

Wisborough Green Neighbourhood Plan Consultation Report

I. Introduction

- 1.1 This report provides a description and summary of the details of the consultation process undertaken as part of the development of the Wisborough Green Neighbourhood Plan (WGNP), as set out in the Neighbourhood Planning (General) Regulations 2012.
- 1.2 Consultation and local policy making are not new to Wisborough Green; there has been a long tradition of community involvement in plan formulation. In 2003, following extensive consultation with the community, the Parish Council published a 'Parish Action Plan', which set out a series of improvement actions for the community. In 2010, it was agreed that most actions had been achieved and that a new Community Led Plan (CLP) was necessary.
- 1.3 Wisborough Green Parish Council and the Neighbourhood Planning Group (NPG) have been working on the development of the WGNP since 2011 and have undertaken a series of public consultations, as outlined below. The consultations identified a range of issues, which have all been recorded, considered and where possible addressed as part of the development of the draft Neighbourhood Planning document.
- 1.4 Generally levels of engagement have remained high throughout the process. The Parish has 601 households (2011 Census) and response levels have been between 30 - 35 % representing about 200 households. Most interest has been from within the village itself, as these residents will be most affected by proposals in the plan. The outlying areas beyond the village have consistently had a lower response rate.
- 1.5 The Neighbourhood Plan Area Designation is the whole of the Parish of Wisborough Green and includes an area under the control of the South Downs National Park Authority. However, Chichester District remains the 'parent' authority which has taken the Local Planning Authority responsibility in relation to the WGNP.
- 1.6 During the process two significant planning applications have been determined that have affected the outcome of the Plan. These are: the granting of outline permission for 25 houses at Land South of Meadowbank, and the granting of an appeal against the refusal by Chichester District Council for 10 pitches for residential mobile homes at Greenways Nursery, Kirdford Road.
- 1.7 In addition, the progress of the WGNP has been delayed due to a planning application for an exploratory Oil and Gas drilling site in Kirdford Parish, just over the Parish boundary to the west of the village. This has taken considerable Parish Council time but notification was received in March 2015 that the applicant had withdrawn their appeal.
- 1.8 A village website, with pages dedicated to the Neighbourhood Plan, has been available throughout the neighbourhood plan process and has proved a popular source of information with over 2000 hits on the dedicated page and related documents.

2. Summary of Main Village-wide Consultation/Engagement Activities

Stage 1: Baseline evidence gathering

November 2011 Survey Questionnaire

- 2.1 A Steering Group, comprising of Parish Council members, the Parish Clerk and local residents, was formed to work under the auspices of the Parish Council.
- 2.2 Early Spring 2011: Work on producing a Community Led Plan (CLP) started.
- 2.3 November 2011: An initial exercise to establish a 'baseline' of information gleaned from the community was undertaken. A questionnaire (Appendix 6.1) was circulated to all households in November 2011; 217 (34%) households responded.
- 2.4 The CLP baseline survey was circulated to all households in order to establish the views of the community on a range of issues such as traffic, transport, housing, sport and leisure, village character. The survey results were collated using the Community21 website, promoted by Action in Rural Sussex, and analysis of the results was undertaken by the Steering Group.
- 2.5 Having initially started work to produce a CLP, the Localism Act came into force. The Parish Council recognised the importance of extending the CLP into a full Neighbourhood Plan to protect and where possible, enhance the community of Wisborough Green and to reflect community wishes.

Stage 2: Early Consultation

Consultation Event - Wisborough Green Past, Present and Future - April 2012

- 2.6 Community Issues: The key issues raised by the 2011 survey were expanded further at an accessible two-day consultation event held in the Village Hall with 266 attendees and all the children from the village school. Results from the survey were fed back to the community to start discussion about what this meant for the future. The theme of Past, Present and Future was developed to give structure to the event and appeal to the widest possible audience.
- 2.7 For community issues emerging from the survey, display boards were used to demonstrate the history of the community and to emphasise that communities are always changing. The present element shared the results from the survey and the future encouraged residents to add comments using post-it notes to think about ideas for the future and solutions to issues.
- 2.8 Future Housing Sites: Large scale maps showing potential sites for development were displayed. Residents were asked to comment on post-it notes on what they saw as the 'Pros and Cons' of each site. NPG members, with knowledge of local housing and planning issues, were on hand to answer questions and encourage participation, with Chichester District Council staff available to answer more technical questions.

- 2.9 Village Design Statement: A large scale map was used for people to identify what they liked about the built and natural environment.
- Where is your favourite spot?
 - Where is your favourite view?
 - Where is your favourite footpath?
- 2.10 The data gathered on the map can be found at <https://maps.google.com/maps/ms?msid=217957723256239022425.0004bf5b32f09db7fd7e1&msa=0>
- 2.11 Community volunteers gave considerable help to the event. A case study document of the Wisborough Green consultation format was commissioned by CDC to be used as an example of good practice. (Appendix 6.2)

Stage 3 - Focussed Consultations

November 2012 - Village Character Areas Workshop

- 2.12 Following explanation in the Parish Council's Newsletter in August 2012 for the need to develop a Village Design Statement, and subsequent approaches, a workshop with 22 village residents was held in the Village Hall on 27th November 2012.
- 2.13 The Design and Implementation Manager from Chichester District Council gave explanation to the process of identifying the qualities and individual characteristics for each area. One area, Billingshurst Road, was visited by the Group and discussed in detail. A comprehensive questionnaire was provided for each character area. Residents divided into small groups and assessed one area, generally the area in which they lived, completing the questionnaire.
- 2.14 On completion, the questionnaires were returned to the Parish Council and summaries produced by the NPG.

Site Assessments - October 2012

- 2.15 October 2012: The sites that had been identified through the April 2012 consultation and on the 2010 CDC Strategic Housing Land Availability Assessment (SHLAA) underwent further analysis. Each site was visited and assessed, looking at the potential impact upon the village, as well as applying a set of sustainability criteria. Note: Further analysis was undertaken after publication of the 2013 SHLAA.
- 2.16 This analysis was carried out by members of the NPG and was not subject to wider consultation at this stage.

Stage 4 - Early Site Selection May 2013

- 2.17 A further community consultation was held which gave explanation to the Neighbourhood Planning process to date and sought community feedback on some possible housing sites; there were 137 attendees.

- 2.18 This event was held to help identify what the community saw as issues relating to these particular sites and whether any community benefits would make sites more favourable.
- 2.19 The recorded comments were analysed by an independent research company, The Research Factor Ltd. The consultation event also endorsed work undertaken to develop the Village Design Guide and to inform future development design.
- 2.20 All sites that were known to be possible for allocation at that stage were then put forward to the Stage 4 early site selection exercise. The results of this exercise are summarised in table 3.
- 2.21 These summaries, as well as the annotated character area maps, were displayed at the consultation event held in May 2013. The community was asked to give written confirmation if they agreed with the descriptions and to add any additional comment or observations. Apart from a few relevant comments, the descriptions received endorsement from the community.

May 2013 Consultation - Future Style & Design of New Development

- 2.22 To incorporate this into the public consultation event in May 2013, an exhibition of photographs taken of building styles and features of other nearby local developments, both old and new, was created. Residents were asked to look at photographs of developments in other local villages, which gave an example of urban and rural styles, and indicate which designs they considered most appropriate for Wisborough Green.
- 2.23 Examples of the good, the bad and the ugly across a range of areas for comparison purposes eg chimneys, windows and doors, height, frontage, boundaries and different social housing styles were considered.
- 2.24 Comment was then invited on post-it notes as to the preferred option, plus any ideas and opinions on what Wisborough Green residents felt would be most appropriate to take the village into the future. The results were then collated and analysed, and proved interesting in that the majority of opinion wished to maintain the current mix of building styles representing the attractive visual blend of housing across the centuries in the village.
- 2.25 This information will form part of the Village Design Statement and is reflected in the local design policies.

Site Assessments – Autumn 2013

- 2.26 Following the identification of further sites throughout the process the decision was taken to formally assess all sites using a pro-forma as a formal assessment of the sustainability credentials and potential impacts and possible mitigation. This analysis was carried out by members of the NPG and was reviewed but not subject to wider consultation at this stage.
- 2.27 The results of the site analysis are included within the evidence base.

Stage 5 - Plan Drafting Stage

- 2.28 Wisborough Green residents, with professional input, have collated the information and data that has guided and influenced this Plan on a voluntary basis. CDC has provided procedural advice and comment on emerging sites. A comprehensive evidence base has been compiled and is available on the village website. The evidence has been scrutinised by two external consultants, URS, and Jackson Planning.
- 2.29 Jackson Planning was also engaged to provide advice on housing site allocations and to help develop a Spatial Strategy to ensure a locally distinctive and sustainable solution to site selection. Planning Aid provided advice on policy writing.
- 2.30 It had been hoped to carry out a further informal community consultation prior to formal pre-submission consultation however active planning applications in and around the village were making it very difficult to ensure the neighbourhood plan process was not completely undermined. Therefore the decision was taken to move straight to formal consultation. The decision was reported on the website and Parish magazine as follows:
- 2.31 **July 2014 Newsletter Update:** “Your Council has been progressing as fast as possible with final site selection for the Plan period of 15 years, but as you will appreciate, the oil and gas application has been a concern that has also taken a considerable amount of councillor time.
- 2.32 Having consulted extensively with the village it was always going to be necessary to take professional planning advice. This has now been done with CDC planning officers and with consultants engaged by the Parish Council to help us. The result is obviously a compromise between village wishes on the one hand and professional planning advice and regulation on the other. It had been the Council’s intention to have an additional informal consultation this month, but as the village is in a vulnerable position, we have been advised to proceed to a formal consultation on a draft Plan in the autumn.
- 2.33 This is simply because it is in the interests of the Parish to have its Neighbourhood Plan in place as soon as practically possible, to protect ourselves from unwanted development.”

Stage 6 Pre-Submission Consultation

- 2.34 In January 2015, Wisborough Green Parish Council via the NPG published the Draft Pre-Submission Neighbourhood Plan for formal consultation for six weeks.
- 2.35 Notification of the consultation and where the Neighbourhood Plan could be viewed, along with a response form, was posted to all households at the beginning of December 2014.
- 2.36 Posters advertising the consultation were posted around the village and 8 roadside notice boards were displayed at strategic locations.
- 2.37 Advertisements were also placed in the Parish Magazine along with two other publications (RH14 and Tweet) distributed free of charge to households in the Parish.

- 2.38 The plan was made available on www.wisboroughgreen.org website by an interactive link. In addition printed copies were made available at: The Post Office, The Cricketers Arms, The Three Crowns, The Old Mill Café, Zest Hairdressers and The Pavilion.
- 2.39 An event was held at the Village Hall on Friday 16th January (3 pm – 8 pm) and Saturday 17th January (10 am to 4 pm) – The Plan was made available to read and the main policy section were enlarged and displayed for ease of reading. Refreshments were made available and members of the NPG were on hand to answer any questions.
- 2.40 The deadline for comments was 12 noon on Monday 16th February 2015. The response form was mailed to all households with the consultation notification in December for handwritten comments but was also made available with the copies of the plan. The form could also be downloaded from the website, edited with comments and could be emailed back as an attachment to: plan@wisboroughgreenpc.org A copy of the form is included as appendix 6.3.
- 2.41 The form could be returned in 3 other ways; via the Parish Council post box at the village hall, collecting box at the Post Office, at the consultation events in the Village Hall on Friday 16th January (3 pm – 8 pm) or Saturday 17th January (10 am to 4 pm), or returned by post to: Wisborough Green Parish Council, PO Box 255, Billingshurst, West Sussex, RH14 0WT.
- 2.42 104 people attended the 2 day consultation event.
- 2.43 A total of 160 responses were received. There were 145 responses from local residents, 10 from statutory undertakers/other councils, 4 from developers/ their agents and 1 from landowners not resident in the village.
- 2.44 Appendix 6.4 and Appendix 6.5 tabulates all the responses, summarising the key points and how these have been taken into account in finalising the plan for formal submission to Chichester District Council.
- 2.45 The main findings are reported in section 4 of this report.

3. Other Consultation Methods

Web based

- 3.1 Extensive consultation with the Parish and stakeholders has been undertaken to inform this Neighbourhood Plan for the future of Wisborough Green throughout the process. This has included updates in Parish Council newsletters, Parish magazine and on the village website (www.wisboroughgreen.org).
- 3.2 A Consultation Summary of the various stages comments is available on the village website along with the evidence base that has informed the development of the plan.

Meetings with Professional Advisors Feb 2013 – March 2015

- 3.3 Throughout the preparation of the plan the NPG have met with and taken advice from professional advisors a record of those meetings is included below for completeness.

Meetings with Chichester District Council

- 3.4 15.02.13 – Tracey Flitcroft and Sue Paye in WG – progress update, clarification of consultation process, NP content, initial discussion on site selection process and analysis, clarification of Settlement Boundary, sustainability appraisal need and proposed timescale for process.
- 3.5 07.05.14 – Jo Bell, Vicki Colwell, Tracey Flitcroft, Sue Payne at CDC Offices – review of site analysis and rationale for emerging sites. Agreed with process. CDC agreed to visit village and review assessments for emerging sites.
- 3.6 29.05.14 – Sue Payne – feedback on site selection and confirmation of emerging sites.
- 3.7 03.03.15 – Valerie Dobson – discussion re proposed modifications to Pre-submission Plan and confirmation of consultation timescale. Jackson Planning also present.

Meetings with Liz Beth, Planning Aid

- 3.8 06.08.13 – WG – Tom Bell, CDC NP Officer at time, also in attendance. Update on consultation process, identification of where further help was required, mainly policy development.
- 3.9 08.10.13 – WG – Policy scoping workshop
- 3.10 30.10.13 – WG – Policy writing workshop
- 3.11 27.01.14 – WG – Policy development workshop
- 3.12 20.01.15 – WG – NP consultation review and next steps

Meetings with Jackson Planning

- 3.13 31.01.14 – Review of sites in village, review of evidence base
- 3.14 26.03.14 – Midhurst – review of site selection and review
- 3.15 05.06.14 – Wisborough Green – Review of site layouts/ spatial strategy
- 3.16 23.02.15 – Wisborough Green – Review of consultation response
- 3.17 03.03.15 – at CDC (see above meeting with Valerie Dobson)

Developer Consultations – Nov 2012- Oct 2014

- 3.18 A series of meetings were held with the various site promoters as set out in the following table throughout the preparation of the plan. Generally request for meetings were held when it was appropriate in the process. This tended to be in the later stages of the plan to confirm site availability and any major technical issues. The planning application at Meadowbank meant that negotiations on that site did not continue.
- 3.19 The basis of availability of sites has not been consistent throughout the consultation process with some sites having a variable position. The basis of the offer of some site's availability was also varied throughout the process. The NPG is confident the site selection was based on reliable information at the time of the pre-submission consultation.
- 3.20 Table below showing meetings with site developers/ promoters

Date	Site	NHPG contact	Attended by
28/11/12	Meadowbank	AJ/PM	Tom Rider, Chris Sampson and others
12/12/12	Carters	AJ/PM	A Leahy and Janet Carter
09/01/13	Carters	AJ/KC	A Leahy
13/02/13	South of A272	AJ/PM	Hamish Robbie, Michael Stephens
13/02/13	Coalyard	AJ/PM	Jeff Worthington
29/04/13	Carters	AJ/PM	A Leahy
18/07/13	Ansells	AJ/KC	Crawford-Clarke
29/11/13	Ansells	AJ/KC	Crawford-Clarke and others
05/03/14	Ansells	AJ/KC	Crawford-Clarke and others
19/05/14	Winterfold	KC/JR/AT	Julien Slade
09/06/14	Clark	AJ/KC	Leon Clark
04/08/14	Clark	AJ/KC	Leon Clark
07/08/14	Winterfold	KC	Julien Slade
03/09/14	Diocese	AJ/KC	Helen Vause, Graham Parr, David Evison
09/10/14	Carters	AJ/KC	Mike Gadd
24/10/14	Winterfold	AJ/KC	Julien Slade
27/10/14	Churchwardens	AJ/KC	Helen Vause, Graham Parr

Other Statutory Undertakers/ Consultees

- 3.21 The main consultation with statutory undertakers and formal consultees took place as part of the Pre Submission Consultation. The responses are recorded below in Section 4 and detailed in appendix 6.5.
- 3.22 English Heritage was involved in an additional focused consultation regarding the proposed development of site SS3, The Vicarage and Glebe

Field. The impact on the Grade 1 Listed building was a significant concern to English Heritage and they provided specific focussed advice on the heritage impact and the acceptability of the draft proposals. This resulted in a reduction in the capacity of site SS3 at the pre-consultation stage.

