

WISBOROUGH GREEN NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT

1. Legal Requirements

- 1.1 This Statement has been prepared by Wisborough Green Parish Council to accompany its submission to Chichester District Council of the Wisborough Green Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Neighbourhood Plan has been prepared by the Wisborough Green Parish Council a qualifying body, for the Neighbourhood Area covering the Parish of Wisborough Green, as designated by the South Downs National Park Authority on 13th September 2012 and Chichester District Council on 6th November 2012.
- 1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Plan Area only. The plan period of the Neighbourhood Plan is from 2014 to 2029 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 of the Schedule 4B to the 1990 Town and Country Planning Act.
- 1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
 - Having regard to **national policies and advice** contained in guidance issues by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - The making of the neighbourhood development plan contributes to the achievement of **sustainable development**;
 - The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the **area of the authority** (or any part of that area);
 - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, **EU obligations**.

2. Introduction and Background

2.1 This Neighbourhood Plan sets out the vision, objectives and policies for the sustainable development of the Parish of Wisborough Green over the period 2014 to 2029. The Neighbourhood Plan has been drawn up by a Steering Group made up of Parish Councillors and local residents working under the auspices of Wisborough Green Parish Council (WGPC).

2.2 This plan has been informed by extensive local consultation, this is set out in detail in the Consultation Report. Early consultation helped identify the special qualities of Wisborough Green that people most value, which 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 well-being of the community.
- A vibrant cohesive community that is prepared to take collective action to maintain local facilities and organise considerable community activity
- Excellent community facilities within easy reach of most residents.

2.3 The vision contained within this plan address the protection of these special qualities while ensuring that a viable and vibrant community continues on into the future.

“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 natural environment, for current and future generations to enjoy.”

2.4 The plan has been prepared in a series of stages

- Evidence gathering and Community Engagement: 2011 - 2015
- Draft NP January 2015 (Pre-submission version), the draft plan and accompanying background documents were published for 6 weeks in accordance with Regulation 14 of the Regulations.
- Submission NP (March 2015) which takes into account representations received on the earlier version and has been modified for submission to CDC; it

is accompanied by this Basic Conditions Statement and the Consultation Statement. Several background documents are also available.

- 2.5 WGPC has consulted the local community extensively throughout the process including questionnaires and events to obtain the fullest view of local community concerns, needs and wants from the NP. Relevant stakeholders have also been consulted including developers and landowners.
- 2.6 WGPC has also worked closely with officers of CDC since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the NP and the saved and the emerging policy of CDC. The NP contains a number of allocation/designation policies that are defined on the Map as being geographically specific.
- 2.7 The Neighbourhood Plan sets down a series of planning policies which set out to address the following:
- A simple spatial strategy to ensure the form of the settlement is maintained to support sustainable development patterns and ensure the locally distinctive village character is maintained.
 - The need to address future housing needs, identifying appropriate locations, design standards and infrastructure requirements.
 - Maintaining and where possible enhancing the quality of the local environment.
 - Future community and economic development.
 - Designation of a local green space.
 - The nature of future development in a rural location adjacent to a National Park.
- 2.8 The policies are followed by a Community Action Plan, which although not a statutory requirement of a Neighbourhood Plan has been developed that sets out a number of projects arising from the consultations and residents' ideas for sustainable growth in the Parish. This list will help to secure s106 and CIL receipt priorities when CDC collect these from development.

3. Conformity with National Planning Policy

- 3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government as updated in respect of formulating neighbourhood plans and planning policy in general terms.
- 3.2 There are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the NP has directly responded:
- Para 16: WGPC believes the NP is planning positively to support the strategic development needs of the district by making housing allocations, which accord with the vision for the parish. It also seeks to protect and enhance green infrastructure and community and heritage assets that benefit a wider rural population than its own.
 - Para 183: WGPC believes the NP establishes a vision statement for the village and parish that reflect the desires of the local community for the place that Wisborough Green can and should become.
 - Para 184: WGPC believes the NP, as is highlighted below, is in general conformity with all the relevant saved policies of the development plan but also anticipates the emerging Local Plan with its strategic housing and other policies.
 - Para 185: The NP avoids duplicating development plan policies by focusing on site-specific policies that translate the general requirements of the development plan into a local context. Once made, the NP should be easily considered alongside the development plan and any other material considerations in determining planning applications.
- 3.3 Set out in Table 1 below is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: Conformity of Neighbourhood Plan (NP) policies to the NPPF

NP Policy Number & Title	NPPF Paragraph	Comment on Conformity:
OA1: Development Allocation	NPPF Paras 6-10, Achieving SD Para 55: To promote SD in rural areas, should be located where it will enhance or maintain the vitality of rural communities	NP Policy Intent: To ensure allocated housing development within the Parish is situated within agreed, identified sites, reflecting local need and sustainable development.
OA2: Spatial Strategy	NPPF Paras 6-10, Achieving SD Para 55: To promote SD in rural areas, should be located where it will enhance or maintain the vitality of rural communities Para 61: Planning policies and decisions should address the connections between people and places and the integration of new dev into the natural, built and historic environment And Para 17: Core principles be genuinely plan-led, empowering local people to shape their surroundings	The simple spatial strategy is to ensure the form of the settlement is maintained to support sustainable development patterns and ensure the locally distinctive village character is maintained. The use of the 5 minute walking isochrones places less reliance on the car for journeys to village facilities. Through the consultation process, the community has indicated that it would like small scale development distributed throughout the settlement area, and preferably developed on a phased basis over the 15 year Plan period.
OA3: Settlement Boundary	Para 85 p20: NPPF – when defining boundaries ensure consistency with the Local Plan, define boundaries clearly, using physical features that are readily recognisable and likely to be permanent	NP Policy 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. SB will be confirmed following final layouts as built.
OA4 Windfall Site Policy	NPPF: Para 48: LPAs may make an allowance for windfall sites	The NP supports proposals for windfall development within the settlement boundary as long as it meets certain criteria, linked to Sustainable Development and local character, set out in the plan
OA5 Local Gaps Policy	Para 9 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life	Green Gaps are an important feature of village character. In order to reinforce this local distinctive feature the policy applies to local gaps that form a distinct physical and visual break between the village centre and outlying development.
OA6: Development within the Neighbourhood Plan Area within South Downs National Park	Para 115 NPPF Great weight should be given to conserving landscape and scenic beauty in NPs	NP Policy Intent: To ensure that any development in keeping with the landscape character and settlements of the South Downs National Park.
OA7: Land Adjoining the SDNP	Para 115 NPPF Planning Policy guidance, March and July 2014 as above	NP Policy 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.
The Rural Area	NPPF: Supporting a prosperous rural community. Para 28 support sustainable rural tourism and leisure developments that benefit businesses	NP Policy 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

	in rural areas, communities and visitors, and which respect the character of the countryside.	location and supports rural diversification and sustainability of the rural area.
OA8: Flood Risk	NPPF p 21; NPPF Para 100, p 23 And Para 103. Inappropriate dev in areas at risk of flooding should be avoided by directing dev away from areas at the highest risk. Only consider dev appropriate in areas at risk of flooding, where, informed by a site-specific flood risk assessment	NP Policy Intent: To ensure that new development is not built in an area that is liable to flooding.
EN1: Ecological Sites	NPPF p 25; NPPF Para 109 The planning system should contribute to and enhance the natural and local environment by: Protecting and enhancing valued landscapes, geological conservation interests and soils Recognising the wider benefits of ecosystem services Minimising impacts on biodiversity and providing net gains in biodiversity where possible contributing to the Government's commitment to half the overall decline in biodiversity, including by establishing coherent ecological networks	NP Policy 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. Local views identified through consultation are part of the valued landscape Rights of way critical to support for a sustainable walking community and provision of better facilities in the village
EN2: Landscape Character and Open Views	NPPF 109 Protect and enhance valued landscapes	
EN3: Public Rights of Way	NPPF 75 Planning policies should protect and enhance public rights of way and access.	
EN4: Historic Environment: Conserving and Enhancing it	NPPF Para 17 – conserve heritage assets; and p 30 paras 126/133 LPAs should set out a positive strategy for the conservation + enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats. Irreplaceable resources P 31, para 131 , the desirability of new dev making a + contribution to local character and distinctiveness	NP Policy Intent Protect and enhance the Parish's heritage for the benefit of existing residents, tourists and education of present and future generations.
EN5: Local Green Space	NPPF Para 77, p 18. Designation should only be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance; where the green area concerned is local in char and is not an extensive tract of land	NP Policy Intent: To protect the demonstrably special green space – the village green that contributes the central feature of the character of Wisborough Green.
EN6: Local Open Space	Not specifically within NPPF	NP Policy Intent: To protect lower order open space that has community value.

