Land known as Tanglewood Nursery is allocated for 10 residential dwellings for the period 2021- 2039.

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.

WINTERFOLD GARDEN, DURBANS ROAD (WG25-14)

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 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.



Figure 22: Winterford Garden

Site location

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

WINTERFOLD GARDEN, DURBANS ROAD (WG25-14)

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, and 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.

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).

ANSELLS YARD, KIRDFORD ROAD (WG25-1)

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 on the CDC HELAA 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.



Figure 23: Ansells Yard

Site location

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

Attributes

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

Issues

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

ANSELLS YARD, KIRDFORD ROAD (WG25-1)

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.

LAND SOUTH OF A272 (WG25-7)

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.



Figure 24: Land South of A272

Development restricted to within the unshaded area

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

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

Issues

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

LAND SOUTH OF A272 (WG25-7)

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 valueable specimen trees.

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).

PADDOCK FARM FIELD (WG25-8)

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.



Figure 25: Paddock Farm

Development restricted to within the unshaded area

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

PADDOCK FARM FIELD (WG25-8)

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).

TANYARDS, PETWORTH ROAD (WG25-6)

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.



Figure 26: Tanyards

Development restricted to within the unshaded area. Lower section of the site extends into the Local Green Gap.

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

TANYARDS, PETWORTH ROAD (WG25-6)

Policy SSR11: Land known as Tanyards is allocated for up to 12 dwellings, including affordable housing.

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).

EVIDENCE BASE

A comprehensive list of all documents and information that supports the content of the Extant and Revised Neighbourhood Plan can be found in the evidence base on the Neighbourhood Plan website (www.wisboroughgreen.org).

ACKNOWLEDGEMENTS

Wisborough Green Parish Council would like to thank all those who have contributed in any way to the production of the Original and Revised Neighbourhood Plan. Your help has been invaluable and much appreciated. It has been a long and sometimes complex process, but we hope that together, with the support and help of the village, we have evolved a secure and creative Plan that will protect Wisborough Green into the future.

Special thanks are also extended to Liz Sargeant, a former village resident, whose book 'Wisborough Green West Sussex- An Illustrated History' has proved to be an invaluable source of reference for both the Village Design Statement and the Original and Revised Neighbourhood Plan. We would also like to thank the current History Society Chairman who has also contributed to the assessment of non-designated heritage assets.

NEIGHBOURHOOD PLAN REVIEW MONITORING

Our Neighbourhood Plan will be a working document and used by the Parish Council when considering planning applications. The Parish Council is required by CDC to produce a monitoring report each year. This will help to identify the success of applying the policies and in securing the NP's objectives, and to identify whether future reviews of the Plan are needed. A review is usually undertaken every 5 years.

In the monitoring report, consideration will be given to the following:

- Are planning applications being determined in accordance with neighbourhood plan policies?
- If decisions depart from NP policies, are clear and valid reasons for doing so being given in officer reports?
- Are policies proving to be effective in shaping local authority decisions and appeal decisions?
- If policies are proving to be ineffective, then why?
- Review matters not addressed by policies: Are there any significant issues arising that are not covered by Plan policies?