4. Main Consultation Findings

The Baseline Survey – November 2011

- 4.1 The main results were reported in March 2012 and are shown in summary in table 1 and include how they have been incorporated in the plan.
- 4.2 **Energy Costs** - The cost of this is a substantial issue with 26% of respondents saying they spend more than 10% of their household income on heating their homes. This is very often due to the type of building and the fact that as a village we do not have mains gas, but there are initiatives and schemes available to help reduce costs and we shall be exploring these further at the consultation event.
- 4.3 **Community Facilities** - These are a vital element of living in Wisborough Green, with the Post office/ stores valued very highly, as are the Church and our Public Houses. Another key facility is the Village Green and although the majority of respondents thought that it was well cared for there was concern raised about the state of the children's play area and the need to ensure that the Green can be used by the whole community.
- 4.4 **Housing** - There was strong agreement for the need for more housing in the village over the next 15 years, especially smaller and starter homes. Views point to a clear preference for smaller developments, ideally on brownfield sites, providing a balance of housing and maintaining strategic gaps. The strategic gap is the undeveloped land between the centre of the village (Settlement Area) and the outlying housing.
- 4.5 Concerns were raised about the pressure on infrastructure, traffic and parking and the retention of the character of our village.
- 4.6 **Public Transport** - Used by 20% of respondents, bus services are somewhat inflexible and becoming more limited. Therefore a community solution needs to be found.
- 4.7 **Employment** - In the village, a significant 28% of households have someone working from home. The key issues here are broadband speeds and mobile phone reception.
- 4.8 A summary of the main points for the Community Led Plan were:
- Protecting our traditional village setting and open spaces.
 - Addressing speeding and traffic management issues.
 - Dealing with housing needs on a careful and balanced basis.
 - Acting to improve public transport.
 - Improving communication either via broadband speeds or mobile phone signal quality, or even via our Village publications.
 - Taking action to help alleviate high heating cost.

Consultation Event –

Wisborough Green Past, Present and Future - April 2012

- 4.9 The results are shown in summary in table 2 and include how they have been incorporated in the plan.

- 4.10 The results of this two-day event were split into two categories: Community outcomes and planning outcomes to assist with recording the main issues arising from the consultation responses.
- 4.11 Housing and Development general comments indicated:
- 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 supported
 - Development should retain not change village character
 - Consideration of style and landscaping
- 4.12 Comments were associated with 17 suggested sites around the village and 6 sites around Newpound, plus general comments. Two additional sites around the village were identified by visitors.
- 4.13 Comments from the sites indicated:
- There is no clear, single site that has dominant support without issues. This is to be expected.
 - Sites 15, 16, and 17 all in Kirdford Road received the highest comment of support, significantly higher than any other site. A dominant reason for support was re-use of Brownfield land.
 - The result does not however naturally indicate this area to be the best solution as there are several issues to be considered, and site 15 contradicts the desire to avoid Greenfield developments.
 - The larger Greenfield sites were not supported as they could be too large and would be a significant change of character.
 - Many sites naturally can be grouped with others, which potentially alters the effect of issues on individual sites.
 - Some possible site or partial-site combinations would be easier to join into the built up area of the village and others would be more of a challenge.

It is proposed to review the sites at this stage:

- Eliminate sites with low potential/support, issues that are unlikely to be soluble, or are known to be unavailable within 15 year span
 - Evaluate potential for site issues to be addressed (what could be done about them)
 - Do a walkabout to look at sites on the ground
 - Evaluate sites as individuals and as part of groups
- 4.14 The result of this was a report with either short list of options or preferred option. Objective is to offer site(s) for development that extend the developed area of the village, and that deliver housing expectation during life of the plan. At that stage it was felt that they may also offer support for some developments outside the developed area.

May 2013 Event – Early Site Selection

- 4.15 The results are shown in summary in table 3 and include how they have been incorporated in the plan.
- 4.16 This consultation exercise undertaken by The Research Factor Company, a market research firm, on behalf of Wisborough Parish Council. The consultation was on a number of specific sites, which could be developed for residential use within the village. 200 people attended a series of focus groups to give their evaluation on each site. (137 people actually registered their names on attendance).
- 4.17 A number of generic themes drive opinions and evaluation of the sites as follows:
- There is a distinct preference to use brownfield sites for development on the grounds that this would improve sites and not damage the integrity of current open spaces (greenfield sites)
 - Size of permissible development: there is a preference to see several small developments (10 – 20 maximum) houses rather than a single large development on the basis that these would be comparatively unobtrusive and could be developed in a way that is in keeping with the village.
 - Impact on the surrounding area, and the need to maintain the integrity of the village character and environment
 - A desire to maintain/encourage the use of green space and landscaping within any new development
 - Suitable infrastructure required to support/facilitate access to the development, from a point of view of safety and accessibility: pedestrian access and traffic calming/the need to address appropriate road access is a major concern
- 4.18 Of those sites evaluated, those which meet these criteria most successfully were felt to be:
- The Nurseries site(s), Clarks Yard, Newpound Coal Yard
- 4.19 An additional site Ansells Yard was put forward at a late stage at the event.
- 4.20 The event did not consider development plan compliance issues, as a market research company carried it out. Future site selection based on these themes alone had to be tempered by acceptable planning scenarios particularly the need to comply with sustainable development issues particularly sustainable development locations, an issue enshrined in National and Local Guidance. This is the reason there appears somewhat of a mismatch between local responses and the final plan.

Pre Submission Consultation

- 4.21 The last consultation event before formal submission was well attended and the response rate was encouraging with a total of 159 responses received. There were 145 responses from local residents. This represents a 12.4% response rate from residents (using number of 1166 on Register of Electors) which is lower than the earlier events. This seems to reflect anecdotal evidence from discussions with residents that there was a good deal of

support for the plan. Residents did not feel the need to respond positively if they were content with the plan.

- 4.22 Fourteen responses were from statutory undertakers/other councils, 4 from developers/their agents and 1 from local landowners not resident in the village.
- 4.23 Overall the response was very positive particularly the residents response, where all the respondents supported the plan as a whole. The two issues that caused greatest concern to residents were the inclusion of site SS1, Land South of Meadowbank and the Glebe Field. Despite the approval of the planning application at Land South of Meadowbank, large numbers of residents felt strongly that this site should not have been included in the plan and felt let down by Chichester District on this site. Despite the explanation in the text, there was a lack of understanding that the plan had to include this site. The inclusion of the Glebe field and the vicarage caused considerable concern to a number of residents. They did not understand the Diocesan wish to redevelop the vicarage, and felt the Glebe Field should be protected.
- 4.24 There were a handful of commentators who felt that the earlier village consultation response for small brownfield sites was not incorporated in the final plan.
- 4.25 The main result of the residents' comments that the final plan has responded to is the removal of site SS3 from the submitted plan. It is not a popular site, it is not seen as necessary to redevelop the Vicarage and the Glebe Field is felt to need protection. Given the planning appeal allowed at Greenways Nursery, there is capacity in the housing numbers. The removal of SS3 was felt to reflect local resident's views and the concerns of the advisors to the Diocese who advised that at the lower capacity it was not viable, so in effect confirmed the site was not deliverable as shown in the plan. Any greater number of dwellings would give rise to an objection on heritage impact on a Grade I Listed building.
- 4.26 The responses from the Councils and formal consultees were generally positive with a number requesting minor change for clarification. CDC requested the most changes to policies. These were discussed at a meeting with the Neighbourhood Plan officer and there was a good discussion about acceptable changes. Most of the requested changes related to a perceived need for strict policy compliance. It should be noted that a 'general conformity' is the necessary test of the basic conditions.
- 4.27 The result of the consultation responses is summarised in the two tables in Appendix 6.4 and 6.5. A list of modifications is included at Appendix 6.6, which explains how comments have been taken into account and how the plan has been changed from the pre-submission stage to the final submitted version. Numerous small changes have been made that cumulatively have improved the plan and allowed it to reflect many of the views of commentators. Whilst every effort has been made to accommodate views of third parties the WGNHP have not accepted every change suggested.

Outcomes and how they have been taken into account

Table 1 Baseline Survey		
November 2011		
Policy area	Summary of the key issues/Concerns	How the issues have been addressed
Protecting Open Spaces	<ul style="list-style-type: none"> • The loss of traditional green village setting • The loss of wildlife areas • The loss of the green boundary around the village. 	Policies have been developed to ensure that local gaps are protected to ensure the village stays a compact form. Green space is protected for both leisure pursuits and wildlife. As part of this the trees and hedgerows and landscape are also to be taken into account. Local Green Spaces and open spaces have been assessed and are proposed to be designated as such
Energy Costs	<ul style="list-style-type: none"> • No mains gas • High prices 	Not a land use planning consideration
Community Facilities	<ul style="list-style-type: none"> • Protect well used village facilities 	Policy has been developed to allow new development to enhance and create new facilities for the village and protect existing.
Housing	<ul style="list-style-type: none"> • Smaller housing preferred on brownfield sites • Protect strategic gaps 	<p>Spatial strategy is to concentrate development centrally and protect local gaps. Central brownfield site allocated</p> <p>Policy seeking higher % smaller dwellings to reflect needs</p>
Public Transport	<ul style="list-style-type: none"> • Services inflexible and limited 	Not a land use planning consideration
Employment	<ul style="list-style-type: none"> • The issue of limited broadband speed. • High % home working 	Not a land use planning consideration
Traffic and Transport	<ul style="list-style-type: none"> • Issues with school congestion 	Policies have been developed to include all these issues and to ensure that any development not only limits impact but No exacerbation of current issues.

Table 2 - Past, Present, Future**Community Event April 2012 –**

Policy area	Summary of the key issues/Concerns	How the issues have been addressed
Site selection	Brownfield and infill development preferred	Whilst this was an early desire within the community the brownfield sites were located beyond walking distance of village facilities and were not in a sustainable location (save EP Clarks)
Size of sites	Acceptance of development provided it was in small sites distributed around the village	The site allocations were kept as small as was practical given external factors beyond the control of WNHPG – Meadowbank site was granted planning permission against wishes of group at 25 units. The other schemes all of such a size to be well assimilated within the village and are spread across the area.
Protect greenfield land	Greenfield development not supported	Whilst this was an early desire within the community the brownfield sites were located beyond walking distance of village facilities and were not in a sustainable location (save EP Clarks). The permission at Meadowbank and Greenacres beyond NHPG control
Character	Development should retain not change village character	<p>Policies have been developed to ensure that local gaps are protected to ensure the village stays a compact form.</p> <p>Local Green Spaces and open spaces have been assessed and are proposed to be designated as such</p> <p>The new sites have been selected to replicate the form of development overlooking greens as the distinct character of the village</p>
Local Distinctiveness	Appropriate styles of development	Village Design Statement to be developed in support of the NHP will deal with issues of design. Also Local vernacular design policy.

Table 3**Community Event May 2013 –Early site selection (Research Factor)**

Policy area	Summary of the key issues/Concerns	How the issues have been addressed
Brownfield Sites	There is a distinct preference to use brownfield sites for development on the grounds that this would improve sites and not damage the integrity of current open spaces (greenfield sites)	Whilst this was an early desire within the community the brownfield sites were located beyond walking distance of village facilities and were not in a sustainable location (save EP Clarks)
Size of sites	Size of permissible development: there is a preference to see several small developments (10 – 20 max) houses rather than a single large development on the basis that these would be comparatively unobtrusive and could be developed in a way that is in keeping with the village	The site allocations were kept as small as was practical given external factors beyond the control of WNHPG – Meadowbank site was granted planning permission against wishes of group at 25 units. The other schemes all of such a size to be well assimilated within the village
Maintain village character	Impact on the surrounding area, and the need to maintain the integrity of the village character and environment	Policies have been developed to ensure that local gaps are protected to ensure the village stays a compact form. Local Green Spaces and open spaces have been assessed and are proposed to be designated as such
Safe access	Suitable infrastructure required to support/facilitate access to the development, from a point of view of safety and accessibility: pedestrian access and traffic calming/the need to address appropriate road access is a major concern	Sites have been selected for their close proximity to village facilities with linking footpaths to reduce need to car journeys. All allocated sites can have safe access as advised by Highway Authority.
Landscaping + green space	A desire to maintain/encourage the use of green space and landscaping within any new development	Sites have been selected that maintain a balance of greens with development

5. Conclusion

- 5.1 The Neighbourhood Plan has been subject to extensive consultation over many years and has benefited from wide community support and stakeholder engagement, so much so that the 2 day workshop event was publicised as an exemplar by Chichester District Council.
- 5.2 The Neighbourhood Plan has been a standing item on the Parish Council agenda since work began, and regular updates on progress have been given. The village newsletter has had regular updates on progress to the wider community
- 5.3 The Parish Council website has also been used. In addition, many public events have been held in the Parish over the whole NP preparation period and these have always been manned by members of the NPSG with the opportunity for parishioners to discuss any issues and have questions answered.
- 5.4 The Neighbourhood Plan has been constructed using the large amount of feedback from residents and stakeholders. Whilst it has not been possible to reflect every last wish of each resident the NH group are satisfied that the plan represents a good balance between local desires and the formal planning policy context which the plan must comply with.
- 5.5 Engagement with landowners and developers has taken place when the details of any land interests have been known. Unfortunately some land interests have been declared very late in the process, despite good local publicity about bringing sites forward and local people identifying possible sites.
- 5.6 Levels of engagement have been generally high about 30-35% of the population attending events/ completing feedback forms.
- 5.7 The pre submission consultation exercise has been a useful phase of consultation to flush out views and understand the detailed concerns regarding policy, especially from the formal consultees.
- 5.8 The plan appears to be broadly supported in the community despite difficult choices for site selection. The hope is with the final version reflecting residents' concerns over the Vicarage and Glebe Field now addressed the plan should receive majority support at the referendum.
- 5.9 Many thanks go to all the people who have worked hard to ensure that the plan has been publicised to as many residents and stakeholders of the Parish as possible.
- 5.10 Residents are thanked for their continued involvement and comment on the development of the Neighbourhood Plan.

6. Appendices

- 6.1 2011 Baseline Questionnaire
- 6.2 Chichester District Example of Best Practice Consultation Event
- 6.3 Copy of Response Form
- 6.4 Summary of Resident Responses
- 6.5 Summary of Other Responses
- 6.6 Table of Modifications to Pre- Submission Draft

Wisborough Green Parish Council

Community Led Plan Questionnaire

The Parish Council newsletter which accompanied this questionnaire sets out the reasons why we are undertaking the survey. Please fill in one questionnaire for each household. Please consult with household members and provide a collective answer where possible.

We would encourage you, if you have the facilities to do so, to complete the questionnaire online by going to www.wisboroughgreen.community21.org. You will be asked for your postcode when registering online; this is purely to ensure that our questionnaire responses are attributed to Wisborough Green and is not connected to your individual survey results. The Parish Council does not have access to email addresses. Please be assured that **ALL DATA WILL REMAIN ENTIRELY UNATTRIBUTABLE TO ANY INDIVIDUAL.**

Please read instructions for each question carefully and please answer every question before you move onto the next section.

Please complete the form and submit it by **16th December**. If you have filled in this paper version there are collection boxes at the village shop and all three pubs, or use the Parish Council letter box at the Village Hall. There will also be Parish Council representatives at the Village Market on 8th December who will be on hand to collect surveys and answer any questions about the survey and Community Led Planning process.

1 About Me (Section 1 of 9)

1.1 – What age are you?

Please tell us a little bit about yourself.

- ☐ 0 - 18 years ☐ 41 - 60 years
☐ 19 - 40 years ☐ 61 + years

1.2 – Please indicate your gender:

- ☐ Male ☐ Female

1.3 – Did you complete this questionnaire in discussion with your household?