CD1: Community Development: The use of S106/CIL to support community dev	NPPF 2014 and CIL regulations 2010	NP Policy Intent: To obtain S106 and CIL contributions from developers to provide new village facilities and address community issues and possible actions as identified in the Community Action Plan.
CD2: Retention of Assets of Community Value	Not specifically within NPPF	NP Policy 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'.
HO1: Local Occupancy Conditions	NPPF 50 - bullet 2 identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and	NP Policy Intent: To ensure a condition is placed on relevant planning permissions to re-strict the occupancy of affordable housing to local people in accordance with local need to reflect local demand
HO2: Housing Need	NPPF 50 - bullet 2 identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and	NP Policy Intent: To encourage the release of existing larger housing stock in the Plan Area by promoting the provision of alternative and smaller units within the village suitable to meet the needs of older residents and younger people.
HO3: Agricultural Occupancy	NPPF 17 recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it NPPF 55 the essential need for a rural worker to live permanently at or near their place of work in the countryside; or	NP Policy 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.
DS1: Built Environment - Housing Density	NPPF 58 respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;	NP Policy 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.
DS2: Built Environment - Vernacular policy	NPPF 58 respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;	NP Policy 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.
DS3: Housing Extensions - Style and Vernacular	NPPF 58 respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;	NP Policy Intent: The Plan will seek to ensure that extensions or modifications to existing premises, provide extra facilities in out buildings, or added value to their living space, will continue to reflect the building styles and materials that have continued over many years.

<p>DS4: Provision of Off-Road Parking in New Developments</p>	<p>NPPF 39</p> <p>If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> • the accessibility of the development; • the type, mix and use of development; • the availability of and opportunities for public transport; • local car ownership levels; and • an overall need to reduce the use of high-emission vehicles. 	<p>NP Policy Intent: To address the safety issues associated with on-road parking due to the provision of inadequate parking areas and to meet the current and future needs of those living in a rural village, where public transport is very limited. Very strong community view on this point</p>
<p>ED1: Development of New and Existing Business</p> <p>ED2: Encourage and Support Home working</p> <p>ED3: Site specific – Commercial areas, Newpound</p>	<p>NPPF 28 Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.</p>	<p>NP Policy Intent: To support the retention, development and sustainable growth of new and existing businesses which are important to the local economy and community, and to support the growing number of those working from home or from small live/work units.</p>
<p>IN1: Surface Water management</p>	<p>NPPF 103</p> <p>When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment²⁰</p>	<p>NP Policy Intent: To ensure that new development does not escalate the current problems being experienced by the village and to ensure that proper controls are applied to eliminate flood risk.</p>
<p>IN2: Waste Water Management</p>	<p>Not NPPF issue</p>	<p>NP Policy 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.</p>
<p>IN3: Pedestrian Access</p>	<p>NPPF 30</p> <p>Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p>	<p>NP Policy Intent: Locate new development within walking distance of village amenities and address the safety issues on roads and associated footpaths within and alongside residential areas.</p>
<p>IN4: Street lighting</p>	<p>NPPF 125</p> <p>By encouraging good design, planning</p>	<p>NP Policy Intent: To ensure that the rural character of Wisborough Green is retained and to prevent the introduction</p>

	policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.	of unnecessary light pollution in a dark rural area.
Infrastructure: Renewable Energy	NPPF para 93, p21 Planning plays a key role in helping shape places to secure radical reductions in GHE, minimising vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure Para 97: Help increase the use and supply of renewable and low Carbon energy	NP Policy Intent: To support microgeneration technologies used to produce electricity and heat from renewable sources on existing properties and within new development, where appropriate, and in accordance with the criteria of the following policy and those of the Vernacular Design Policy.
Site Allocations	NPPF 47 To boost significantly the supply of housing, local planning authorities should: <ul style="list-style-type: none"> • use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period; 	The final shortlist of sites (as shown in figure 14 on page 63 of the NP) delivers the required number of housing units over the period of the plan, whilst also producing amenity gains for the village.

4. General Conformity with the Strategic Policies of the Development Plan

- 4.1 At this stage the current development plan for the area is/remains the adopted 1999 Chichester Local Plan. The current status of the development plan and the timing of its replacement during the preparation of the Neighbourhood Plan, has therefore made judging this matter challenging. The 1999 Local Plan could not have anticipated the existence of the Localism Act almost a decade later and so made no provision for translating generic planning policy into a distinct parish-based plan.

- 4.2 The Neighbourhood Plan has been prepared against the background of the 1999 plan. However, taking account of the advanced stage of the emerging Chichester Local Plan: Key Policies 2014-2029 (CLPKP) policies (for the area outside the South Downs National Park) it has been necessary to take particular account of these emerging policies. The table below therefore makes reference to the both the 1999 Chichester Local Plan and the emerging Chichester Local Plan: Key Policies 2014-2029.
- 4.3 The South Downs National Park Local Plan is at an early stage in its preparation. This will eventually be the relevant development plan for the third of the Parish that falls within the National Park. As yet there are no specific land use policies, therefore conformity with the emerging plan is not at issue. When adopted the Neighbourhood Plan will be the relevant development plan until such time as the South Downs National Park Local Plan is adopted. Then they will both be applicable to the National Park area of the Parish.
- 4.4 Table 2 below sets out how each policy is in general conformity with the Development Plan for Chichester District Council for both the adopted and emerging Local Plans.

Table 2:

NP Policy Number & Title	Relevant local plan 1999 policy	Relevant local plan 2014 policy	Comment on Conformity
OA1: Development allocation	BE11: New Development	Policy 1: Presumption in favour of SD (p32) Policy 5 Policy 25: Development in the North of the Plan area Policy 6	Conforms: NP Policy Intent is to ensure allocated housing development within the Parish is situated within agreed, identified sites, reflecting local need and sustainable development based on reducing the need to travel by car. 60+ dwellings identified to meet policy 5
OA2: Spatial Strategy	BE11: New Development	Policy 1: Presumption in favour of SD (p32) Policy 25: Development in the North of the Plan area Policy 2: Dev strategy + Settlement Hierarchy Policy 6 Policy 7	Conforms and adds local detail: The spatial strategy for the village is to ensure that future development allows the village to remain compact and walkable and therefore is a sustainable development form that reflects the distinct character of the village. Support for sustainable proposals within settlement boundary