- ☐ Yes ☐ No

2 Living in Wisborough Green

(Section 2 of 9)

2.1 – In which area of the Parish do you live?

- ☐ The village settlement (built up area)
☐ Roads leading into the settlement
☐ Newpound
☐ Outlying rural areas

2.2 – How long has your household lived in Wisborough Green?

- ☐ 0 - 5 years ☐ 6 - 20 years ☐ Over 20 years

2.3 – How many generations of your family have lived in Wisborough Green?

- ☐ One ☐ Two
☐ Three ☐ More than three

2.4 – Which of these things do you think are most important in making the village a good place to live?

Please indicate the 3 most important.

- ☐ Access to nature
☐ Traditional village setting
☐ The Green and other open spaces
☐ Clean environment
☐ Community activities
☐ Education provision
☐ Facilities for younger children
☐ Activities for teenagers
☐ Facilities for older people
☐ Affordable housing
☐ Health services
☐ Job prospects
☐ Low level of crime
☐ Levels of speeding and parking
☐ Public transport
☐ Sports and leisure facilities
☐ Local shopping facilities
☐ Wage levels and cost of living
☐ Equalities – people being treated fairly
☐ Other

2.5 – If you have answered 'Other' please give more information.

2.6 – Which of these things would you say most need improving? Please indicate the 3 most important.

- ☐ Access to nature
☐ Traditional village setting
☐ The Green and other open spaces
☐ Clean environment
☐ Community activities
☐ Education provision
☐ Facilities for younger children
☐ Activities for teenagers
☐ Facilities for older people
☐ Affordable housing
☐ Health services
☐ Job prospects
☐ Level of crime
☐ Levels of speeding and parking
☐ Public transport
☐ Local shopping facilities
☐ Wage levels and cost of living
☐ Equalities – people being treated fairly
☐ Sports and leisure facilities
☐ Other

2.7 – If you have answered ‘Other’ please give more information.

2.8 – Do you feel safe in your own home during the day?

☐ Yes ☐ No

2.9 – Do you feel safe in your own home at night?

☐ Yes ☐ No

2.10 – Do you feel safe out in your local area during the day?

☐ Yes ☐ No

2.11 – Do you feel safe out in your local area at night?

☐ Yes ☐ No

3 About Your Household

(Section 3 of 9)

3.1 – Is this your main residence or additional home?

☐ Main residence ☐ Additional home

3.2 – How many people in your household are 18 or over?

3.3 – How many people in your household are under 18?

3.4 – What means of heating does your household use?

☐ Calor Gas ☐ Solid Fuel ☐ Wood
☐ Electricity ☐ Oil ☐ Renewables

3.5 – Do you think you spend more than 10% of your household income on heating?

As the village does not have mains gas we have been identified as an area where there is potentially a high number of people who might be having difficulties paying their fuel bills. One of the definitions of fuel poverty is a household using more than 10% of its available income on heating.

☐ Yes ☐ No

3.6 – Would you be interested in joining a bulk buying syndicate for oil?

☐ Yes ☐ No

3.7 – Please list your household’s professional skills:

We are asking this question to help develop a better understanding of the skills and expertise of village residents. Please list both your professional skills and other interests that may be relevant.

3.8 – Would you or anyone in your household be in a position to offer skills to help the community?

☐ Already volunteer
☐ Would like to volunteer but don’t know how
☐ Would like to volunteer but there are barriers in doing so
☐ No time at present but might help in the future
☐ Not interested

4 Community Facilities

(Section 4 of 9)

4.1 – Which community assets do your household regularly use? Please indicate all that apply.

<input type="checkbox"/> Allotments	<input type="checkbox"/> Pavilion
<input type="checkbox"/> Post Office	<input type="checkbox"/> Primary School
<input type="checkbox"/> Public Houses	<input type="checkbox"/> St Peter’s Church
<input type="checkbox"/> St Peter’s Churchyard	<input type="checkbox"/> Scout Hut
<input type="checkbox"/> The Green	<input type="checkbox"/> Village Hall
<input type="checkbox"/> Village Playground	<input type="checkbox"/> Village Stores
<input type="checkbox"/> Zoar Chapel	<input type="checkbox"/> Other

4.2 – If you answered ‘Other’ please state:

4.3 – Do you think that the Village Green is:

☐ Well cared for ☐ Adequately cared for
☐ Not well cared for

4.4 – Do you think that the Village Green is: The Village Green is central to the identity of the village and it is important that it is used appropriately for all sections of the community.

☐ Used to it’s full potential by the whole community
☐ Used well by special interest groups
☐ Not used for the benefit of the whole community

4.5 – Please state any other ways that we could use the Green for the benefit of the community.

4.6 – If your household uses the Green for sporting activities how do you rate it?

☐ Excellent ☐ Needs improvement
☐ Good ☐ Not applicable

4.7 – If your household uses the village playground how do you rate it?

☐ Excellent ☐ Needs improvement
☐ Good ☐ Not applicable

4.8 – Which sporting activities does your household currently take part in outside of the village? Please indicate all that apply.

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Gym | <input type="checkbox"/> Tennis |
| <input type="checkbox"/> Outdoor bowls | <input type="checkbox"/> Indoor bowls |
| <input type="checkbox"/> Swimming | <input type="checkbox"/> Football |
| <input type="checkbox"/> Cricket | <input type="checkbox"/> Stoolball |
| <input type="checkbox"/> Netball | <input type="checkbox"/> Other |
| <input type="checkbox"/> Use of all weather sports surface | |
| <input type="checkbox"/> Not applicable | |

4.9 – Where do you travel to for your sporting activities? Please indicate all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Kirdford | <input type="checkbox"/> Crawley |
| <input type="checkbox"/> Billingshurst | <input type="checkbox"/> Guildford |
| <input type="checkbox"/> Petworth | <input type="checkbox"/> Chichester |
| <input type="checkbox"/> Pulborough | <input type="checkbox"/> Other |
| <input type="checkbox"/> Broadbridge Heath | <input type="checkbox"/> Not applicable |
| <input type="checkbox"/> Horsham | |

4.10 – If additional community facilities could be provided what would you like to see in the village? New development may provide an opportunity to acquire land for improving sports, leisure and other community facilities.

4.11 – How much do you use the village stores?

- ☐ Dependant on the shop for my shopping
- ☐ Use it regularly and would struggle without it
- ☐ Use it regularly and find it valuable
- ☐ Use it occasionally but could live without it
- ☐ Never use it

4.12 – How much do you use the Post Office?

- ☐ Dependant for financial matters
- ☐ Use it regularly and would struggle without it
- ☐ Use it regularly and find it valuable
- ☐ Use it occasionally but could live without it
- ☐ Never use it

5 Planning and Future Development (Section 5 of 9)

5.1 – Which of the following types of accommodation do you think are needed in the village? Over the next 10-15 years it is likely that Wisborough Green will need to consider some housing development. Please indicate all that you think are important.

- ☐ Starter homes
- ☐ Family housing
- ☐ Lower income housing
- ☐ Smaller housing for single people
- ☐ Retirement housing
- ☐ Housing to meet the needs of disabled residents

5.2 – Which might be relevant to your household within the next 10 years? Please indicate all that may apply.

- ☐ Starter homes
- ☐ Family housing
- ☐ Lower income housing
- ☐ Smaller housing for single people
- ☐ Retirement housing
- ☐ Housing to meet the needs of disabled residents
- ☐ Not applicable

5.3 – If you were looking to move inside the village within 10 years would you be hoping to:

Please indicate one.

- ☐ Buy ☐ Rent
- ☐ Enter into a shared ownership arrangement
- ☐ Not applicable

5.4 – If you were looking to move outside the village which of the following would influence you? Please indicate all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Employment | <input type="checkbox"/> Education |
| <input type="checkbox"/> Lack of suitable properties | <input type="checkbox"/> Property price |
| <input type="checkbox"/> Other | <input type="checkbox"/> Not applicable |

5.5 – Are you on the local authority housing register or waiting list?

- ☐ Yes ☐ No

5.6 – If so, approximately how long have you been on the list?

- | | |
|---|---|
| <input type="checkbox"/> Less than one year | <input type="checkbox"/> Over 3 years |
| <input type="checkbox"/> 1 - 3 years | <input type="checkbox"/> Not applicable |

5.7 – If you have been on the housing register for over 3 years please indicate why?

- ☐ Have been unsuccessful in my bid for a property
- ☐ No suitable properties have become available in the village
- ☐ Currently in tied accommodation due to employment – no need at present
- ☐ Other
- ☐ Not applicable

5.8 – To what extent do you agree that we should seek to secure more social housing in the village? Social housing is affordable housing provided by a Housing Association, available to rent or through shared ownership schemes.

- | | |
|---|--|
| <input type="checkbox"/> Agree strongly | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree strongly |
| <input type="checkbox"/> Don't know | |

5.9 – To what extent do you agree that it is important to maintain the strategic gap? The strategic gap is the undeveloped land between the centre of the village (Settlement Area) and the outlying housing.

- | | |
|---|--|
| <input type="checkbox"/> Agree strongly | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Disagree strongly |
| <input type="checkbox"/> Don't know | |

5.10 – To what extent do you agree that it is preferable to infill the strategic gap with development than to build on rural land outside of the village perimeter? The strategic gap is the undeveloped land between the centre of the village (Settlement Area) and the outlying housing.

- ☐ Agree strongly ☐ Disagree
☐ Agree ☐ Disagree strongly
☐ Don't know

5.11 – To what extent do you agree that any new development should be broken into clusters? Clusters are small groups of housing rather than one large development.

- ☐ Strongly agree ☐ Disagree
☐ Agree ☐ Strongly disagree
☐ Don't know

5.12 – To what extent do you agree that a large development might force upgrading of infrastructure?

A large development would be 15 or more houses. Infrastructure refers to education provision, roads, drainage, electricity, water and other utilities.

- ☐ Agree strongly ☐ Disagree
☐ Agree ☐ Strongly disagree
☐ Don't know

5.13 – To what extent do you agree that development should be phased over the next 15 years?

- ☐ Agree strongly ☐ Disagree
☐ Agree ☐ Disagree strongly
☐ Don't know

5.14 – To what extent do you agree that we should focus development on previously developed 'Brownfield'?

Brownfield sites are sites that have previously been developed such as small industrial sites, as opposed to Greenfield where no previous development has taken place.

- ☐ Agree strongly ☐ Disagree
☐ Agree ☐ Disagree strongly
☐ Don't know

5.15 – What do you think are the main potential difficulties associated with any future housing development?

6 Getting Around (Section 6 of 9)

6.1 – Do you use public transport regularly?

- ☐ Yes ☐ No

6.2 – If yes, please indicate which is most important to you?

- ☐ Buses ☐ Taxis
☐ Trains ☐ Not applicable

6.3 – What are the issues arising from the use of this type of public transport?

6.4 – Where do you go to visit the doctor?

- ☐ Billingshurst ☐ Petworth
☐ Loxwood ☐ Other

6.5 – Generally how do you get to your doctor?

- ☐ Own car ☐ Other car
☐ Public transport ☐ Village car service
☐ By bicycle ☐ Other

6.6 – Are there any health services that you require that you are having trouble accessing?

- ☐ Yes ☐ No

6.7 – If yes, please specify:

6.8 – Do you attend Adult Education classes?

- ☐ Yes ☐ No

6.9 – If so, where?

- ☐ Within the village ☐ Billingshurst
☐ Petworth ☐ Midhurst
☐ Storrington ☐ Horsham
☐ Other ☐ Not applicable

6.10 – Is it lack of transport that prevents you from attending classes?

- ☐ Yes ☐ No

6.11 – Have you heard of the Wisborough Green Community Minibus Service?

- ☐ Yes ☐ No

6.12 – Would you know how to access the service?

- ☐ Yes ☐ No

6.13 – Have you used the minibus?

- ☐ Yes ☐ No

6.14 – Did the service meet your needs? If not, please tell us why not?

6.15 – Have you heard of the Village Car Service?

☐ Yes ☐ No

6.16 – Do you know how to access the service?

☐ Yes ☐ No

6.17 – Do you know in what circumstances it would be available to you?

☐ Yes ☐ No

6.18 – Have you used this service?

☐ Yes ☐ No

6.19 – Did the service meet your needs? If not, please tell us why not?

6.20 – Have you heard of the Billilinks service?

☐ Yes ☐ No

6.21 – Would you know how to access the service?

☐ Yes ☐ No

6.22 – Have you used the Billilinks service?

☐ Yes ☐ No

6.23 – Did the service meet your needs? If not, please tell us why not?

6.24 – If you rely solely on your car for transport, what issues impact upon its use?

6.25 – How many cars does your household possess?

6.26 – Does anyone in your household regularly car share?

☐ Yes ☐ No

6.27 – Would anyone in your household be interested in joining a car share scheme?

☐ Yes ☐ No

7 Community Life (Section 7 of 9)

7.1 – Are you aware of the Parish Council and what it does?

☐ Yes ☐ No

7.2 – How would you rate its effectiveness?

☐ Very effective ☐ Not effective

☐ Adequately effective ☐ Don't know

7.3 – We welcome any further comments about the Council – please state here.

7.4 – Is the Parish Council Newsletter an effective means of circulating information? We try to keep our community informed about what the Parish Council is doing through a quarterly newsletter.

☐ Find it very informative ☐ Don't receive it

☐ Find it of passing interest ☐ Never read it

7.5 – Are there other things that you would like to be informed of through this newsletter?

7.6 – Where do you find out about community information and activities? Please indicate all that apply.

☐ Village website

☐ Ad Vincula Parish Magazine

☐ Parish Council notice boards on the Green

☐ On the railings outside the shop

☐ Bus shelter notice board

☐ Local newspapers

7.7 – Does your household have internet access?

☐ Yes, Dial up ☐ Yes, Broadband ☐ No

7.8 – Would you be interested to receive email updates from the Parish Council?

☐ Yes ☐ No ☐ Not applicable

7.9 – What initiatives would you like to see your community take to improve the quality of village life?

8 Commerce (Section 8 of 9)

8.1 – Do you run a business in the village?

☐ Yes ☐ No

8.2 – If so, what type of business?

- | | |
|---|---|
| <input type="checkbox"/> Land based | <input type="checkbox"/> Building trade |
| <input type="checkbox"/> Hospitality | <input type="checkbox"/> Healthcare |
| <input type="checkbox"/> Information technology | <input type="checkbox"/> Other |
| <input type="checkbox"/> Professional services | <input type="checkbox"/> Not applicable |

8.3 – If you have employees, are they:

- ☐ Within or do they live locally to Wisborough Green
☐ Live within a 10 mile radius of the village
☐ Come from further afield
☐ Not applicable

8.4 – Are there any issues that your employees face in working for a local company?

8.5 – What could be done at a local level to improve the success of your business?

8.6 – Is there anyone in your household that works from home?

Working from home is a growing trend. We are keen to ensure that Wisborough Green is a good place for this to happen.

☐ Yes ☐ No

8.7 – Is there anything that could be done at a local level to make working from home more successful?

All ideas are welcomed.

9 And Finally (Section 9 of 9)

9.1 – Please state any concerns or issues not mentioned in this questionnaire:

Please ask others of all ages in your household if they have anything else that they would like to add as part of your response.

Thank you for your time in completing this questionnaire. Please return to the Parish Council via one of the posting boxes located in the village shop, all three public houses or the letter box at the Village Hall by **Friday 16th December 2011**.

We intend to report the full results and their implications to the community through the Parish Council newsletter and a further consultation event in April 2012.



Wisborough Green Past, Present & Future

- A Case study in Community Engagement



Introduction

“In April 2012, Wisborough Green Parish Council undertook a community consultation event. The event was a huge success, and potentially could be replicated by communities for a range of different needs. Subsequently, Wisborough Green Parish Council were asked to compile this case study to share their experiences with others.”



At the beginning of 2011, Wisborough Green Parish Council decided that it needed to update the Parish Plan that it had created in 2004. The objective was to engage the community in discussions about the future of the Parish and to publish a new Community Led Plan in 2012. The community engagement had two main elements.