OA3: Settlement boundary	BE1: Settlement Policy Areas	Policy 2 Development Strategy Policy 4: Housing Provision	Conforms: NP Policy Intent is to retain , but revise the current Settlement Boundary where appropriate and identify additional sites to enable the provision of the required sustainable rural housing consistent with WG as service village.
OA4 Windfall Site Policy	BE11: New Development BE13: Town Cramming	Policy 2 Development Strategy Policy 5: Parish Housing Sites 2012-2029 (p58) Policy 25: Development in the North of the Plan area	The NP supports proposals for windfall development within the settlement boundary as long as it meets certain criteria, linked to Sustainable Development and local character, set out in the plan. Consistent with WG as service village
OA5 Local Gaps Policy	BE11: New Development	Policy 1: Presumption in favour of SD (p32) Policy 25: development in the North of the Plan Area (p139)	Green Gaps are an important feature of village character and keep the village compact to encourage walking. In order to reinforce this local distinctive feature the policy applies to local gaps that form a distinct physical and visual break between the village centre and outlying development.
OA6: Development within the Neighbourhood Plan Area within South Downs National Park	No relevant policy plan predated the SDNP	SDNP local plan in early stages of development no policies available	NP Policy Intent: To ensure that any development in keeping with the landscape character and purposes of the South Downs National Park.
OA7: Land adjoining the SDNP	No relevant policy plan predated the SDNP	SDNP local plan in early stages of development no policies available	NP Policy 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.
OA8 Flood Risk	P31 CDC LDF Policy 42, p 182		
EN1 Ecological sites	P32 Policy 48 p198: Natural Env and policy 49 p200 Biodiversity Policy 52, Green Infrastructure p 208	Policy 48 and Policy 49	Conforms with aim of policy and focuses on Wisborough Green's wildlife network

EN2– Landscape Character and Open Views	P32 Landscape Convention, NE, WSCC Landscape guidance, NE National Character Assessment Low Weald	Policy 45 and 48	Conforms with Countryside policy but identifies specific local views not protected in the CDC local plan
EN3 – Public Rights of Way	P33 Policy 54: Open Space, Sport + recreation	Policy 39	
EN4 – Conserving and Enhancing the Heritage Environment	P34 Policy 47 Heritage p 196	Policy 47	Conforms with Heritage policy but identifies specific assets not protected in the CDC local plan
EN5 Local Green Space	CDC LDF: p54, Open Space, Sport + Recreation P35 Policy 52, p 208 GI and App A Policy 53, p 210, District Canals Policy 54, p 213 Open Space, Sport + Recreation	Policy 54	Conforms with Open Space policy but identifies specific local green space not protected in the CDC local plan
EN6 Local Open Space		Policy 54	Conforms with Open Space policy but identifies specific local green space not protected in the CDC local plan
CD1 The Use of S106 Agreements and CIL	P37 CDC LDF: Policy 38, p 172, Local and Community facilities	Policy 9	Conforms with policy and identifies how this will be funded
CD2 Retention of assets of Community Value	P38 Policy 38, p 172, Local and Community	Policy 6 and Policy 25 and 38	Policy 6 requires information on local need for facilities, for their plan area. Policy 25 Safeguards existing local facilities and expand the range of local facilities; These are identified to support

	facilities		LP policy. Policy 38 protects community facilities – NP identifies what these are.
HO1 Local Occupancy Conditions	P39 CDC LDF: Policy Dev in the N of the Plan area, p 25	Policy 5 and Policy 34	This policy is in conformity, as Policy 34 does not require affordable housing to be generally available. The NP policy is proposing a housing sub area of the District consistent with the plan housing allocation in Policy 5 as identified in through the SHMAA, which applies to the northern parishes only. This policy is in general conformity with the Local Plan as an allocation policy in that same sub-set (the northern parishes) is appropriate and consistent with Local Plan.
HO2 Housing Need	P40: CDC LDF: Policy 4: Housing provision and Policy 5: Parish Housing Sites 2012-29 p 46	Policy 34	Mix reflects AH requirements in Policy 34
HO3 Agricultural Occupancy	P41; CDC LDF: Policy 37, Accom for Ag + other rural workers	Policy 37	The NP policy is in conformity with Policy 37 as it deals with the issue of loss of agricultural dwellings identified in criteria 4 of the policy.
DS1 Housing Density	P42	Policy 33	The NP policy reflects the need to ensure a good mix and sufficient space around new dwellings to allow planting space to mature reflecting village character which is a more detailed consideration than the Local Plan.
DS2 – Vernacular policy	P43 CACA map WG Conservation Area, p 245 CDC LDF: Policy 47: Heritage WSCC landscape Low Weald Character; NE	Policy 25	Policy 25 -Conserve and enhance the rural character of the area, the quality of its landscape and the natural and historic environment. NP policy expands upon this to protect the Sussex vernacular in built development.

	National Char 121 (2014)		
D3 Housing Extensions – Style and Vernacular	P45	Policy 33	Conforms –NP policies looks to support local vernacular styles for extensions
DS4 Provision of Off-Road Parking in New Devs	P47	Policy 39	Conforms to policy 39 in particular the need to be flexible to assess sites based on provision of PT and facilities, WGNP adds to this policy as existing parking issues create a poor starting position with very limited parking and new development needs to consider this as part of the flexible approach.
ED1 – Dev of new and existing business	P50 CDC LDF p3	Policy 3	Conforms to support sustainable growth of the local economy will be supported through the provision of a flexible supply of employment land and premises to meet the varying needs of different economic sectors.
ED2 -Encourage and support home working	P50	Policy 3	Conforms to support sustainable growth of the local economy will be supported through the provision of a flexible supply of employment land and premises to meet the varying needs of different economic sectors.
ED3 Commercial Areas at Newpound		Policy 3 and Policy 26	Conforms to support sustainable growth of the local economy will be supported through the provision of a flexible supply of employment land and premises to meet the varying needs of different economic sectors. Policy 26 criteria based policy to support NP policy that has local restrictions added
IN1 Infrastructure: Surface Water management	P52	Policy 42	Supports policy 42 – but with particular emphasis on surface water flooding, which are known to be an issue in WG
IN2 Waste water management	P53 CDC LDF p25: Dev in the North of the Plan, p 139; Policy 9: Dev and Infrastructure	Policy 9	Conforms to infrastructure policy, but reflects very local issues.

	provision p73		
IN3 Pedestrian Access	P48	Policy 39	Conforms to policy 39 – with emphasis on local right of way improvements to support walking to use facilities in village
IN4 Street lighting	P54	Policy 25	Policy 25 Conserve and enhance the rural character of the area, the quality of its landscape and the natural and historic environment – this policy sets the framework for more specific issues like street lighting
IN5 Renewable Energy	P58 NP	Policy 40	Supports Policy 40 but with particular reference to visual sensitivity of renewable energy projects in the NHP
SS1 South of Meadowbank		Policy/5	Supports the policy 5 housing requirement for WG.
SS2 Greenways		Policy 5	Supports the policy 5 housing requirement for WG.
SS3 Clark’s Yard		Policy/5 /33	Supports the policy 5 housing requirement for WG. The N plan goes beyond the Local Plan by having site specific criteria that will achieve the requirements of Policy 33 for design
SS4 Winterfold		Policy/5 /33	Supports the policy 5 housing requirement for WG. The N plan goes beyond the Local Plan by having site specific criteria that will achieve the requirements of Policy 33 for design

5. Contribution to Achieving Sustainable Development

- 5.1 A Sustainability Appraisal has not been undertaken as this is not a requirement for a Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.
- 5.2 The strategic objectives of the Neighbourhood Plan are as follows:
- Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Wisborough Green and the wellbeing of the community.
 - Accommodate sustainable housing development on the allocated sites in accordance with the Chichester Local Plan: Key Policies Pre-submission 2014-2029 and The National Planning Framework.
 - 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 and historic buildings.
 - Ensure that such open market development reflects local housing needs providing multi-use housing appropriate for all age groups, and that affordable housing is prioritised for people with defined local connection to Wisborough Green.
 - Encourage the provision of new open and green spaces for sporting and general social/recreational use by the community.
 - Define a new Settlement Boundary and identified sites where appropriate development will be accommodated.
 - Encourage sustainable design that promotes awareness of energy conservation and efficiency in mitigation of climate change.
 - Recognise and ensure implementation of the SDNP special qualities
- 5.3 Table 3 below has assessed our plan's policies in terms of how it will deliver sustainable development in the economic, social and environmental aspects sustainability. It shows that the plan's policies are balanced across the three aspects. All policies include positive elements for at least one aspect and only one policy also includes a negative (Development allocation on Greenfield sites).

Table 3: Assessment of Sustainability of Neighbourhood Plan Policies

** very positive * positive - neutral x negative xx very negative

Policy No. & Title	Economic Factors	Social Factors	Environmental Factors	Comments
OA1: Development allocation	**	**	=	New housing will deliver positive social benefit in supporting local services, allowing more movement in housing stock. The environmental impact of losing a some greenfield sites will be reduced by the provision of accessible green space and planting/landscaping throughout the new development
OA2: Spatial Strategy	-	**	**	The spatial strategy helps to secure a sustainable form of development that reinforces local character
OA3: Settlement boundary	-	**	*	The settlement boundary helps to secure a sustainable form of development
OA4 Windfall Site Policy			-*	Sensitively designed infill housing will have a positive environmental impact
OA5 Local Gaps Policy	-	-	**	The spatial strategy, which protects the gaps, helps to secure a sustainable form of development that reinforces local character
OA6: Development within the Neighbourhood Plan Area within South Downs National Park	-	-	**	The recognition of the SDNP fills a current policy vacuum and will have positive environmental impact
OA7: Land adjoining the SDNP	-	-	**	The recognition of the SDNP fills a current policy vacuum and will have positive environmental impact
OA8: Flood Risk	-	-	**	The policy ensures that no exacerbation of existing difficult conditions
EN1: Ecological sites	*	-	**	The policy has a very positive impact on the environment and will enhance the health and wellbeing

				aspects of the social criterion
EN2: Landscape Character and Open Views	–	*	**	The policy has a very positive impact on the environment and will enhance aspects of the social criterion, as it is strongly recognised in the community
EN3: Public Rights of Way	–	*	**	The support for public rights of way helps to secure a network of sustainable routes to support the form of development
EN4: Conserving and Enhancing Heritage Environment	–	*	**	The policy has a very positive impact on the environment and will enhance the wellbeing aspects of the social criterion by protecting and enhancing the historic environment.
EN5: Local Green Space	–	*	**	The policy has a very positive impact on the environment by protecting the key green infrastructure assets that are enjoyed by the local community, either for recreational purposes or as a precious space which defines the character of the village
EN6: Local Open Space	–	*	**	The policy has a very positive impact on the environment and will enhance the health and wellbeing aspects of the social criterion
CD1: Community Development: The use of S106/CIL to support community dev	**	**	–	The policy has the potential to have very positive social and economic benefits by creating and enhancing local infrastructure
CD2: Retention of Assets of Community Value	**	**	-	The policy will have very positive social and economic benefits by retaining and enhancing local facilities

HO1: Local occupancy Conditions	**	**	–	Having a local allocation policy will have a positive impact on social aspect The lack of this policy in the past has caused social problems in the village
HO2: Housing need	**	**	–	Requiring a mix of housing to complement the existing village housing stock will have a positive social impact and a more balanced community
HO3: Agricultural Occupancy	-	**	**	Requiring a retention of agricultural workers housing stock will have a positive social impact given local need and protect the environment against new agricultural dwellings
DS1: Built Environment – Housing Density	–	**	**	The policy has a very positive impact on the environment as it will protect village character and will enhance the health and wellbeing aspects of the social criterion
DS2: Built Environment : Vernacular policy	–	*	**	The policy has a very positive impact on the environment as it will protect village character and will enhance the health and wellbeing aspects of the social criterion
DS3: Housing Extensions – Style and Vernacular	–	*	**	The policy has a very positive impact on the environment as it will protect village character and will enhance the health and wellbeing aspects of the social criterion
DS4: Provision of Off-Road parking in New Developments	*	**	x –	Local standards are needed to allow generous parking standards reflecting the rural location and the existing difficulties parking in the village. Whilst this will not discourage use of the car alongside

				this sits the provision of good pedestrian access to all the village facilities, and selection of new sites that are an easy walk to facilities .
ED1: Development of New and Existing Business	**	**	–	Within the village, this policy will have a very positive impact on business with social benefits depending on the use proposed
ED2: Encourage and Support Home working	**	**	– **	Within the village, this policy will have a very positive impact on business with social benefits as villagers support local facilities and reduce commuting
ED3: Site specific – Commercial areas, Newpound	**	*	*	Within the village, this policy will have a very positive impact on business with social benefits depending on the use proposed
IN1: Surface Water management	*	**	*	The policy has a positive impact on the environment as it will protect village amenity and will enhance the health and wellbeing aspects of the social criterion
IN2: Waste Water Management	–	*	**	The policy has a positive impact on the environment as it will protect village amenity and will enhance the health and wellbeing aspects of the social criterion
IN3: Pedestrian Access	–	**	*	Within the village, this policy will have a positive impact on the environment with social benefits as villagers support local facilities and reduce commuting
IN4: Street lighting	–	*	**	The policy has a very positive impact

				on the environment and may enhance the health and wellbeing aspects of the social criterion by aiding sleep
Infrastructure: Renewable Energy	*	*	**	The policy has a very positive impact on the environment
SS1 South of Meadowbank	**	**	x	New housing will deliver positive social benefit in supporting local services, allowing more movement in housing stock. The environmental impact of losing a greenfield site with little gain will be felt on this site.
SS2 Greenways	*	x	x	New caravans have limited scope in the local market Residents have poor pedestrian access to village facilities so there may be limited support of local services
SS3 Clark's Yard	**	**		New housing will deliver positive social benefit in supporting local services, allowing more movement in housing stock. The environment will gain from a clean up of any brownfield use and recycling of land
SS4 Winterfold	**	**	-	New housing will deliver positive social benefit in supporting local services, allowing more movement in housing stock. The environmental impact of losing a greenfield site will be off-set by the gain of a new recreational space that will reduce pressure on existing facilities.

6. Strategic Environmental Assessment (SEA)

- 6.1 An original screening determination was issued by Chichester District Council in January 2015, which advised that a Strategic Environmental Assessment (SEA) of the Wisborough Green Neighbourhood Plan was not required; this was completed following review of the pre-submission plan and a copy is attached as Appendix BC1. Following a review of the proposed modifications to form the submission plan a second determination was then issued in April 2015 (see Appendix BC2). There have been no adverse comments from the Statutory Bodies and the reasons for their opinion are set out in the Criteria and response of screening.

7. Compatibility with EU Obligations and Legislation

- 7.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 7.2 It is understood that the Neighbourhood Area is not threatening change to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.

Mrs Louise Davies
Parish Clerk to Wisborough Green Parish
Council
PO Box 255
Wisborough Green
Billingshurst
West Sussex RH14 0WT

If calling please ask for: **Andrew Frost**
01243 534892
afrost@chichester.gov.uk

Our ref:

Your ref:

26 January 2015

Dear Mrs Davies,

Wisborough Green Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) Opinion Screening Determination under Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

This letter addresses whether an environmental assessment of the Wisborough Green Neighbourhood Plan is required and as such whether it meets one of the basic conditions that a neighbourhood plan must meet in order to proceed to referendum: that it does not breach, and is otherwise compatible with, EU obligations.