Firstly there was a need to develop a better understanding of how people viewed living in Wisborough Green; what is good about it and what could be improved. At this stage we wanted to identify the issues that were impacting upon people's lives and better understand what they thought about those issues. This was achieved by undertaking an extensive questionnaire based survey using both hard copy and online techniques. Box 1 (*right*) shows the range of issues identified in this survey.

In the second element of the community engagement we wanted to explore these issues in more depth and try to move peoples' perspectives from 'problem identification' to 'problem solving'.

We wanted to identify the actions that would be needed to make Wisborough Green a better place to live over the next 10 years. In order to achieve this aim a two day community consultation event was run in the Village Hall on the 19th/20th April 2012.

Key issues emerging from the Parish Survey were:

1. Future CLP consultation needs to reach a broader age range.
2. The 'Traditional Village Setting' is the best thing about living in Wisborough Green.
3. Speeding and parking are the worst things.
4. Fuel poverty or fuel vulnerability is a problem for a significant number of residents
5. The shop/ PO is a key facility which, although most people do not depend upon, they use and value highly.
6. The Green is another key facility, well cared for in the majorities opinion but perhaps its use is over dominated by special interest groups namely sport.
7. Strong agreement on the need for some more housing of a particular kind over the next 10-15 years.
8. Support for small developments, phased delivery and the need to maintain the strategic gap.
9. Only a fifth of respondents regularly use public transport but for those who do it is a poor service.
10. The Parish Council is seen as doing an adequate job but could communicate better.
11. Village communication style, changes required.



Event Planning

A Community Led Plan organising group had been established by the Parish Council, consisting of Council members and the Parish Clerk. This group took on responsibility for the consultation event.

The decision to run a consultation event as opposed to any other sort of engagement activity was largely based on the fact that we had done something similar when creating the Parish Plan in 2004; it had been a big success and people still remembered it. The Community Led Plan Group were very keen to **create something that was interactive and attracted as wide a range of people** from the Parish as possible and thus as diverse a set of views as possible.

Designing an interactive event

The group began by identifying key organisations to invite who would need to be present and/ or contribute. This included staff from Chichester District Council.

There was really only one venue in the village where we could hold such an event; the village hall. This is a key focus point for village activities and has enough space to accommodate displays and large numbers of people.

The idea of 'Past, Present & Future' was developed because we felt that the event needed a theme that

would be of interest to the widest possible audience. It also provided us with a high level structure for the engagement process:

- **Past** – pictures and stories to show how things were different in the past, to give a feel for where the community had come from and to get across the idea that communities are always changing.
- **Present** – sharing the results of the survey; “this is what you told us it is like to live here now”.
- **Future** – asking people at the event what they would like see and how things could be different in the future.

Using this structure the event was designed to elicit ideas and information on three topics:

- Issues emerging out of the **community survey**.
- **Housing** – where a number of potential development sites had been identified.
- The **Village Design Statement** – a component of a community led plan and where we needed more information from people.

For issues emerging from the **community survey** we used display boards to provide the elements of past, present and future as illustrated below. People were invited to add comments using post it notes and volunteers were on hand to encourage people to think about ‘ideas for the future’ and ‘solutions to issues’.

The **Housing topic** was covered using large scale maps showing the potential sites for development and asking people to comment on what they saw as the ‘Pros and Cons’ of each site. Again these comments were written on post-it notes and posted on boards along side the maps, as shown below. Volunteers with knowledge of local housing and planning issues were on hand to answer questions and encourage participation. We were also well supported by CDC staff that were on hand to answer more technical questions.

The **Village Design Statement** element was achieved with the help of a very large scale map. This map had been created for a similar consultation event when the Parish Plan was produced in 2004.

We wanted to know what people liked about the built and the natural





environment so we asked them to put flags on a map in answer to the following questions.

- Where do you live?
- Which is your favourite building in the Parish?
- Where is your favourite spot?
- Where is your favourite view?
- Where is your favourite footpath?

This proved a big success with people really engaging with the geography of the Parish and articulating very descriptively why they liked what they did.

Attracting a wide range of people

The Parish questionnaire had largely been filled in by more elderly residents so it was important that at this event we attracted a wider range of people and especially young people.

Key to achieving this was the involvement of the village primary school. Liaison with the headmistress showed that there was a real interest

in closer engagement with the community. Not only would the children like to attend the event but it was also agreed that the school would mount an art exhibition on the theme of 'Wisborough Green, Past, Present & Future'. This proved extremely popular and not only drew in Brothers and Sisters, Mums and Dads and Grannies and Granddads but also produced a challenging range of ideas for the future. All the children came to the event and contributed their thoughts to the interactive displays and received as a thank you an 'I am the future of

Wisborough Green' badge from the Parish Council.

Making it happen

This event took a lot of organisation. Critical was having a strong team not only of organisers but also of volunteers. The volunteer role was critical as we needed people who could encourage participation, who were happy to talk to people while ensuring at the same time their views were recorded on the displays. Volunteers were recruited from the different clubs and societies in the Parish. One of the displays was designed to feature the range of different activities that the community were engaged in and provided them with an opportunity to attract more members. In return many volunteered to help at the consultation event.

Volunteers were organised in a rota, doing two hour shifts. A briefing session was run the evening before and members of the organising team were on hand to provide support or answer any really tricky questions. There were always people on hand to meet and greet visitors and explain what was going on and members of the local church took care of the catering arrangements.

Other factors that helped draw in a wide range of people included:

- Running the event on a Friday and Saturday, and opening between 9am and 6pm
- Involving other organisations in the village. For example the History Group provided all the historical information and promoted it to its members. Other organisations were contacted for promotional information and many were involved as volunteers over the two days.
- Linking it to the Parish questionnaire; this was the place that you could come along to see the results.
- Publicity around the Parish and promotion via the local media.
- Promoting the fact that there was free homemade tea and cake.

They say an army marches on its stomach and the same can be said for a consultation event. Free refreshments were provided. Homemade cake was made by a local caterer, the chocolate brownies went down a storm with the children. We were also able to set aside one room in the village hall as a café where people could sit with their refreshments, chat and look at some of the more detailed information such as the full report from the Parish Questionnaire. This facility was very popular and meant that people probably stayed much longer than would have been the case, often returning to the displays after a tea break.

A key challenge was to source enough display boards to mount the number of displays we wanted to. Other organisations were generous in their help, particularly Horsham and Chichester District Councils.

Evaluation - What worked and what might we have gone better

About 260 adults and over 140 children attended the event and the feedback from those people was overwhelmingly positive and appreciative. Perhaps the most often heard comment was 'I didn't know there was so much going on!' We feel that by staging such an event we achieved the following:

- Enhanced community spirit.
- Residents who were better informed about the issues and challenges facing the community.
- A large quantity of quality information from our community to inform the next stage of the community led plan process.
- Greater support for that planning process.
- Great awareness and confidence in the Parish Council.

A key factor in the success of the event was the availability of volunteers to meet and greet people, not only to make them feel welcome and explain how they could best engage with the event, but also to develop the conversation around particular issues. People who came along really felt that they were being listened to and that they were part of a large debate.

In respect of what might have gone better the large scale map was a victim of its own success. As an engagement tool it worked really well as people loved putting flags on the map to mark what they really liked. However, there were so many flags that it was difficult to see who was saying what and therefore its full impact was lost. A more controlled process with volunteers taking notes as people identified their favourite places might have overcome this.

We were a bit disappointed by the relatively few ideas for the future. People appreciated the opportunity to comment on the current situation but seemed reluctant to think about the future. This may have as much to say about human nature as it does the design of the event.

Postscript

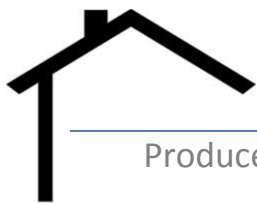
In July 2012 Wisborough Green Parish Council applied to Chichester District Council to become a Neighbourhood Plan area. This more formal planning process requires extensive community engagement so the results of the Wisborough Green Past, Present and Future become more rather than less important. We feel that because of the event the Parish Council is now better placed to lead such a process having gained the support and confidence of our community.



**With grateful thanks to
Wisborough Green Parish Council**



**For more information contact:
community@chichester.gov.uk**



WISBOROUGH GREEN NEIGHBOURHOOD PLAN 2014 - 2029

Produced in consultation with the community by Wisborough Green Parish Council

Pre-submission Draft Neighbourhood Plan Public Consultation 5th January – 16th February 2015 Response Form

Please:

1. Use this form to comment on the Pre-Submission Draft Neighbourhood Plan.
2. Fully complete the Personal Details section. Any forms that do not have the Personal Details section fully completed will be logged but not considered.
3. Note that all forms must be available for public inspection.
4. Return the form to Wisborough Green Parish Council by either:
 - Hand: to the Parish Council letter box at the Village Hall, the collection box at the Village Stores or at the consultation event on 16th and 17th January.
 - Post: to WGPC, PO Box 255, Billingshurst, West Sussex, RH14 0WT
 - Download the form from the village website and return by email to plan@wisboroughgreenpc.org

Thank you

ALL COMMENTS MUST BE RETURNED BY 12 NOON ON MONDAY 16TH FEBRUARY 2015

All responses received by the above date will be considered by the Wisborough Green Neighbourhood Plan Steering Group and may be used to amend the Pre-Submission Draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available along with the amended Neighbourhood Plan.

If you would like to receive email updates on the progress of the Wisborough Green Neighbourhood Plan then please indicate below.

Personal Details

Name	
Address	
Are you a resident, agent or organisation?	
Email address (only to be kept updated)	
If responding as an agent, name of client	

Please tick

Have we identified the important aspects, both good and bad, of living in Wisborough Green? Please add any comments you may wish to make at the end of this response form.	YES	NO
---	-----	----

Overall, do you support the Wisborough Green Neighbourhood Plan?	YES	NO
--	-----	----

Wisborough Green Neighbourhood Plan – Pre-Submission Draft Plan Consultation Response Form
Closing Date for comments – 12 noon on Monday 16th February 2015.

If using additional pages, please write your name at the top of each page and staple together.



WISBOROUGH GREEN NEIGHBOURHOOD PLAN 2014 - 2029

Produced in consultation with the community by Wisborough Green Parish Council

If you would like to comment on a particular policy then please state the policy number, indicate whether you agree or disagree, and add your comments and/or suggested changes.

Policy Number	Do you agree or disagree ?	Comments and/or suggested changes. If you disagree, what changes would you suggest we make?

Additional Comments: (If referring to specific text, please quote the page number)

Wisborough Green Neighbourhood Plan – Pre-submission Draft Plan Consultation Response Form
Closing Date for comments – 12 noon on Monday 16th February 2015
If using additional pages, please write your name at the top of each page and staple together.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

The table shows a summary of comments received and the response. This table was agreed by the Neighbourhood Plan Steering Group on 17 March 2015 .								
A summary table of main comments raised and changes to the Draft NP was presented to the Parish Council on the 17 March 2015.								
Parish Council unanimously approved submission of the Neighbourhood Plan to Chichester District Council.								
		Have we identified the important aspects, both good and bad, of living in WG?						
		Overall, do you support the WGNP?						
Respondent	R/A/Org			Policy No	A or D	Comment	Additional Comments	Response
RES1	R	Y	Y				I support the Draft Plan in its current form and have no additional comments or proposals	Noted

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

RES2/3	R	Y	Y	SS2 Pg 67		<p>Pg 24 Community Concerns Traffic Speeds A272 and Page 74 'Action Plan'. Live at Farnagatges Cottage, issue of speed on A272 eastern approach is a concern. Entrance to drive past blind corner shortly after 30mph restriction. Justification on pg 24 implies creation of 40mph buffer zone has improved situation and would do so on westerly approach to village. Not the case and makes minimal difference. Problem with all vehicles and HGVs are a constant dangerous threat. If Clark's Yard developed, the dangers of speeding vehicles here would only be exacerbated.</p>	<p>Consider Draft Plan to be excellent document. Aware of work involved. Very accurate picture in terms of heritage, sense of community and many other attributes, as well as an awareness of what is required to maintain and develop these qualities. Consider proposed sites meet requirements and have been selected and presented with sensitivity.</p>	<p>Noted. A Traffic Impact Assessment would be submitted as part of the planning application. Speeding has been identified as a concern in the Parish and possible actions included in the Community Action Plan.</p>
RES4	R	Y	Y	SS4		<p>Please ensure adequate landscaped screening along perimeter such as indicated on diagram pg 70. Need reassurance that proposed green spaces on this site are retained in perpetuity for their intended purpose</p>	<p>Well presented, thought out and easy to understand. Know a lot of hard work gone into it. Hope CDC use. Vital new developments try and retain village character. Provide enough parking in developments.</p>	<p>Noted. It is the intention that green spaces are retained in perpetuity and that sufficient parking is provided on each site.</p>
				SS1	A	<p>Critical to have truly effective traffic calming to slow traffic to improve pedestrian safety.</p>		<p>Noted. Outline Planning approval given for this site in July 2014.</p>

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS3	A	Ensure adequated landscaped screening along perimeter to help properties blend into environment. Would like to see green space as grazing.		Noted.
RES5	R	Y	Y	OA8	D	Live in WG 35 yrs, noticed significant flooding in past 5/6yrs. Newbridge closed at least 4 times last winter. In previous 34 yrs, believe only 4 times. Policy needs beefing up - no development will occur in identified flood risk areas, ever. Flooding is going to get worse.	Overall the Plan is good but there needs to be more robust addressing of flood risks and avoidance, and also about traffic calming measures, particularly Meadowbank. The latter having outline permission makes this much more urgent.	Policy in line with NPPF. The need for traffic calming in the village has been identified in the Community Action Plan.
				IN2	D	Not robust enough. Improvements should be in place before development. Flooding and waste water overflow regularly at Moonsbrook, but no action to remediate evident. Winterfold development will overload.		Local authorities aware .Policy in line with NPPF.
				SS1	D	1.8m footpath inadequate next to main A road. 30mph limit ignored. Should be much wider, set back with a grass verge between it and the road/safety fencing.		Outline Planning approval given for this site in July 2014.

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

				SS2	A	But access road is very narrow. No mention in policy to address this. If land available on either side should be acquired to widen.		Noted.
				SS4	A	But Durbans Road is very narrow at the proposed access. There needs something in policy about parking in this part of Durbans Rd and provision of splay backs at the proposed entrance. Entrance here definitely a potential hazard.		Policy DS4 provides for on plot vehicle parking and additional visitor parking to minimise off-site parking. A Traffic Impact Assessment would be submitted as part of the planning application. Speeding concerns have been addressed in the Community Action Plan.
RES6	R	Y	Y	EN5 - SS4	A	Re Local Green Space 5 - must include car parking in order to get cars away from Cricks Junction	There should be no development along Kirdford Rd until oil decision known. It is busy with no pavement. 10 mobile homes will only add to problem. An excellent report; I thank you very much for the time given by the Parish Council members.	Local Green Space 5 has been removed as it cannot be demonstrably special as it does not exist. Onsite parking provision in line with policy DS4.
RES7	R	Y	Y	SS1	D	The proposed density is contrary to village policy and should be restricted	Congratulations to all who have helped to produce the NP. I would particularly support the policies on housing and traffic management.	Noted. Outline Planning approval given for this site in July 2014.
RES8	R	Y	Y				Please address the surface water problems, drain and sewage overflows and frequent power failures before considering any more housing.	Noted. All sites must provide a greenfield run off rate and cannot exacerbate existing drainage problems
RES9/10	R	Y	Y	SS3	A	What is the reason for it being a sensitive site?		Proximity to Listed Church. Site now removed.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				IN1		Can pressure be placed on the riparian owners of ditches/gullies/rivers for maintenance to reduce the flood risk		Action included in Community Action Plan.
RES11	R	Y	Y					
RES12	R	Y	Y					
RES13	R	Y	Y				Really impressed with content. 1. Vital to retain amenities (shop, post, etc) and businesses within the community. 2. At last 'Ad Vinc' free & delivered is a brilliant communication tool. 3. Still mourn loss of garage and really concerned that if we lose facilities we will degenerate into a faceless community. 4. Must all support village clubs, shops, pubs etc.	Noted.
RES14	R	Y	Y				No objections.	
RES15	R	Y	Y				Excellent presentation - well done.	
RES16	R	Y	Y				I feel this is the best possible outcome for the immediate future of WG.	