On the basis of the contents of the neighbourhood plan that is now the subject of a pre-submission consultation and subsequent consultation with the relevant statutory agencies in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004, the following determination can be made.

The screening determination is that **an environmental assessment of the Wisborough Green Neighbourhood Plan is not required** due there being no adverse comments from the Statutory Bodies and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the Wisborough Green Neighbourhood Plan is in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

This decision has been based on the information provided. If the contents of the Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely

A handwritten signature in black ink that reads 'Andrew Frost'.

Andrew Frost
Head of Planning Services

Screening Report for the Wisborough Green Neighbourhood Plan
Criteria and response of screening

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Relevance in context of this screening report
The characteristics of plans and programmes	
<p>(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</p>	<p>The Wisborough Green Neighbourhood Plan (NP) would, if adopted, form part of the Statutory Development Plan and as such will establish the development management framework for Wisborough Green village and surrounding environs.</p> <p>The NP is prepared for town and country planning and land use and sets out a framework for future development in Wisborough Green parish. The nature of the NP includes housing, economic, environmental and infrastructure policies.</p>
<p>(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</p>	<p>The NP is the lowest tier in the planning hierarchy and must be in conformity with the National Planning Policy Framework, the strategic policies of the development plan and European Directives.</p>
<p>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</p>	<p>Policy OA1 of the NP seeks overall to allocate sites for 60 houses (through Policies SS1, SS2, SS3 and SS4).</p> <p>Policy OA6 seeks to ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park. In addition, Policy OA7 seeks to ensure that development on land adjacent to the SDNP does not detract from the enjoyment of the SDNP's special qualities.</p> <p>Policy E4 seeks to conserve and enhance the heritage environment by recognising, respecting and enhancing local distinctiveness, the character of the area, landscape and heritage assets.</p>

	Policy IN3 requires any development to provide safe pedestrian access within the development site and connection to the current pedestrian network to access village facilities.
(d) environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to this plan.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	This NP has no relevance to the implementation of Community legislation. The NP is a land-use plan and sets the framework for future development consents within the Wisborough Green NP area.
Characteristics of the effects and of the area likely to be affected,	
(a) the probability, duration, frequency and reversibility of the effects;	The impact of the proposals for development in the Wisborough Green NP is not anticipated to produce any significant effects on Air Quality, Biodiversity, Flora, Fauna, Landscape, Material Assets, Cultural Heritage, Population, Health, Soils, Climate Change and Water in the Wisborough Green parish.
(b) the cumulative nature of the effects;	The proposals are in keeping with the aspirations of the Chichester Local Plan. No cumulative effects are expected as a result.
(c) the transboundary nature of the effects;	The majority of the effects within Wisborough Green parish will be localised, however due to the nationally important natural and historic assets, effects on these features may occur beyond the area of the parish.
(d) the risks to human health or the environment (for example, due to accidents);	Wisborough Green does not currently have any AQMAs. The NP may increase traffic levels but not to an extent that is anticipated to cause significant effects on human health.

<p>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);</p>	<p>Wisborough Green is the largest settlement in the parish. It is linked to the wider road and rail networks via the A272 providing access to larger surrounding settlements. There are minimal employment opportunities within Wisborough Green and residents largely out commute. The indirect spatial extent of the plan may extend beyond the immediate area of the plan but are not anticipated to cause significant effects.</p>
<p>(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and</p>	<p>Policies in the NP aim to conserve and enhance the natural and heritage environment. Development proposals will be required to take account of these policies and maintain the individual identity of the settlements in the parish.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>Policy OA6 seeks to ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park. In addition, Policy OA7 seeks to ensure that development on land adjacent to the SDNP does not detract from the enjoyment of the SDNP's special qualities.</p>

**Wisborough Green Neighbourhood Plan
Summary of Statutory Consultations – Strategic Environmental Assessment**

Statutory Consultee	Summary of Comments
<p>English Heritage – Reply - 8 December 2014</p>	<p>A copy of an early Draft of the Neighbourhood Plan indicates which sites are likely to be allocated in the Plan, including Glebe Field, Glebe Way. It is indicated that this is likely to be allocated for approximately 10 dwellings. In English Heritage’s (EH) letter of 22nd October it was explained that this site abuts the Conservation Area and is within the setting of the Grade I listed Church of St Peter ad Vincula. The site may also have archaeological interest given its location. The view was that the potential development of this site could have a significant (historic) environmental impact in terms of the impact on the significance of the Church, unless of an appropriate form and low density and EH therefore maintained the view that an SEA was required.</p> <p>However, on 26th November the parish advised EH that it was now proposed that the Glebe Field would be allocated for three dwellings on the eastern side, away from the Church, and revised text was sent to EH which included an “artistic impression” of the possible layout and a revised Policy SS4. The revised Policy indicates that development on the Glebe Field should be to the east of the Field with the land between the housing and the Church to be an area of open space (although it still states that the Glebe Field will be allocated for six dwellings and the Vicarage site for three or four, which has been confirmed is an error).</p> <p>In EH’s view such an approach would avoid any significant environmental impacts from the development in Glebe Field on the significance of the Church.</p> <p>As regards the potential redevelopment of the Vicarage site, EH would like to see a reference to having regard to the significance and sensitivity of the listed Church (perhaps through retaining all or at least some of the existing significant vegetation in the NW corner of the site) in the fourth clause (relating to the redevelopment of the Vicarage site). Subject to that, EH do not consider that the redevelopment of the Vicarage site would be likely to have a significant impact on the significance of the Church.</p> <p>Accordingly, with that proviso, it is now EH’s opinion that a Strategic Environmental Assessment is not needed for the</p>

	<p>Wisborough Green Neighbourhood Plan. This view is based on the latest information EH has been provided with, and EH reserve the right to revise this opinion should Policy SS4 itself be revised from the draft indicated.</p>
<p>Environment Agency – reply - 3 September 2014</p>	<p>The River Kird, and its associated flood plain, is located to the South and West of Wisborough Green.</p> <p>The scale of development proposed through the Neighbourhood Plan would not have significant environmental effects and as such would not require an SEA in relation to the issues in our remit. However, we would like to see any Neighbourhood Plan site allocations be located in accordance with the flood risk Sequential Test and seek to ensure no adverse impact on the quality of the watercourse.</p>
<p>Natural England – reply - 26 September 2014</p>	<p>Assuming that Wisborough Green will be the focus of development, then the prospect of direct impact on designated assets is limited. The western edge of the settlement is some 600m from the National Park; so any potential for significant effect on the setting of the designated landscape should be evident in the comments of the Park Authority on the LP and NP.</p> <p>The Ebernoe SAC, some 5.5km west of the settlement, is important for bats (inter alia). Whilst the development at Wisborough Green is unlikely to have a significant impact the wellbeing of the bat population, this will depend on design that retains key natural features on which the bats may rely. These matters can be addressed at the detailed design stage.</p>

Mrs Louise Davies
Parish Clerk to Wisborough Green Parish
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afrost@chichester.gov.uk

Our ref:

Your ref:

27 April 2015

Dear Mrs Davies,

Wisborough Green Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) Opinion Screening Determination under Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

This letter addresses the issue of whether or not there is a need for environmental assessment of the Wisborough Green Neighbourhood Plan, as modified by changes made to the Plan as a result of the Pre Submission consultation, and as such whether it meets one of the basic conditions that a neighbourhood plan must meet in order to proceed to referendum: that it does not breach, and is otherwise compatible with, EU obligations.

On the basis of the contents of the neighbourhood plan as proposed for amendment that will be the subject of a submission consultation and subsequent consultation with the relevant statutory agencies in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004, the following determination can be made.

The screening determination is that **an environmental assessment of the Wisborough Green Neighbourhood Plan is not required** due to there being no adverse comments from the Statutory Bodies and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the Wisborough Green Neighbourhood Plan is in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

This decision has been based on the information provided. If the contents of the Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely

A handwritten signature in black ink that reads 'Andrew Frost'.

Andrew Frost
Head of Planning Services

Screening Report for the Wisborough Green Neighbourhood Plan
Criteria and response of screening

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Relevance in context of this screening report
The characteristics of plans and programmes	
<p>(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</p>	<p>The Wisborough Green Neighbourhood Plan (NP) would, if adopted, form part of the Statutory Development Plan and as such will establish the development management framework for Wisborough Green village and surrounding environs.</p> <p>The NP is prepared for town and country planning and land use and sets out a framework for future development in Wisborough Green parish. The nature of the NP includes housing, economic, environmental and infrastructure policies.</p>
<p>(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</p>	<p>The NP is the lowest tier in the planning hierarchy and must be in conformity with the National Planning Policy Framework, the strategic policies of the development plan and European Directives.</p>
<p>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</p>	<p>Policy OA1 of the NP seeks overall to allocate sites for 60 houses (through Policies SS1, SS2, SS3 and SS4).</p> <p>Policy OA6 seeks to ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park. In addition, Policy OA7 seeks to ensure that development on land adjacent to the SDNP does not detract from the enjoyment of the SDNP's special qualities.</p> <p>Policy E4 seeks to conserve and enhance the heritage environment by recognising, respecting and enhancing local distinctiveness, the character of the area, landscape and heritage assets.</p>

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(c) the transboundary nature of the effects;	The majority of the effects within Wisborough Green parish will be localised, however due to the nationally important natural and historic assets, effects on these features may occur beyond the area of the parish.
(d) the risks to human health or the environment (for example, due to accidents);	Wisborough Green does not currently have any AQMAs. The NP may increase traffic levels but not to an extent that is anticipated to cause significant effects on human health.

<p>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);</p>	<p>Wisborough Green is the largest settlement in the parish. It is linked to the wider road and rail networks via the A272 providing access to larger surrounding settlements. There are minimal employment opportunities within Wisborough Green and residents largely out commute. The indirect spatial extent of the plan may extend beyond the immediate area of the plan but are not anticipated to cause significant effects.</p>
<p>(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and</p>	<p>Policies in the NP aim to conserve and enhance the natural and heritage environment. Development proposals will be required to take account of these policies and maintain the individual identity of the settlements in the parish.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>Policy OA6 seeks to ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park. In addition, Policy OA7 seeks to ensure that development on land adjacent to the SDNP does not detract from the enjoyment of the SDNP's special qualities.</p>

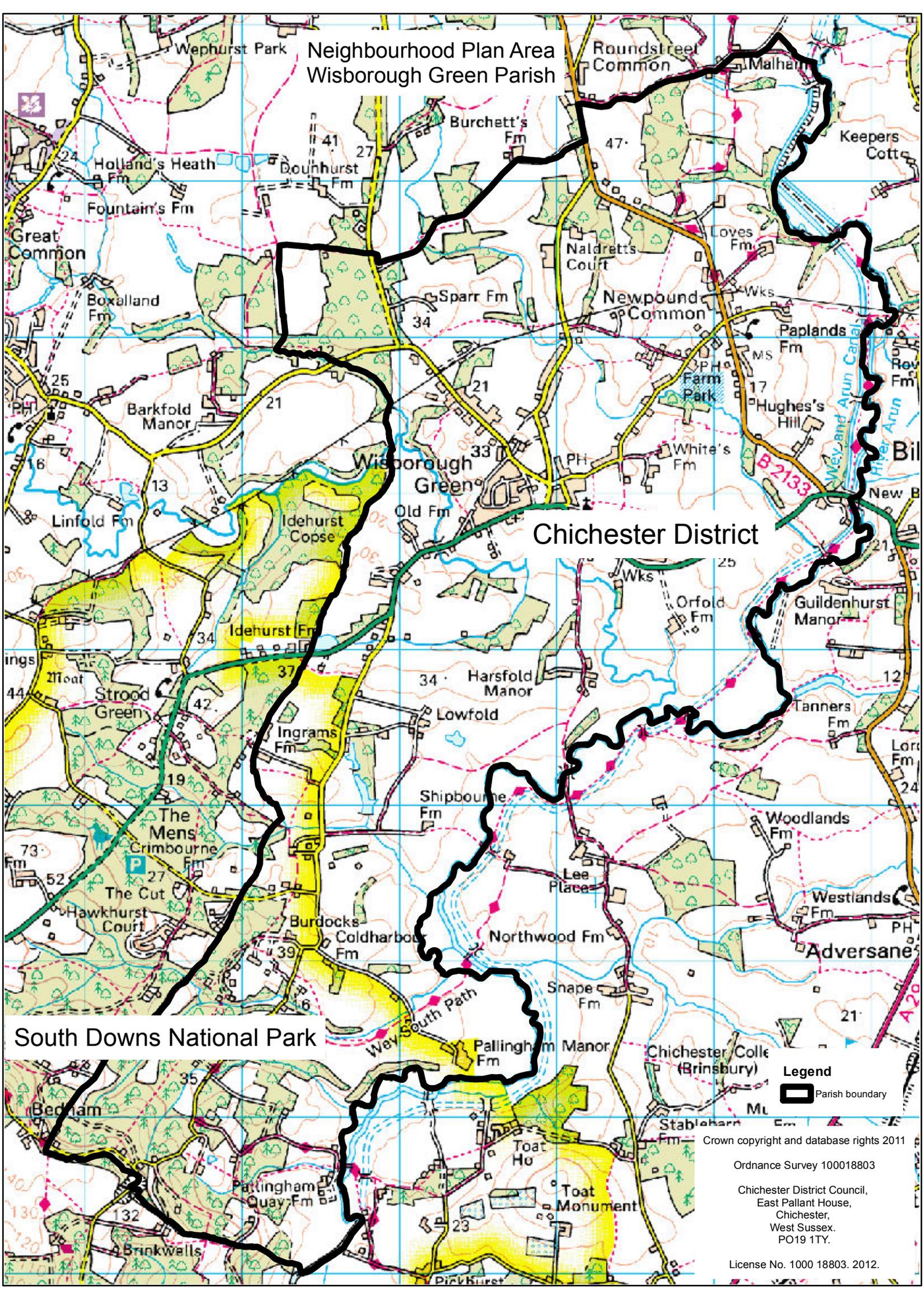
**Wisborough Green Neighbourhood Plan
Summary of Statutory Consultations – Strategic Environmental Assessment**