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

RES17/18	R	Y	Y	IN2	A	In agreement regarding waste water but would like to be reassured that both water and electricity supplies will be able to support the proposed development. Water supply was an issue in the 1970s. Additionally, the supply of places at the primary school (essential) needs to be kept under review.		Comments noted regarding waste water, water and electricity supplies. School has provided details of Admission Policy which confirms the availability of spaces for village children. Catchment priority for intake
RES19	R	Y	Y				I agree with the Plan and look forward to the village remaining to look like a Sussex country village for many years to come.	Noted.
RES20	R	Y	Y				A very comprehensive and clear Plan. Any future housing plans in Kirdford Road should be delayed until the oil application decided and effects felt. Inadequate road and more traffic for pedestirans unwise.	Oil appeal withdrawn March 2015. Noted.
RES21	R	Y	Y				Very pleased at all the help and work that has been put into this Plan.	
RES22	R	Y	Y	SS3	D	Not in favour of flats in Glebe Way. Inappropriate use of the space, not in keeping. As it will encourage vicar with family to the village. Previous vicars have used their gardens for families, pets and vicarage events.		It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. Site now removed

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES23	R	Y	y	OA5	D	I do not think that the gaps add any real benefit and would support limited development in some/all of these gaps.	Concerned that having seen the 'Greenways' appeal go through, the value and standing of the Plan may be discredited before adopted. In my submission on the proposal, I suggested that a decision should await this proposal being completed.	The green gaps are considered an important feature of the intrinsic character of the village and help retain a compact sustainable development. Policy OA2 'Spatial Strategy' has been amended to give clarity which supports local gap policy. The plan has been adapted to deal with recent planning and appeal decisions
RES24	R	Y	Y					
RES25	R	Y	Y					
RES26	R	Y	Y	SS3	D	The development of flats on the current vicarage site is inappropriate and out of keeping with the area surrounding the church and the current housing in Glebe Way. Previous vicars have used the garden for events. Would have thought that current vicarage is suitable for a vicar and family.		It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. Site now removed
RES27	R	Y	Y					
RES28	R	Y	Y					
RES29	R	Y	Y				Thanks to everyone who produced this thorough and interesting NP. Long may we enjoy wildflowers, birds etc in the village.	

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES30/31	R	Y	Y	OA3	D	Pg 9 and 31 - The SB changed to reflect outline planning permission for land south of Meadowbank which gives the impression development is within rather than outside as current. It gives unwarranted approval to the loss of this green space and current 'gap' at the edge of the settlement area. if the other proposed sites are outside the SB then so should this land. This current change in this policy conflicts with the NP Objectives because it is not 'appropriate development' (nearly 42% of the required development on one site) and the boundary should therefore be left as is until the new sites have been assessed.	The NP is generally well written and clearly presented. The main cause of disagreement and concern is the acceptance with the Plan of the proposed development on the land south of Meadowbank. While it is understood that outline planning permission has already been granted, the incorporation within the Plan of the acceptance of this is wrong. The Plan should clearly state that this development is opposed in its present size and density and the original idea of a few houses in keeping with others in Petworth Road should be the limit of development proposed for this site. Where is the point of having a NP if CDC can ignore the wishes of the community and Parish Council and have that decision then accepted without question by the Plan?	Noted. Outline Planning approval given for this site in July 2014. Policy OA3 Settlement Boundary has been amended - the Settlement Boundary will be reviewed following the development of the allocated sites adjacent to the existing boundary. The substance of the planning approval is beyond legal challenge by the plan.
				Pg 18	Needs amending	Home based businesses - only aware of 3 B&Bs as 4th recently closed. Current ones are Pimpernetl House, Old Pond Cottage and Hawthorns.	4th B&B at Bedham.	

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				Pg18	D and query	Habitat Regulation Assessment - question statement that no development is proposed in sensitive habitat sites. Believe land south of Meadowbank should be assessed as it is a long established wildlife habitate and cannot know without an assesement whether any protected or rare species are there.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				OA4	D and query	Windfall site pg 31 - the apparent support/acceptance of the Rydon Homes' application is inconsistent with this Windfall policy as it states only schemes of few that 5 dwellings will be allowed, and no loss of hedges or other natural features will result.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				OA8	A & query	Flood Risk Page 36 - While Land south of Meadowbank mahy be be subject to flooding, it is frequently sodden after rainfall and the land proposed to developed slopes down to the flood plain identified in OA8. This is another discrepancy between the proposed development and policy.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				EN1	A & query	The protection of ecological sites is vital and as such, a full investigation of all proposed sites, including land south of Meadowbank, must be carried out before permission agreed.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				EN2	A & query	The protection of views and open field aspects is vital and as such the land south fo Meadowbank clearly conflicts with this policy as the development will remove a green field/open view from properties adjacent to and opposite.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				DS1	A & query	The density of housing must be in keeping with the village. Once again Rydon Homes proposal conflicts with this policy.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				IN4	Agree	The dark skies nature of the village is very important to the character of the villae and so this policy is of the highest relevance.		Importance of policy acknowledged. Following advice from SDNPA, justification and policy strengthened.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS3	D	Not sure where the redevelopment proposal for the vicarage site comes from. Is it the church itself or the community? The idea that the current 4 bed vicarage has been unsuitable seems unlikely - 3 vicars with families - and the loss of half the grounds will restrict the ability to hold church events in the garden. The suggestions that a smaller vicarage would be more suitable seems unlikely. Also the proposal to replace the existing building with a block of flats does not seem to be in keeping with Glebe Way - large detached properties on reasonable plots.		It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. Site now removed
--	--	--	--	-----	---	---	--	--

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation, February 2015 - Residents' Responses

RES32	R	Y	Y			I think it is a very thoughtful and good Plan. All the problems have been addressed but will Rydon, CDC and WSCC keep their port of the bargain. More pressure on infrastructure by more housing would cause so many problems. Everyone involved should be thanked. Additional letter supplied listing concerns in Petworth Rd - traffic gets worse, dangerous footpath at 't'junction with A272,		The substance of the planning approval is beyond legal challenge by the plan.
RES33	R	Y	Y					
RES34	R	Y	Y	OA8	?	Land south of Meadowbank is in flood area - has this been considered	This is a wonderful Draft for the NP and must have taken a lot of time and effort.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				EN1/EN2	A	Both these policies affected Land south of Meadowbank. Will they be enforced.	From my address, you will see that I am prejudiced about the development opposite, but if all the changes are ratified, will not be a problem.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				DS1	A	Although in favour of more housing, 25 in one place is too dense for the NP.	Please note that WG can be entered from the west also. There is also a verge on the edge of the road. Will this be conserved as on the east side.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				IN2	A		This part of the A272 is sadly neglected.	Actions included in Community Action Plan to address speeding on this section of the road.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				IN3	A	The footpath along the A272 from LSoFM to the village is too narrow. Two people cannot walk side by side.	Also have huge concerns about the speed of traffic right through the village.	Actions included in Community Action Plan to address speeding. Planning approval given in July 2014 for SSS1. The substance of the planning approval is beyond legal challenge by the plan.
				IN4	A	Thoroughly agree		
RES35	R	Y	Y	SS4	A			
				SS3	A			
				SS2	A			
				SS1	D	Access onto A272 difficult - traffic goes too fast.		Noted.
RES36	R	Y	Y				Maintain notion of windfall sites for 5 max homes, avoid creeping suburbanisation; good idea to 'exchange' extra green areas when taking over a windfall site thereby maintaining the 'greenness' of a country village - a definite no to large industrial invasion.	Noted.
RES37	R	Y	Y					
RES38/39	R	Y	Y	SS1	A	Agree but reluctantly - poor access, too many houses.		
RES40	R	Y	Y					
RES41	R	Y	Y				Agree all comments re appropriate sites for new houses. Very thorough and very clear consultation process.	

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

Land Own	Owner	Y		OA5	Unsure of policy	Some clarification of this would be appreciated in relation to Collards Field, Durbans Rd. Part of the field seems to be within a hatched area (local gap) area and we would be grateful for some clarification on this policy and how it might relate to the comments we have made on the final page.	Interested to read the plan and clearly considerable input from a number of people. The plan looks to have been well thought out and has addressed many aspects of future development. Bringing to attention that Collards Field in all probability will cease to be used for recreational purposes when current lease expires in 2017. Would advise at this point in time that planning permission may be sought for a private dwelling (s). This might take the form of a 'barn style' dwellings. However, if it is felt that the site, or part of the site, could be usefully incorporated into the long term village plan, then happy to discuss.	This site was assessed as part of the Neighbourhood Plan process and not pursued. Falling with the local gap would mean that development is beyond normal walking limits and would extend the urbanisation of the rural setting of the village.
RES42/43	R	Y	Y	DS1	Yes	Does the proposal at land south of Meadowbank comply?		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
				SS1	No	Safety concerns due extra traffic going straight onto the A272.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

				SS3	In part	Redevelopment of Vicarage appears inappropriate; family vicarage needed; any flats or community facilities need to be in keeping with existing housing style/type (of Glebe Way).	Thank you, a very informative and well presented draft. We await to see if CDC agrees and allows implementation and effectively ensures the developers do what the Village Plan intended.	It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. Site now dropped
RES44/45	R	Y	Y				Concern over road access from the A272 and Durbans Road.	Noted.
RES46/47	R	Y	Y					
RES48	R	Y	Y				Just a little disappointed that all development sites are within the village. Could not some consideration have been given to brownfield sites around Newpound?	Sites at Newpound considered unsustainable in line with NPPF and CDC Local Plan and allocation would have meant the plan could not meet the basic tests.
RES49	R	Y	Y	OA1	D	This is for a min of 60 houses so therefore could be more. Judging by what the parish said about Meadowbank this was overruled by CDC, what is to stop them doing this again on other sites in the village, ie, The Kiln in Brickkiln Common being passed by CDC when the parish and most residents being against it.		As the plan is now at formal pre-submission stage it is material consideration in planning decisions, sites not included in the plan will be resisted by CDC until the referendum
				Site Asses Meadowbank	D	As above and also too many properties on this site compared with other properties on the whole of the A272 where it passes through the village.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

				Housing	D	As of the 2011 census it appears that there is around 10% of properties classed as social housing, why do we need more?		To address an identified local need in the CDC Strategic Housing Market Assessment and given the affordability crisis of new housing for low and middle incomes
RES50	R	Y	Y					
RES51	R	Y	Y	OA2/OA5	A	The inclusion of a gaps strategy is particularly desirable and suits our village layout.		Noted.
				EN5	A	Fully		
				CD1	A	Fully - most important guid pro quo to provide compensating improvements		
				HO2	A	However, allowing 'trading' in standards between landlords is a dubious practice and could end up with un-developed permissions lapsing.		Policy now amended following advice by CDC and reference removed.
				DS1	A	Strongly support		
				DS3	A	Strongly support - I think we are subject to national standards here, but it seems a pity not to discourage the conversion of existing garages.		Noted but not in line with NPPF. Local parking standards will apply that are higher than CDC
				ED3	Partial	Surely its necessary to stipulate 'not exceeding current building height'. We could go up two stories without problem if it meant attracting a big new employer to Newpound.		The policy does state 'not exceeding the building height'.
				IN3	A	Pedestrian access is vital.		

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				IN4	A			
				SS4		Winterfold site, subject to detailed proposals, looks the most promising and acceptable site for village expansion.		
RES52	R	Y	Y				Submitted comments on a separate sheet in relation to the history of the Fair and Church. Suggesting amendment to pg 11 and pg 40. Also in relation to history of the church. Supports policies in Plan and hopes comments helpful rather than pedantic.	Useful clarification. History pages updated by CDC Archaeology Officer.
P Council		Y	Y				Resolved that it supports the content of the WG Neighbourhood Plan.	
RES53	R	Y	Y				I congratulate the authors on their thorough analysis and research. Only layman, only comment relates to Land South of Meadowbank - looks bit over concentrated particularly so close to A272.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
RES54	R	Y	Y				From initial site selection and findings published in May 2013 report, the wishes of the village have clearly been ignored, save one site.	Sites had to be selected that were consistent with NPPF and CDC Local Plan. The very widely spread sites would not give rise to a sustainable form of development and would not support the use of non car based travel.

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

							Largest development already approved.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
							The real deciding factor is what is acceptable in planning terms, isochrone - never heard of it. It makes you wonder why bothered with post its.	The concept of a walking isochrone is a well established method of determining which sites support the use on services by walking, sustainability is the golden thread of planning which means looking to reduce carbon emissions from settlements through locational choices
							Good job approved 25 included in plan.	
							Good fortune re Winterfold but developing vicarage and building flats seems odd.	It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. Site now dropped
							Does permission for 10 caravans count to allocation and how will this Draft reflect.	Notification received after publication of Pre-submission Plan that Appeal was allowed. CDC confirmed that number would count towards overall housing number.
							Will Plans acceptance put end to applications for over 5 houses.	Proposals outside the settlement boundary for 5+units that are not allocated would justifiably be refused on the basis of the plan

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

							Draft clearly a result of very hard work. Well prepared and provides good solution. Given amendments to reflect Planning Permissions granted during course of preparation, it should be accepted.	Noted.
RES55	R	Y	Y	SS1	D	Cannot agree to plan to build here. Far more abundant wildlife evident - his house overlooks but no objecting for this reason. Mitigation will not protect these creatures. The lower end of the field is sometimes flooded. Are there plans to install solar energy and rainwater collection. Understand from one parish councillor that in his view, this would be counter-productive from a cost standpoint!		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan. Policy IN5 relates to renewable energy schemes.
				OA8		Despite the map, seen flood water on the southern edge of the SS1 field on several occasions during past 40 years or so.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS3		There is a misunderstanding concerning the Vicarage. The facts need to be made clear in final version. Assured by Church authorities that there is no plan to develop the current Vicarage. But I do agree to development on Glebe Field.		It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. Site now dropped
				IN5	Strongly A	The inclusion of solar energy collection for new build houses costs a fraction of adding panels to existing and must be encouraged.		Policy IN5 relates to renewable energy schemes.
						Community Concerns - agree - speed on roads acknowledged. Several schemes proposed over years. Monitoring and traffic lights installed. 30 mph traffic calming device on eastern approach only works in sun and not a night. May I suggest a sesnor that turns the traffic lights red for vehicles travelling above 33 mph. This should be installed at both ends of village. Regular passers through will soon learn to obey.		Noted. Community Action Plan covers.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

						Parking Provision - agree - More should be made of underused garage areas by demolishing garages. Will be opposition. Would be useful for everyone parking in Butts Meadow that parking on ungrassed site is permitted, so pedestrians use other side.		Sites within the settlement boundary could be redeveloped provided that sufficient parking for displaced users and new users provided.
						The Plan makes reference to and even seems to be resigned to an unavoidable ageing population. It is vital if WG is to be a vibrant community beyond 2029 do best to keep young people here and attract more young families. The Vision Statement on page 8 and Objectives on page 9 don't quite reflect or emphasise that.	Thank you for an excellent Plan and all your hard work.	The importance of retaining and attracting younger residents is emphasised throughout the plan and its policies, particularly with reference to housing size and affordability.
RES56	R	Y	N				I believe Draft well constructed and paints accurate picture of important features that the community values and also identifies the key issues that a community such as ours faces.	
							The Parish Council must be congratulated on what it has achieved so far.	