Statutory Consultee	Summary of Comments
Historic England (previously English Heritage)	
<p>English Heritage – Reply - 8 December 2014</p>	<p>A copy of an early Draft of the Neighbourhood Plan indicates which sites are likely to be allocated in the Plan, including Glebe Field, Glebe Way. It is indicated that this is likely to be allocated for approximately 10 dwellings. In English Heritage’s (EH) letter of 22nd October it was explained that this site abuts the Conservation Area and is within the setting of the Grade I listed Church of St Peter ad Vincula. The site may also have archaeological interest given its location. The view was that the potential development of this site could have a significant (historic) environmental impact in terms of the impact on the significance of the Church, unless of an appropriate form and low density and EH therefore maintained the view that an SEA was required.</p> <p>However, on 26th November the parish advised EH that it was now proposed that the Glebe Field would be allocated for three dwellings on the eastern side, away from the Church, and revised text was sent to EH which included an “artistic impression” of the possible layout and a revised Policy SS4. The revised Policy indicates that development on the Glebe Field should be to the east of the Field with the land between the housing and the Church to be an area of open space (although it still states that the Glebe Field will be allocated for six dwellings and the Vicarage site for three or four, which has been confirmed is an error).</p> <p>In EH’s view such an approach would avoid any significant environmental impacts from the development in Glebe Field on the significance of the Church.</p> <p>As regards the potential redevelopment of the Vicarage site, EH would like to see a reference to having regard to the significance and sensitivity of the listed Church (perhaps through retaining all or at least some of the existing significant vegetation in the NW corner of the site) in the fourth clause (relating to the redevelopment of the Vicarage site). Subject to that, EH do not consider that the redevelopment of the Vicarage site would be likely to have a significant impact on the significance of the Church.</p>

	Accordingly, with that proviso, it is now EH's opinion that a Strategic Environmental Assessment is not needed for the Wisborough Green Neighbourhood Plan. This view is based on the latest information EH has been provided with, and EH reserve the right to revise this opinion should Policy SS4 itself be revised from the draft indicated.
English Heritage – Reply – 27 March 2015	Pleased to see that many of the Modifications reflect our comments and are happy to confirm that we remain of the opinion that an SEA is not required for the Neighbourhood Plan in terms of its likely effects on the historic environment.
Environment Agency	
Environment Agency – reply - 3 September 2014	<p>The River Kird, and its associated flood plain, is located to the South and West of Wisborough Green.</p> <p>The scale of development proposed through the Neighbourhood Plan would not have significant environmental effects and as such would not require an SEA in relation to the issues in our remit. However, we would like to see any Neighbourhood Plan site allocations be located in accordance with the flood risk Sequential Test and seek to ensure no adverse impact on the quality of the watercourse.</p>
Environment Agency – reply – 2 April 2015	Confirm that the amendments to the Wisborough Green Neighbourhood Plan do not affect our previous comments in relation to a Screening Opinion.
Natural England	
Natural England – reply - 26 September 2014	<p>Assuming that Wisborough Green will be the focus of development, then the prospect of direct impact on designated assets is limited. The western edge of the settlement is some 600m from the National Park; so any potential for significant effect on the setting of the designated landscape should be evident in the comments of the Park Authority on the LP and NP.</p> <p>The Ebernoe SAC, some 5.5km west of the settlement, is important for bats (inter alia). Whilst the development at Wisborough Green is unlikely to have a significant impact the wellbeing of the bat population, this will depend on design that retains key natural features on which the bats may rely. These matters can be addressed at the detailed design stage.</p>

Natural England – reply – 21 April 2015	I have now had the opportunity to briefly review the changes and can confirm that our view that an SEA is not required is not affected by the modifications to the NP, most of which appear to be supportive of the natural environment.

Neighbourhood Plan Area
Wisborough Green Parish



Chichester District

South Downs National Park

Legend
[Thick black line symbol] Parish boundary

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Ordnance Survey 100018803
Chichester District Council,
East Pallant House,
Chichester,
West Sussex.
PO19 1TY.
License No. 1000 18803. 2012.

Mrs Louise Davies
Parish Clerk to Wisborough Green Parish
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26 January 2015

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Wisborough Green Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) Opinion Screening Determination under Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

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This decision has been based on the information provided. If the contents of the Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely

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Andrew Frost
Head of Planning Services

Screening Report for the Wisborough Green Neighbourhood Plan
Criteria and response of screening

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**Wisborough Green Neighbourhood Plan
Summary of Statutory Consultations – Strategic Environmental Assessment**

Statutory Consultee	Summary of Comments
<p>English Heritage – Reply - 8 December 2014</p>	<p>A copy of an early Draft of the Neighbourhood Plan indicates which sites are likely to be allocated in the Plan, including Glebe Field, Glebe Way. It is indicated that this is likely to be allocated for approximately 10 dwellings. In English Heritage’s (EH) letter of 22nd October it was explained that this site abuts the Conservation Area and is within the setting of the Grade I listed Church of St Peter ad Vincula. The site may also have archaeological interest given its location. The view was that the potential development of this site could have a significant (historic) environmental impact in terms of the impact on the significance of the Church, unless of an appropriate form and low density and EH therefore maintained the view that an SEA was required.</p> <p>However, on 26th November the parish advised EH that it was now proposed that the Glebe Field would be allocated for three dwellings on the eastern side, away from the Church, and revised text was sent to EH which included an “artistic impression” of the possible layout and a revised Policy SS4. The revised Policy indicates that development on the Glebe Field should be to the east of the Field with the land between the housing and the Church to be an area of open space (although it still states that the Glebe Field will be allocated for six dwellings and the Vicarage site for three or four, which has been confirmed is an error).</p> <p>In EH’s view such an approach would avoid any significant environmental impacts from the development in Glebe Field on the significance of the Church.</p> <p>As regards the potential redevelopment of the Vicarage site, EH would like to see a reference to having regard to the significance and sensitivity of the listed Church (perhaps through retaining all or at least some of the existing significant vegetation in the NW corner of the site) in the fourth clause (relating to the redevelopment of the Vicarage site). Subject to that, EH do not consider that the redevelopment of the Vicarage site would be likely to have a significant impact on the significance of the Church.</p> <p>Accordingly, with that proviso, it is now EH’s opinion that a Strategic Environmental Assessment is not needed for the</p>

	<p>Wisborough Green Neighbourhood Plan. This view is based on the latest information EH has been provided with, and EH reserve the right to revise this opinion should Policy SS4 itself be revised from the draft indicated.</p>
<p>Environment Agency – reply - 3 September 2014</p>	<p>The River Kird, and its associated flood plain, is located to the South and West of Wisborough Green.</p> <p>The scale of development proposed through the Neighbourhood Plan would not have significant environmental effects and as such would not require an SEA in relation to the issues in our remit. However, we would like to see any Neighbourhood Plan site allocations be located in accordance with the flood risk Sequential Test and seek to ensure no adverse impact on the quality of the watercourse.</p>
<p>Natural England – reply - 26 September 2014</p>	<p>Assuming that Wisborough Green will be the focus of development, then the prospect of direct impact on designated assets is limited. The western edge of the settlement is some 600m from the National Park; so any potential for significant effect on the setting of the designated landscape should be evident in the comments of the Park Authority on the LP and NP.</p> <p>The Ebernoe SAC, some 5.5km west of the settlement, is important for bats (inter alia). Whilst the development at Wisborough Green is unlikely to have a significant impact the wellbeing of the bat population, this will depend on design that retains key natural features on which the bats may rely. These matters can be addressed at the detailed design stage.</p>

Mrs Louise Davies
Parish Clerk to Wisborough Green Parish
Council
PO Box 255
Wisborough Green
Billingshurst
West Sussex RH14 0WT

If calling please ask for: Andrew Frost
01243 534892
afrost@chichester.gov.uk

Our ref:

Your ref:

27 April 2015

Dear Mrs Davies,

Wisborough Green Neighbourhood Development Plan

Strategic Environmental Assessment (SEA) Opinion Screening Determination under Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

This letter addresses the issue of whether or not there is a need for environmental assessment of the Wisborough Green Neighbourhood Plan, as modified by changes made to the Plan as a result of the Pre Submission consultation, and as such whether it meets one of the basic conditions that a neighbourhood plan must meet in order to proceed to referendum: that it does not breach, and is otherwise compatible with, EU obligations.