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

							Disappointing that only one of the proposed sites is brownfield - suppose can count two in view of 10 caravans at Greenways Nursery.	Greenways Nursery Appeal allowed and 10 residential caravans will count towards overall housing number. Although disused horticultural site, in planning terms this is classified as Greenfield. The brownfield sites were too remote from village centre and would create more car journeys to gain access to village facilities
--	--	--	--	--	--	--	--	---

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

							<p>Policy 0A2 Spatial Strategy and 3 min walk isochrone Pg 30 & 61- need to look again at consequences. If accept sites with 5 min walk, key question is occupancy. 60 homes means at least 60 working adults, more than going to the shop, pub, church, school, will go to work outside the community. They will use their cars, twice a day, 5 days a week, 60 adults. That is 600 additional car journeys starting and ending within 5 minutes of the centre of the community every week. The Plan clearly acknowledges the current traffic problems and parking. Think this is fatal flaw and comes as a consequence of a flawed Spatial Strategy. In Spatial Strategy Pg 30 and on page 61, the Plan proposes that the settlement does not sprawl along radial routes. If word "develop" substituted for more emotive "sprawl", the strategy takes a different tone. It begins to seem like a convenient device to exclude other brownfield sites previously identified and thus to frustrate the community. If the previous community consultations</p>	<p>Spatial Strategy justification and policy has been amended to provide further clarification. The brownfield sites were too remote from village centre and would create more car journeys to gain access to village facilities. It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. The site now dropped</p>
--	--	--	--	--	--	--	---	--

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

							Astonished that current vicarage is considered unsuitable. Surely a mistake. To redevelop site for smaller vicarage would be completely out of keeping with general standards for vicarages in rural parishes, would diminish the vicarage and grounds as a community site and would harm prospects of community to attract a younger incumbent with growing family.	It is not the intention that the current vicarage would be redeveloped. The site is now dropped.
RES57	R	Y	Y					
RES58	R	Y	Y					
RES59	R	Y	Y					
RES60	R	Y	Y					
RES61	R	Y	Y					
RES62	R	Y	Y					
RES63	R	Y	Y				Is infrastructure in place	Receipts from Community Infrastructure Levy can be ringfenced for Parish if plan adopted.
RES64	R	Y	Y					
RES65	R	Y	Y					
RES66	R	Y	Y	SS3	D	Feel alter essential atmosphere of land behind church.	I recognise permissions have been granted for Meadowbank but I do have grave concerns about the traffic on Petworth Rd. As regular user of pavement, concerned about damage to eyes, shoulder or elbow as vehicles do not heed 30 mph either in or out of village.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES67	R	Y	Y	SS1	A	Agree with plans comments but how effective can the plan be when outline planning application approved despite objections from PC and community.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
RES68	R	Y	Y	SS1	A	Agree with plans comments but how effective can the plan be when outline planning application approved despite objections from PC and community.		Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
RES69	R	Y	Y				Well done to all involved. You have all done sterling work.	
RES70	R	Y	Y					
RES71	R	Y	Y					
RES72	R	Y	Y					
RES73	R	Y	Y					
RES74	R	Y	Y					
RES75	R	Y	Y					
RES76/77	R	Y	Y					
RES78	R	Y	Y					
RES79	R	Y	Y					
RES80	R	Y	Y					
RES81	R	Y	Y					

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

RES82	R	Y	N				I disagree on all the policies and any building in WG - detrimental effect on village and any other village in CDC area and any area of West Sussex because houses are not built properly and they do not have the right materials. Disagree with all the policies no matter what. Do not ride rough shot over will of the people.	Noted.
RES83	R	Y	Y				Express admiration and thanks to all involved in hard work and time given to produce such a detailed and explicit draft. Two concerns, lacking of parking space around the village, new building sites should include extra parking spaces. Also, younger generation must have opportunity to rent or purchase a new property at reasonable rates - many left the village in the past.	Noted. Policies address these concerns adopting higher parking standard than West Sussex. The policy for high number of smaller units to help first time buyers, local allocations policy for social housing
RES84	R	Y	Y	SS3	D	No change should be made to vicarage or Glebe Field site. It is part of the beauty of the village and best left along. It should not be too difficult to find another site for 3/4 dwellings.		Site now removed from Plan.
RES85	R	Y	Y				The plan is a most excellent document and the care and detail put in is fantastic. Congratulations.	
RES86	R	Y	Y				Very good.	
RES87	R	Y	Y					

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES88	R	Y	Y	SS4	A	Whilst agree in principle, concerned about impact that sewage drains would have if discharging into the Newpound Lane sewer. As is documented, ongoing problems with existing drains blocking causing contaminated water overflow into the surface water system. Apart from that, schemes have been well thought out and I appreciate the hard work that's gone into drafting this plan.		Noted.
RES89/90	R	Y	Y					
RES90/91	R	N	N	OA1	D	No rational basis for 60 houses. There is no evidence base for this number and the community have not been adequately informed on where this number is derived.		Evidence is provided by Chichester District Council as part of Strategic Housing Market Assessment. The data is based on National Census data and reflects the housing crisis in England

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS2	D	<p>The proposal for Clark's Yard is totally unacceptable to us as its closest neighbours. It's a Greenfield site on the edge of a conservation area. The site has never been designated as brownfield. This has been confirmed to us by CDC and has been ignored during the course of this planning exercise. 2. The proposal for Clark's Field is not in any way in keeping with the surrounding area which is quite clearly characterised by detached housing with good sized gardens and a general feeling of spaciousness and open spaces. The development proposal is for small uniform terraced properties in a high density configuration with small gardens which is in no way in keeping with this and which we will not accept under any circumstances. 3. The transport implication have not been fully assessed. The current drive into the proposed site is too narrow and would require radically changing</p>		<p>The site is by definition a brownfield site as previously used land, it is not a formal planning designation as there is no such thing in planning terms but is a fact based on its current use. The mix of units proposed are consistent with the variety of property sizes in the village and reflect the need for smaller units due to the very high proportion of large units within the village. The greatest need is for smaller units. The highway authority have confirmed a safe access can be achieved.</p>
--	--	--	--	-----	---	--	--	--

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES92	R	Y	Y	SS3	A	Agree excellent site. Believe more use can appropriately be made of this site. It has excellet access through the hannerhead of Glebe Way, is close to the village centre. It should be possible to get more than just 3 properties on this ideal site without compromising the grade one listed church.		Concerns raised by English Heritage hence limited number of houses proposed. This site has now been removed.
-------	---	---	---	-----	---	--	--	--

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES93	R	Y	Y	OA2/OA3 /OA4/OA 5	A	The proposed sites Winterfold, Clark's Yard, Glebe Way & Vic) demonstrate many good and sound reasons for being shortlisted, in main due to their connections to the centre of the village as well as ensuring that the strategic green gaps between ribbon development and the main centre of the village is kept.	If these green gaps were to be used for development, especially development of a significant size, it would seriously alter, indeed spoil, the aesthetics, providing great care is taken to use similar proportions and materials to those already in place, as mentioned in your plan. I feel that windfall should be supported since this is historically how villages develop and evolve over time. However, I feel the important issue is that, in order for any new house(s) to fit in, the most important point is that they shouldn't be repetitive. In the conservation areas of the village there are very few of more than one type of design. In order to avoid this, windfall should be limited to one or two houses on any individual site, and there should be a requirement for house design and detailing to vary.	Reflected in NP policies.
RES94	R	Y	Y					

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

RES95/96	R	Y	Y	HO3	A	I am very pleased to see such a detailed local occupancy condition included, which are specific as to length of time of local connection and makes the distinction between family/work/live connection. The challenge, given that most of the current band A-C need is for 1 beds, will as ever, be to get the local housing need to match with the size of affordable units that come forward at given time.	I am very impressed by the Plan and support it fully. I was particularly impressed by the proposed locations - sustainable, well integrated with the centre of the village and of densities and numbers that to my mind fit in well with the existing housing. Likewise the Local Gaps and Local Open Space policies are excellent. Thank you for all your hard work.	
RES96/97	R	Y	Y				Moved to Homelea few weeks ago. Aware of proposals and broadly supportive of this. However, undersood the proposal was around 5-6 houses and we are now aware that the updated plans are for 11 houses. As our land is adjacent to the proposed development site, we do have some concerns that the construction of a higher number of homes would lead to a greatly increased level of traffic to the road adjacent to our house. Therefore would be more supportive of smaller number of houses in line with waht we had been led to believe was proposed.	The mix of units proposed are consitent with the variety of property sizes in the village and reflect the need for smaller units due to the very high proportion of large units within the village. The greatest need is for smaller units. The highway authority have confirmed a safe access can be achieved.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES98	R	Y	Y	OA2	A	The village should remain compact.	Pg 63 Winterfold Fields - as the owner of Moonsbrook Cotage, surface water and sewage main concern. Whilst I think it is a good site, especially for older residents, concerned about removal of sewage and surface water from this site. Sewage will join already overloaded sewers that run down to Moonsbrook PS and surface water will either join these sewers or make its way into the stream that runs along the back of Moonsbrook Cottage which is already full to capacity. Told by Southern Water that they had no plans or finances available for any further improvements to the PS in foreseeable future. Also advised that if they increased flow of sewage at Moonsbrook it would have a knock on effect to the rest of the sewage system.	The Parish Council is fully aware of the issues at Moonsbrook and would not support development that would contribute to the existing system overload. There is no technical drainage related reason why this site could not come forward, a private sewage solution might be necessary consistent with many parts of the Parish.
				OA8	A	Must take in consideration flood risk to new and existing buildings.		
				HO1/HO2	A	Large proportion needs to be affordable for both young and older members of village. Priority must be given to those already living in village.		Addressed in policies.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				DS1/DS2	A	Should be in character and compliment the surrounding buildings. Where possible same materials should be used.		Addressed in policies.
				DS4	A	Parking always a problem - must include adequate parking for number of properties.		Addressed in policies.
				ED1	A	New and existing businesses should be encouraged but must also benefit community.		Noted.
				IN1	A	Surface water needs to be a priority for any developments.		Addressed in policies.
				IN2	D	The lack of ability at Moonsbrook pumping station to cope with current demand even in minor wet weather needs to be taken into account when considering any development regardless of size whose sewage will feed into the Moonsbrook PS.		Noted. Parish Council aware. There is no technical drainage related reason why this site could not come forward, a private sewage solution might be necessary consistent with many parts of the Parish.
RES99	R	Y	Y	OA1	A	Although I would have liked to see the reasoning for the figure of 60 houses.	The clarity of the text and subject matter is excellent.	CDC Policy.
				OA2	A		The document layout makes it easy to follow consideration of issues and related policies and related publication.	
				OA9	A		It is not only easy to read but very interesting. Grateful thanks to those who did much to facilitate.	

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				P35		Rural area might be better served by reference to Parish map on page 7 as the settlement core area occupies only a small part of the Parish.	Appreciate huge amount of work which has gone into drawing up this NP and would recommend including a breakdown of the hours/months of work done. Eg.	Helpful comment but task too onerous at the present time.
				P14		Notable verges run along Fitttleworth Road prior to the Crimbourn Lane and along the later.	days of work by Parish Councillors and Clerk, contributions by societies, eg History, Contributions by professionals, consultations - work required on them and to incorporate comments, number of people attending consultations	Noted.
				EN1-4 inc	A	Does the plan need to include part of the CDC map of the Parish demonstrating the way in which the GI links up?		Included in evidence on village website.
RES100	R	Y	Y	DS3	D	Requiring extensions to follow the style and vernacular of the original building is some cases will leave home owners unable to adapt their home appropriately to modern living, not only in terms of use of the ouse, but also ensuring it is environmentally sound homes, excellent architecture and houses that are able to evolve to suit 21st century living. Whilst WG to rightfully be proud of its past, there is no reason to be stuck in it.		Policies are to retain heritage character - not being stuck in the past. DS2 does allow for contemporary and innovative materials and design where it does not detract from the historic context. Given the NPPF and sustainable presumption a prosposal that sought a highly efficient solution should be given considerable weight in the balance of the planning asesment. No need to repeat NPPF policy here.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS4	D	Should Winterfold go ahead, provision for appropriate road safety measures on Durbans Road must be guaranteed. Specifically, D Rd must be subject to a 30 mph speed limit until the northerly village border beyond Brookbridge heading towards Guildford because of where the access to the development will be and the increased traffic it would generate. In fact, the 30 mph limit should be enforced immediately given that on street parking on D Rd is becoming more prevalent opposite residential driveways with blind exits; the current 40 mph speed limit is not enough to maximise road safety on D Rd.	Noted.	Speed enforcement is a matter for the police. Access and highway safety considerations must take account of existing speed limits. Higher speeds equal higher standards.
RES101	R	Y	Y	OA6	A	Note that Redlands Farm mentioned on page 35 is actually Redland Farm.	SWOT (pg 27) poor internet access in parts of the parish should be included under weakness.	Noted - reference made in Telecommunication and Connectivity.
				DS2	Largely A	Should add a commitment that all new developments should incorporate solar energy harvesting wherever this is feasible.	Similarly on page 20 "new fibre option from Sept 2014 does not apply to the whole parish.	Change made to fibre option. IN5 covers.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				IN5	A	The encouragement for high insulation levels should be strengthened. Also see my comment under DS2.	Page 14 The Nap is correctly called 'Tinker's Nap'	Clairty welcomed re Nap. Site Specific Policies reflect Code for Sustainable Homes.
							Overall, excellent document. Sure it has been an enormous task for the authors and I am very grateful for their hard work - well done!	

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES102/103	R	Y	Not in its entirety	SS4	D	<p>Dissatisfaction with policy. One of reasons for purchasing property was peaceful open aspect to rear. This plan clearly threatens that. We acknowledge that the draft plan maintains treeline between the Winterfold rear garden and the main field, but a string of houses along that boundary is certain to bring light and noise pollution which was not previously there. Wonder what owner of 'Field View' feels about proposal. Personal experience of conduct of landowner and intrigued with their apparent change of heart. Previously received letters that they wished to turn their rear land into a 'magical garden' and requested us to grow the hedge higher on our adjoining boundary because they found the view of our house a few hundred yards away similar to 'living in a fishbowl'. Therefore it seems rather odd that they have now decided to give over their adjoining land. We can only</p>	<p>Understand national and regional pressure to spread load. Also understand principles of NP as document. However, we would question the need to impose such significant levels of development onto small communities and given recent planning approvals which have already beset the village, are somewhat cynical about level of power this document will give. On this note, disappointed that pages of narrative about character, history, atmosphere and natural vistas of our village are essentially debunked by recent approval for static caravans. Surely this would have been an ideal site for a small collection of carefully styled and positioned houses. Similarly, what about brownfield sites at Newpond? We have heard arguments that the area could not sustain the lifestyle needs - lack of facilities - what doesn't stop people from living there already. Aspects of Kirdford NP include proposals to develop non residential services. Could we not consider such proposals in Plan - using opportunity to</p>	<p>The approved sites count towards the overall requirement and are beyond legal challenge. The document will have power at the pre-submission stage and can ensure a sustainable compact village in keeping with its established character. Spatial Strategy justification and policy has been amended to provide further clarification. The brownfield sites were too remote from village centre and would create more car journeys to gain access to village facilities. Sites had to be selected that were consistent with NPPF and CDC Local Plan. The very widely spread sites would not give rise to a sustainable form of development and would not support the use of non car based travel. A policy to expand Newpond would not meet the basic conditions and would not be supported by CDC and therefore fail. One brownfield site included.</p>
------------	---	---	---------------------	-----	---	---	--	---

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS3	D	We walk past Glebe Field frequently and have taken the time to review the perspective from the easterly border looking back towards the church. Filling in this part of the field with development does not feel like an appropriate undertaking, The views of the church should be maintained as much as possible and losing them fields like a great shame.	All in all, sympathetic to process trying to coordinate and multiple layers of opinion and debate. However, important to raise personal concerns for consideration.	Site has now been removed from NP.
RES104/105	R	Y	Y	SS1	A	Agree on basis capped to this number and does not sprawl into additional greenfield to link to future new developments, creating large estate that would encroach into the green belt on the south side of the village and would not be in keeping. For safe access by car and pedestrians, significant traffic calming measures to the A272 would have to be implemented as cars accelerate up and down the hill. See additional notes.	Pg 23 - Energy sources and supply - pedestrian crossing in the centre fails with each power-cut/surge. Acting as traffic light monitor! Not reinstated for some days, company do not have exact location which needs to be rectified. Takes couple of calls to get fixed. Safety is compromised during down time. A solution - back up power or automatic direct notification to engineers, especially if more pedestrians.	Noted.

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

				SS2	A	The small cluster of housing and the non-uniform shape of the plot proposed would fit into the village landscape.	Pg 74 - Road and Transport - parking outside village stores - good to include strategies for preventing vehicles mounting pavement as run-in to layby or parking, even with pedestrians on pavement. Dangerous patch of road. Creates blind spots compounded by speed of traffic. Accidents/screeching of tyres more frequent.	Noted.
				SS3	A	The split small cluster would fit into the village plan and the donated land would benefit the village and protect those spaces for the future. Would the donated land be in perpetuity?	Speeding traffic - not driving with care and too fast when approaching centre of village. Trucks also travelling at speed especially towards pedestrian crossing - very worrying.	Donated land would be in perpetuity. Speeding identified in Community Action Plan.
				SS4	A	We would only support if the donated land was guaranteed part of the development in perpetuity.	WG is a special place as brilliantly highlighted in the Plan but the benefits of the village now becoming compromised by traffic issues in centre of village and feeling of danger, eg start of Durbans Rd junction and A272 - incredibly dangerous to cross. Dramatic traffic calming needs to take place to make safe and viable for current and future residents.	Traffic calming addressed in Community Action Plan. Concern of village noted.
RES106	R	Y	Y	SS3	A	Good access to school and church, safe paths to shop and bus stop.	SS3, SS2, SS1 Are preferable due to construction and subsequent traffic will be out of village centre.	Noted.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS2	A	Good access to school and church, safe paths to shop and bus stop.	Footpath needed around Sundial Green. Drop in pavement by bus stop in between parked cars so not safe.	Noted.
				SS3	D	Traffic in middle of village. Footpaths are shown on site plan but it won't help people walking from Butts Meadow, Carters Way, Wyatt Close.		Noted.
RES107	R	Y	Y	DS4	A	Try to encourage parking off paths in and around village.	Good Plan, well done PC.	Noted.
				IN3	A	Walking in the village should be encouraged - stop short trips.		Noted.
				IN4	A	Stop private households lighting up the streets themselves!		Noted.
				SS3		No artistic impression showing footpaths as the Winterfold one has been given some footpaths.		Site removed from NP.
RES108	R	Y	Y	SS3	D	The vicarage has been refurbished and does not need to be replaced. It is the smallest size allowed by the Diocese for a vicarage. In the past the garden has proved to be useful for Parish social occasions.	Obviously a great deal of research and consultation has gone into producing such a complex and detailed Plan. I hope that the redundant nursery site on the Kirdford Road could be developed ahead of any greenfield site.	Greenways appeal has a three implementation condition.

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

RES109	R	Y	Y				Impressed with Plan. Excellently produced, clear and pretty comprehensive. Issue not fully discussed, namely Low Cost Housing. Unlike many villages, WG has been able to maintain a lively cross section in terms of levels of income, age, family size and as a result, diverse and stimulating community. Made possible as for many years had large number of housing association homes alongside good mix of privately owned. Rented ones sold off and have had almost no additions to the stock of low cost, especially rented. If this continues, faces prospect of becoming another middle-class ghetto which in my view, less attractive. Would like to see PC overtly promoting policies which directly favour low cost homes. Should discourage additional middle and high cost owner-occupied and look favourably upon rentable and shared ownership schemes.	HO1 and HO2 amended to give clarity and strengthen to address need for low cost and smaller housing units. Housing association homes not currently subject to right to buy, so do stay within housing stock
RES110	R	Y	Y					
RES111/112	R	Y	Y	EN1&2	Strongly A		Excellent work by everyone concerned. Marvellous pictures. Character of our village	
				EN5	Strongly A		very well depicted. Thank you.	

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				CD2	A	Local and affordable properties for village resents.		Addressed in policies.
				DF2	Strongly A	But would add need for energy savings built in - insulation etc.		Addressed in policies.
				IN4	A	Let's preserve dark skies where safe.		Addressed in policies.
				IN5	A	Again urge energy saving - ie, south facing roofs for individual solar.		Addressed in policies.
				ED1, 2 & 3	A			

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES113/114	R	Y	Y	DS4		Village will inevitably acquire more cars per household due to lack of public transport, street parking is becoming intolerable. Huge amount of unacceptable pavement and on road parking in and around Carters Way/Butts Meadow leading to passing issues. School Road has reached saturation point at school opening/closing times. Not most thoughtful of people at these times of day and with more children attending school, accident sooner or later unless this issue is addressed. Furthermore, residents to one side of School Road are adding to issue with cars parking permanently in the road. Must be provision for off-road parking such as creating a car park between Garmans and Fredericks in Newpound Lane and making School Road a no-parking road.		Noted.
------------	---	---	---	-----	--	---	--	--------

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS4	D	Do not believe proposal in best interests of village. Provision of 222 dwellings so close to green and village centre - with inevitable additional traffic and parking let along all other environmental issues makes this site less preferable than, sites at Newpond - further away but still part of village.	Traffic Speed - This is an obvious concern and clearly identified in the Plan. Speed cameras, sleeping policemen, traffic lights, islands and other speed reduction schemes should be implemented along the A272 if not elsewhere in the village, before a fatality. This observation is in no way intended as a criticism of the plan but are given in a supportive and constructive manner.	Spatial Strategy justification and policy has been amended to provide further clarification. The brownfield sites were too remote from village centre and would create more car journeys to gain access to village facilities. Sites had to be selected that were consistent with NPPF and CDC Local Plan. The very widely spread sites would not give rise to a sustainable form of development and would not support the use of non car based travel. A policy to expand Newpond would not meet the basic conditions and would not be supported by CDC and therefore fail. One brownfield site included.
RES115	R	Y	Y					
RES116	R	Y	Y					
RES117	R	Y	Y					
RES118	R	Y	Y					
RES119	R	Y	Y	OA1	D	This is for a min of 60 houses so therefore could be more. Judging by what the parish said about Meadowbank this was overruled by CDC, what is to stop them doing this again on other sites in the village.		As the plan is now at formal pre-submission stage it is material consideration in planning decisions, sites not included in the plan will be resisted by CDC until the referendum

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS1	D	As above and also too many properties on this site compared with other properties on the whole of the A272 where it passes through the village.		As the plan is now at formal pre-submission stage it is material consideration in planning decisions, sites not included in the plan will be resisted by CDC until the referendum
RES120/121	R	Y	Y	SS1	A			
				SS2	Qualified Agree	Clark's Yard - to where workers can be relocated? To a brownfield site?		A more suitable alternative site has been identified
				SS3A	A	Glebe Field		
				SS3B	Qualified Agree	Vicarage - is the proposal agreeable to the new vicar and to the church? Cannot the number of dwellings be allocated to the Winterfold site which is too large for 22 dwellings? Would make it no bigger than Meadowbank?	The Plan is comprehensive and well presented.	It is not the intention that the current vicarage would be replaced, but converted, retaining the outside appearance. This proposal was made by the Church. The site has now been removed.
				SS4	Qualified Agree	Winterfold - subject to above comments to SS3B.		The allocation of Winterfold with large green is to allow it to replicate the form of the village and not simply be a housing estate, Meadowbank is outward looking informal street overlooking a green
RES122/123	R	Y	Y				Would like to thank all members of the WG NP Committee for all their hard work and time spent to produce this comprehensive plan. Do hope CDC takes note.	

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

RES124	R	Y		SS1	D	Concerns - wildlife habitat, wetness of ground/marshy fields. How is the Council going to cope with 50 cars exiting daily onto the A272 as there is no pavement on one site and the speed limit is largely ignored	Very glad our lack of light pollution is being protected. Feel do not need 4 bed houses. How many existing have empty rooms? Those with local connection should have priority but rented property should not be allowed to be sold.	Outline Planning approval given for this SS1 in July 2014. HO2 amended to reflect local housing need.
				SS3	A	Proposals for Glebe Field & Vicarage make sense providing the new incumbent is not left homeless.	I think the whole project has been well presented whilst I do not agree with it all.	SS3 has been dropped
				SS2	A	Good use of brownfield site.		
				SS4	A			
RES125	R	Y	Y				What an amazing document and so helpful.	
RES126/127	R	Y	Y				We support the plan so long as the maximum number of homes is 60 and the school and local doctors etc can cope with the additional residents.	The school has confirmed that it is able to take further village children.
RES128	R	Y	Y					
RES129	R	Y	Y					
RES130	R	Y	Y				In the main I agree with all the policies detailed and commend the PC for all the work carried out in producing the document. However, I would like to ask if the approval of the 10 mobile homes at Greenways will be included into the overall number of dwellings required?	Greenways Nursery Appeal allowed and 10 residential caravans will count towards overall housing number.
RES131/132	R	Y	Y					

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES133	R	Y	Y				You have done a wonderful job and I agree in principle with your proposed development sites.	
RES134	R	Y	Y	IN3	D	There is no point in providing adequate footpath unless it can be continued all the way to the village centre. This is especially relevant to the land south of Meadowbank.	Congratulations.	
RES135	R	Y	Y				I am worried about the footpath leading from Meadowbank to village, especially in view of the proposed development at land south of Meadowbank. I want to congratulate the Council with the production of this document.	
RES136	R	Y	Y				A very concise and well written plan.	
RES137	R	Y	Y					
RES138	R	Y	Y	SS1	D	25 dwellings is far too many. The exit is dangerous. The field is very wet, houses should be on stilts.	There was a plan for caravans at the nursery site in Kirdford Road. Surely houses would be more suitable. Carters Field Kirdford Road was on the computer. This site seems very good.	Greenways Nursery Appeal allowed and 10 residential caravans will count towards overall housing number. Craters Field fills a distinct local gap that signifies the end of the village and would spread the village beyond the walking distance
				SS2	A			
				SS3	A	Glebe Field		

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS3	D	Vicarage - the present vicarage is ideal. A 2 bed house is too small. The new vicar has 4 children, the previous 2 and 3 children. A 2 bed house in the rear garden is a possibility. A vicar needs a study and a room for parishioners.		Site now dropped
				SS4	A			
RES139	R	Y	Y	SS1	Strongly D	Very disappointed WGPC put forward this area of large scale development regardless of WSCC views. The scheme runs opposite to the first 3 residents expectations (listed pg 61) of WGPC published options, ie, not a small site, 2 Greenfield, 3 worst possible access to A272 where traffic speeds up. and if WGPC cannot reverse it, why consult? If outline planning permission irreversible, WGPC should strenuously amend the building of 25, develop few sites and arrange as landscape, not estate (max 10 units).	I would suggest Winterfold (SS4) and Clarks Yard (SS2) are both practical steps towards future extensions for housing relatively close to village centre without disrupting character of WG.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.

Wisborough Green Appendix 6.4

Neighbourhood Plan

Pre-Submission Consultation February 2015 - Residents' Responses

				SS3	Disagree altogether	Vicarage - the present vicarage is the Diocese standard for new build vicarages and is of the required size. However, small unit accommodation esp suitable for elderly persons would be advantageous - can PC identify suitable site elsewhere? Or cooperate with housing assoc/charity to take over existing property for conversion? Linked housing of individual aspects et courtyard developments or church house Rogate are examples. Clarks Yard could be suitable on A272 access excellent.	PC should be congratulated on presentation for the plan. Thank you for the excellent V Hall exhibition.	Site has now been removed from NP.
RES140	R			DS4	D	Your policies do nothing to tackle existing mayhem. Put a car park in Winterfold Fields to service the school.		Noted.
				SS2	D	Access to A272 extremely dangerous. Should not even be a brownfield site. Permission for same very doubtful. Return to horticulture.	Your site specifics do not do anything to deal with speeding and columnous traffic on A272. Only create future problems.	
				SS3	D	Vicarage needs no redevelopment. The Glebe Field is a haven for wildlife and should not be disturbed.	Why not examine further the proposals for the Kirdford Road - adjacent to the mobile home site (10/12 granted to knock off the requirement) and the new housing to service both young and old.	Site has now been removed from NP.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES141	R	Y	?Y	SS1	D	25 properties on this site wil create a large amount of traffic. Sloping part of A272 - disregard for 30 mph limit. Also unsuitable due to bad drainage.	Despite living in the only property in WG to have desingated proposals immediately to the west and east of boundary, I would still like to congratulate the Parish Council for all their hard work and energy in producing a very well presented NP. Specific points which you agree are problem areas:- 1. A272 speed cotnrol and now even more traffic to turn out onto this road. 2. Desperate need for a village car park. School expanding, new homes more children, more congestion. At present avoid area. 3. Since publishing the NP there have been several new proposals and land for sale. Planning is possibly to be put forward for land adjacent to the Lower Luth path just off Kirdford Road. Sweephurst Farm is for sale with large parcels of land and planning applied for ancillary dwelling to be converted from agricultrual buildings.	Noted. Outline Planning approval given for this site in July 2014. The substance of the planning approval is beyond legal challenge by the plan.
--------	---	---	----	-----	---	--	---	--

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS2	A	<p>As this is a brownfield site (checki for industrial planning) I will have to agree. Living adjacent to this site which is still supposed to be agricultural, I have serious concerns which are addressed in the plans. Surface water drainage, retaining all esiting trees, checking for contamination and lastly another site where trafic from the properites will turn onto A272.</p>	<p>Also a large barn at the far end of Harsfold Lane is currently being developed for residential use and planning permission granted for 4 other swellings to be converted from agricultural buildings. Maybe all these should be considered towards the 60 new homes. I understand and agree with your views on affordabe homes for younger residents to have an oportunity topurchase property and remain in theri village. Unfortunatelly this often does not transpire as has been proven - Garmans. Properties not all purchased by locals and one property, I believe, for a while was a holiday home. Sadly in the midst of covering all the requirments set up by Government we have the additional problem of the oil and gas site inquiry looming over the village. Should we lose our case and the project moves forward, no one will want to come and live in all the new houses !! What WG really needds is a Bypass - and there is another chalenge!</p>	
--	--	--	--	-----	---	---	---	--

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS3	D	I see no sense in developing the Vicarage site, Its position is ideal in every sense for the clergy. 3 proposed properties on the eastern edge of Glebe Field would completely ruin the beautiful view of the church from the footpaths and bridleway which are popular and well used. There is a ditch that runs alongside which floods regularly and we are constantly having to have it cleared out so homes will add to the drainage problem. Also, the cars will also go out onto the A272.		Site now dropped
				SS4	A	Providing the owners of the land are in agreement, this seems a very reasonable plan but could not land here (and available land for sale at present) be used for a car park.		Noted.

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

RES142	R	N	Y some aspects not	66&67	D	1. The number of proposed houses will add a significant amount of traffic entering the A272 at the problem (accepted) speeding end of the A272 (easterly Billingshurst end) with traffic entering the village at speed as evidenced by the accidents and hedgerow damage. (as seen by accidents and holes in hedges!). Inevitably this will result in traffic entering and exiting the road at peak times resulting in a dangerous tail backs at times, backing up in an easterly (blind) dangerous direction (due to bend in road). 2,. Despite existing trees, this will impair the view from the public footpath to the north of the development and second must popular village walk.		Evidence of need is provided by Chichester District Council as part of Strategic Housing Market Assessment. The data is based on National Census data and reflects the housing crisis in England
					68&69	Ditto above.		
RES143	R	Y	Y	OA6	A	But a reservation/query - 2 para "or adjoining the Park" next field or 1 mile fringe or what? Fracking lighting needs to be excluded or our dark skies will go.		

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				HO1	Partly A	But "In the event of applications for new affordable housing" Why are we not insisting that all developments should have at least part (unless it is all affordable housing) of the housing in this category.		The CDC Local Plan stipulates that all housing developments will have 30% affordable housing.
				HO2	A	This addresses my above reservation.		
				DS2/3	A	Great		
				DS4	A	Strongly		
				IN1	A	As long as permeable parking spaces for houses and businesses/visitor parking is included.		DS4 addresses.
				IN3	A	Provisionally that existing pedestrian network is upgraded/restored/reinstated as some eg Petworth Road encroached by 'fat' hedges, very poor surface and uneven too narrow for such a busy road. How do prams and people pass?		