On the basis of the contents of the neighbourhood plan as proposed for amendment that will be the subject of a submission consultation and subsequent consultation with the relevant statutory agencies in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004, the following determination can be made.

The screening determination is that **an environmental assessment of the Wisborough Green Neighbourhood Plan is not required** due to there being no adverse comments from the Statutory Bodies and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the Wisborough Green Neighbourhood Plan is in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

This decision has been based on the information provided. If the contents of the Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely

A handwritten signature in black ink that reads 'Andrew Frost'.

Andrew Frost
Head of Planning Services

Screening Report for the Wisborough Green Neighbourhood Plan
Criteria and response of screening

Criteria (from Annex II of SEA Directive and Schedule I of Regulations)	Relevance in context of this screening report
The characteristics of plans and programmes	
<p>(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</p>	<p>The Wisborough Green Neighbourhood Plan (NP) would, if adopted, form part of the Statutory Development Plan and as such will establish the development management framework for Wisborough Green village and surrounding environs.</p> <p>The NP is prepared for town and country planning and land use and sets out a framework for future development in Wisborough Green parish. The nature of the NP includes housing, economic, environmental and infrastructure policies.</p>
<p>(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</p>	<p>The NP is the lowest tier in the planning hierarchy and must be in conformity with the National Planning Policy Framework, the strategic policies of the development plan and European Directives.</p>
<p>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</p>	<p>Policy OA1 of the NP seeks overall to allocate sites for 60 houses (through Policies SS1, SS2, SS3 and SS4).</p> <p>Policy OA6 seeks to ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park. In addition, Policy OA7 seeks to ensure that development on land adjacent to the SDNP does not detract from the enjoyment of the SDNP's special qualities.</p> <p>Policy E4 seeks to conserve and enhance the heritage environment by recognising, respecting and enhancing local distinctiveness, the character of the area, landscape and heritage assets.</p>

	Policy IN3 requires any development to provide safe pedestrian access within the development site and connection to the current pedestrian network to access village facilities.
(d) environmental problems relevant to the plan or programme; and	There are no environmental problems relevant to this plan.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	This NP has no relevance to the implementation of Community legislation. The NP is a land-use plan and sets the framework for future development consents within the Wisborough Green NP area.
Characteristics of the effects and of the area likely to be affected,	
(a) the probability, duration, frequency and reversibility of the effects;	The impact of the proposals for development in the Wisborough Green NP is not anticipated to produce any significant effects on Air Quality, Biodiversity, Flora, Fauna, Landscape, Material Assets, Cultural Heritage, Population, Health, Soils, Climate Change and Water in the Wisborough Green parish.
(b) the cumulative nature of the effects;	The proposals are in keeping with the aspirations of the Chichester Local Plan. No cumulative effects are expected as a result.
(c) the transboundary nature of the effects;	The majority of the effects within Wisborough Green parish will be localised, however due to the nationally important natural and historic assets, effects on these features may occur beyond the area of the parish.
(d) the risks to human health or the environment (for example, due to accidents);	Wisborough Green does not currently have any AQMAs. The NP may increase traffic levels but not to an extent that is anticipated to cause significant effects on human health.

<p>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);</p>	<p>Wisborough Green is the largest settlement in the parish. It is linked to the wider road and rail networks via the A272 providing access to larger surrounding settlements. There are minimal employment opportunities within Wisborough Green and residents largely out commute. The indirect spatial extent of the plan may extend beyond the immediate area of the plan but are not anticipated to cause significant effects.</p>
<p>(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and</p>	<p>Policies in the NP aim to conserve and enhance the natural and heritage environment. Development proposals will be required to take account of these policies and maintain the individual identity of the settlements in the parish.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>Policy OA6 seeks to ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park. In addition, Policy OA7 seeks to ensure that development on land adjacent to the SDNP does not detract from the enjoyment of the SDNP's special qualities.</p>

**Wisborough Green Neighbourhood Plan
Summary of Statutory Consultations – Strategic Environmental Assessment**

Statutory Consultee	Summary of Comments
Historic England (previously English Heritage)	
<p>English Heritage – Reply - 8 December 2014</p>	<p>A copy of an early Draft of the Neighbourhood Plan indicates which sites are likely to be allocated in the Plan, including Glebe Field, Glebe Way. It is indicated that this is likely to be allocated for approximately 10 dwellings. In English Heritage’s (EH) letter of 22nd October it was explained that this site abuts the Conservation Area and is within the setting of the Grade I listed Church of St Peter ad Vincula. The site may also have archaeological interest given its location. The view was that the potential development of this site could have a significant (historic) environmental impact in terms of the impact on the significance of the Church, unless of an appropriate form and low density and EH therefore maintained the view that an SEA was required.</p> <p>However, on 26th November the parish advised EH that it was now proposed that the Glebe Field would be allocated for three dwellings on the eastern side, away from the Church, and revised text was sent to EH which included an “artistic impression” of the possible layout and a revised Policy SS4. The revised Policy indicates that development on the Glebe Field should be to the east of the Field with the land between the housing and the Church to be an area of open space (although it still states that the Glebe Field will be allocated for six dwellings and the Vicarage site for three or four, which has been confirmed is an error).</p> <p>In EH’s view such an approach would avoid any significant environmental impacts from the development in Glebe Field on the significance of the Church.</p> <p>As regards the potential redevelopment of the Vicarage site, EH would like to see a reference to having regard to the significance and sensitivity of the listed Church (perhaps through retaining all or at least some of the existing significant vegetation in the NW corner of the site) in the fourth clause (relating to the redevelopment of the Vicarage site). Subject to that, EH do not consider that the redevelopment of the Vicarage site would be likely to have a significant impact on the significance of the Church.</p>

	Accordingly, with that proviso, it is now EH's opinion that a Strategic Environmental Assessment is not needed for the Wisborough Green Neighbourhood Plan. This view is based on the latest information EH has been provided with, and EH reserve the right to revise this opinion should Policy SS4 itself be revised from the draft indicated.
English Heritage – Reply – 27 March 2015	Pleased to see that many of the Modifications reflect our comments and are happy to confirm that we remain of the opinion that an SEA is not required for the Neighbourhood Plan in terms of its likely effects on the historic environment.
Environment Agency	
Environment Agency – reply - 3 September 2014	<p>The River Kird, and its associated flood plain, is located to the South and West of Wisborough Green.</p> <p>The scale of development proposed through the Neighbourhood Plan would not have significant environmental effects and as such would not require an SEA in relation to the issues in our remit. However, we would like to see any Neighbourhood Plan site allocations be located in accordance with the flood risk Sequential Test and seek to ensure no adverse impact on the quality of the watercourse.</p>
Environment Agency – reply – 2 April 2015	Confirm that the amendments to the Wisborough Green Neighbourhood Plan do not affect our previous comments in relation to a Screening Opinion.
Natural England	
Natural England – reply - 26 September 2014	<p>Assuming that Wisborough Green will be the focus of development, then the prospect of direct impact on designated assets is limited. The western edge of the settlement is some 600m from the National Park; so any potential for significant effect on the setting of the designated landscape should be evident in the comments of the Park Authority on the LP and NP.</p> <p>The Ebernoe SAC, some 5.5km west of the settlement, is important for bats (inter alia). Whilst the development at Wisborough Green is unlikely to have a significant impact the wellbeing of the bat population, this will depend on design that retains key natural features on which the bats may rely. These matters can be addressed at the detailed design stage.</p>

Natural England – reply – 21 April 2015	I have now had the opportunity to briefly review the changes and can confirm that our view that an SEA is not required is not affected by the modifications to the NP, most of which appear to be supportive of the natural environment.