Wisborough Green Appendix 6.4
Neighbourhood Plan
Pre-Submission Consultation February 2015 - Residents' Responses

				SS1		The drawing of bushes as if they are trees is misleading. I know it is a diagram etc but these green splodges make the developments look much better than having real trees planted there. That would be in keeping with a lot of parts of the Parish. PS next time a key to various size splodges representing trees/bushes. It was done clearly re hedging.	Thanks for all the hard work that went into this.	
RES144	R	N	Y			Promoting additional site adjacent to Land South of Meadowbank, to the east of Tanyards drive and extending down past rear boundary of Meadowbank towards Old Tanyard. Site Assessment sheet completed (used Land South of Meadowbank).		Site assessed as unsuitable . See the consultation response on the professional responses Ref MCM.
RES145	R	Y	Y				My family has been living in this area for last 27 years and all our children grew up here. It is the wish of my family to keep the village as it is with minimum damage to the surrounding area which is appreciated by the locals and the visitors to the area.	

Appendix 3. Outcomes of Pre-Submission Consultation and how it has been taken into account

The table shows a summary of comments received and the response. This table was agreed by the Neighbourhood Plan Steering Group on Date 17 March 2015 .

A summary table of main comments raised and changes to the Draft NP was presented to the Parish Council on the Parish Council unanimously approved submission of the Neighbourhood Plan to Chichester District Council.

Table showing comments on Wisborough Green Pre-Submission Neighbourhood Plan				
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
General comments on NP	CDC	References to Vernacular, should ideally be to "local" or "Sussex" vernacular, as it is a very broad term and it may be that an explanation/definition is included – for example "Vernacular: The locally distinctive character of ordinary buildings in a particular place defined by the use of locally sourced materials and craft traditions".	References changed to Sussex vernacular	Useful clarification
General comments on NP	CDC	Average House prices – need to make sure that any sources are relevant and robust and extend over a reasonable period of time	Revised figures are date referenced	Plan is updated every five years
General comments on NP	CDC	The network of footpaths is identified as a strength and maybe this could be recognised as a facet of sustainable growth in promoting alternative forms of transport to the car.	Plan now includes a policy for the footpaths to promote them as safe walking routes with routes identified for improvement with potential funding from CIL in appendix.	Positive addition to plan

General comments on NP	CDC	Proposals for traffic calming could be picked up as infrastructure that could be funded through CIL.	<i>List of traffic calming sites and priorities included in appendix</i>	Helpful addition
------------------------	-----	--	--	------------------

Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Page 4:</u> Plan Summary <u>Page 28:</u>	CDC	The references to the Village Design Statement are noted and have been initially read on the Village website. It may be worth progressing this for formal adoption by CDC. In the past CDC has adopted VDS as material considerations in planning decisions and this would probably give greater weight to the document and allow the Council to use it in planning decisions. This would, however, entail further consultation within the District Council. As it stands the document is currently only evidence in terms of the Neighbourhood Plan.	None	VDS will be progressed separately
<u>Page 7:</u> Vision	CDC	Wisborough Green has a good deal of potential as a sustainable community in that it retains a good range of employment uses and networks of paths which could be enhanced as a basis of safe pedestrian/cycle routes. Maybe this could be built into the Vision as there are many references to promoting sustainable growth/design/living elsewhere within the plan.	Revised vision to include additional references.	Vision strengthened
<u>Page 12:</u> History and Heritage	CDC	Reference to English Heritage, whilst correct at the current time, this will need to be updated to Historic England in April	Change EH to Historic England	Noted – change made

		2015.		
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Page 20 and 21:</u> Housing	CDC	2 different sections, both titled 'Housing', with 'Telecommunication and Connectivity' in between. Could the latter (i.e. the section on Page 21) be entitled 'Private Housing Need' to provide better clarity?	Changed as indicated	Helpful clarification – change made
<u>Page 26:</u> Key Parish Statistics	CDC	Does Greenways (which has had a recent appeal decision allowed) need adding to the caravan section, under housing type? The parish would need to make it clear that this was after the census.	New site specific page for Greenways to reflect appeal decision for 10 caravans. These count towards the housing need.	Helpful clarification – change made
<u>Page 27:</u> SWOT Analysis	CDC	As stated above it seems there are good opportunities to promote sustainable growth/design and lifestyles.	Incorporated in Vision and footpath policy	Point has been dealt with elsewhere
<u>Page 30:</u> Policy OA2 (Spatial Strategy)		This reads more as a justification for an approach rather than as a policy. It may be more appropriate to simplify this to state that development will be supported	Revised wording to clarify policy intention	Disagree with this analysis, the judgement has been made by the local community on the extent of sustainable development based on the careful analysis of walking distance to facilities. This policy meets the basic

		where it is sustainable.		conditions test and is consistent with NPPF. It is locationally specific. However revised wording included to make it a better DM policy.
Planning Policy Context	CDC	This section will need to be updated as the NP moves forward, CDC can provide further updates as necessary	None at present	Noted
SEA	CDC	A copy of the determination letter to be included as part of evidence base the new requirements in the Basic Conditions Statement in due course.	Noted	For basic conditions review, SEA requirement review by CDC following modifications
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Page 31:</u> Policy OA4	CDC	Should this be Windfall Sites <u>s</u> ?	Revise to Sites	Helpful clarification
<u>Page 32:</u> Policy OA3 and Figure 8 (Settlement Boundary)	CDC	The map showing the settlement boundaries etc. (figure 8) would benefit from being much larger and easier to identify locations, sites etc	Clearer plan will be provided on A3 double spread?	Change will assist with later applications
Policy OA2	CDC	Careful consideration also needs to be given to the reasoning and justification for which sites have been included and which excluded from the amended settlement boundary. While it may be understandable why Glebe Way has not been included, further consideration may need to be given to including Winterfold. However, if this is to be excluded then reasoning for its exclusion should be provided. This may be able to be via a	South of Meadowbank is removed from SB until developed.	The evidence base for site selection is clear and is underpinned by the spatial strategy policy. Assessments were made of each site and this is submitted in support of the plan. No further justification is required in the plan. The site selection, and settlement boundary is based entirely on sustainability and policy OA2 and

		separate statement providing evidence for the settlement boundary amendments and CDC can assist further on this.		therefore meets the basic conditions NPPG advises: Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.
Page 32: Policy OA5 (Local Gaps)	CDC	May need to give some further thought to the wording of this policy to word in a more positive way to set out when development will be allowed with the intention of preventing coalescence.	No	The policy is a clear criteria based policy reflecting local concerns, and supports the spatial strategy. It is clear how a proposal must show how it meets the criteria to be acceptable. The policy is consistent with NPPF and meets the basic conditions.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
Page 37: Policy EN1 (Ecological Sites)	CDC	References the Green Infrastructure/Ecology Network Map, but there is no figure in the Draft NP source should be referenced.	Reference to be included?	Helpful clarification
Page 37: Policy EN2 (Landscape Character and Open Views)	CDC	Policy makes reference to the need for a Landscape and Visual Impact Assessment to accompany all development proposals other than when views are localised. Unfortunately such a requirement cannot be included in a policy. The list of documents that are required to be submitted with applications are listed in the Council's local list and this is the appropriate place for such requirements to be set out. CDC is	Omit from policy	As covered by local list this requirement can be removed from the policy

		currently reviewing its local list and Landscape Visual Impact Assessments will be included on the list.		
<u>Page 37</u> : Policy EN2 (Landscape Character and Open Views)	CDC	“...the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved within the applicant’s control and will reduce the impact to low or negligible”. Not all development will have an adverse landscape impact, there is a need to consider this in the context of the potential for development to have a positive impact, what would happen if this was the case?	Revise policy wording to include the qualifier: “ Where development has an impact on landscape character or open views”	Revise the policy to accommodate suggestion
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Page 38</u> : Views	CDC	These should include views towards the church – some are identified in the Conservation Area Appraisal townscape analysis map. It is important to protect views towards the church (Grade I Listed), which is an important local landmark. This will also help protect its setting. The area around the church is of archaeological importance	Additional text and arrow added.	The policy response is to outward/ landscape views. The CAAMP deals with townscape and internal views. Allocations have considered views Archaeology and views not problematic.
<u>Page 39</u> : Policy E4 (Conserving and Enhancing the Heritage)	CDC	Should the policy refer to EN4 rather than E4? With regard to Buildings of Local Importance including Locally Listed and	Add appendix to plan	Useful to have reference list of local listing and other positive buildings.

Environment)		positive buildings, are there details of any of these within the Plan? If there are no details that should be clearer or if they are to be found elsewhere then it would help if this could be referenced.		
<u>Pages 40-42:</u> Local Green Space	CDC	This section will require further discussion and advice as to the justification and reasoning behind the inclusion of the various identified areas. This is an area which is proving sensitive at the examination of Neighbourhood Plans and therefore CDC will assist further in providing guidance as to the best way forward.	Downgrade grass verges as they do not deserve the same protection as the main green now open spaces Take out the new green spaces as these cannot be demonstrably special as they do not yet exist.	High Court case has shown that Local Green spaces must be demonstrably important locally and must have been consistently identified as important to local community
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Page 44:</u> Policy CD1 – The use of Section 106 Agreements and CIL to support community development	CDC	This policy may need some amendments. Not every planning application will be a trigger and therefore it is suggested that the wording is amended (for example such as “Any planning applications for new development (excluding householder development)...” Also there is a need to delete ‘any other contribution that may become available to WGPC’ as this would not be related to planning.	Revise policy wording to reflect the imposition of CIL (pooled contributions not legal after 6 April 2015) Add the phrase. For CIL chargeable development. Omit reference to s106 agreements. Clarify policy	Noted – the policy must reflect CIL regulation tests for pooled contributions

		The decision on the delivery of infrastructure is by CDC, parish not be a signatory on the S106 agreement.		
The use of Section 106 Agreements and CIL to support community development	CDC	CDC try to spend any affordable housing commuted sums sought from the S106 within the parish they are obtained. However due to time constraints, whereby the monies have to be spent in a certain time frame, this is not always guaranteed. In addition to the section on Page 22, it may be helpful if it was clearer in the NP as to how affordable housing was to be addressed in terms of delivery (or is this the intention of Policy HO2?).	Revised wording to policy	Policy clarified to reflect local needs and mix.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
	CDC	It would help if in general the NP referred to specified projects etc as part of the Community Action Plan/an Infrastructure Delivery Plan or appendix etc.	Add Infrastructure Delivery Plan as appendix	The addition of an IDP would make the plan stronger, although not entirely necessary to meet basic conditions
<u>Page 45</u> : Policy CD2 – Retention of Community Assets	CDC	The policy aims to protect assets of community value but some of the text is misleading in terms of the separate procedures associated with the more formal procedure of registering	Revise the policy to provide protection to community assets consistent with description in NPPF	Change to list to reflect NPPF

		community assets. CDC can advise on this wording to help clarify the two issues and ensure that the policy of retention/protection is robust.		
Page 47: Policy HO1 – Local Occupancy Conditions	CDC	This is not in-line with the Council's adopted allocation policy and should either be removed or amended to reflect it. CDC review the sensitivity of the devise a Local Lettings Plan with the Register Provider;	Additional justification text explaining why the local connection is relevant to the NP and supported by local views, and housing mix now included.	Revised wording is consistent with Local Plan policy. Local connection policies have been supported in other NPs through examination. Difficulties can be dealt with on case by case basis rather than undermine the plan.
Page 48: Policy HO2 – Housing Need	CDC	Paragraph 2 is slightly confusing, in that it states that <i>“around 50% of all new dwellings to be built shall be designed to be appropriate for occupation by elderly persons and/or first time buyer or those on a lower income”</i> . Does this mean only the affordable units or all units; and also does this mean 1 & 2 bedroom properties? Policy also states <i>“landowners may coordinate their proposals so that the overall requirement is met but not necessarily equally on each site”</i> . Each obligation is negotiated on a site by site basis and it would make things complicated, particularly in terms of negotiating the S106, and would therefore suggest this statement is removed. 50% is a higher proportion of 1-2 bed dwellings than in the local plan; it lies	Policy redrafted to reflect housing mix aspirations of SHMAA adjusted to existing top-heavy mix of larger units.	Policy consistency required

		<p>above SHMA recommendations. If this is to be included then evidence will be required to support the need for this in Wisborough Green.</p> <p>The SHMA requires – 35% 1 and 2 bed, and the affordable mix would require range of 40-50% 1 and 2 bed.</p> <p>It will be up to the Examiner to decide, based on any locally provided evidence, if a higher level of 1-2 bed dwellings can be justified</p>		
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<p><u>Page 49</u>: Policy HO3 (Agricultural Occupancy)</p>	CDC	<p>Suggest that it may be better to word the policy in a more 'positive' way, e.g. "Applications seeking the removal of agricultural occupancy conditions in the Plan Area will only be permitted where the unit has been marketed unsuccessfully in its current use.."</p>	Use revised wording as advised	The plan must be positive in supporting development where it is appropriate

		The marketing period should be for at least 12 months.		
Page 50: (Built Environment – Housing Density)	CDC	2 nd paragraph of the justification – not clear what the ‘generous plots of between 40 to 200 m’ is referring to, is this the size to date in Wisborough Green or a more general comment about plot sizes elsewhere? Needs to be clear what this is referring to if it is to be included.	Revise policy	The plan should reflect local conditions – these need to be more carefully expressed.
Page 50: Policy DS1 (Housing Density)	CDC	Concern with the wording ‘continuum of the spaciousness’. It is unlikely that new development would comply with these standards (40m-200m sized plots) but CDC has a requirement to make best use of land as well as to ensure it is in keeping with the character of the development. If these words are deleted the policy will still achieve what the parish is seeking but it would also enable an efficient use of land.	Revise policy wording to reflect the character of the village.	<p>The plan should reflect local conditions – these need to be more carefully expressed. It is right for the plan to add specific character details.</p> <p>NPPG advises: Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan</p>
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
Page 52: Policy DS2 (Vernacular of New Development)		In most cases velux windows and even flat roof dormers will be permitted development. It would be difficult to support the refusal of any permission at appeal.	Add caveat regarding Permitted development	Helpful clarification

Page 53: Policy DS3 (Housing extensions – style and vernacular)P53	CDC	The sentence referring to extensions under permitted development needs to be removed as CDC have no control over these extensions	Add caveat regarding Permitted development	The policy is intended to encourage good design for all development
Page 54: Policy DS4 (Provision of Off-Road Parking)	CDC	Need to make this clear is for new housing and not for all development.	This policy can be retained as a general principle for all types of development but must advise on other standards for other uses	Policy needs revisions to be workable. Parking is a major local concern
Page 55: Policy ED1 – Development of New and existing Business	CDC	It is often the case that new business premises may not have a prospective occupier until after the development has finished, therefore it would be difficult to demonstrate the viability on a 'continuing basis'. Therefore question how the NP would expect a developer to do this? What is required would need clarification and confirmation. Also suggest the words 'start ups' are removed as new or existing is sufficient.	Remove reference to viability	Change required
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
Page 55: Policy ED2 – Encourage and Support Home	CDC	Suggest amending wording from "Economically viable" to "Economically sustainable" in the first paragraph of ED2.	Change text as suggested	Change would help strengthen the policy

Working				
<u>Page 56:</u> Policy IN1 (Surface Water Management)		Not all areas in the parish will be susceptible to flooding, highlight where specific concerns need to be addressed. Show areas that they are susceptible to flooding etc (for example by way of the Environment Agency mapping).	Policy retained to reflect localised conditions	There are a number of factors that would contribute to surface water flooding in the area relating to conditions at the time, ie, saturation of ground, weather conditions, lack of ditch and gully maintenance, duration of rainfall. As such, specific areas that would be susceptible to flooding cannot be demonstrated; locations would vary with conditions.
<u>Page 57:</u> Policy IN2 (Waste Water Management)	CDC	It will be for the relevant water company to advise if there is capacity in the network. If there is insufficient capacity in the network, the water company will advise (following an investigation) of the works to the network that the developer must fund (but to be implemented by the water company) to ensure that the network can absorb the additional capacity. Would suggest that the following wording is added "... will not be supported unless it can be shown that there is either capacity in the network or by rigorous analysis".	This policy will require some rewording.	Revise policy
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response

Page 60: Policy IN5 (Renewable Energy Schemes)	CDC	Need to be aware that in some instances this may be PD.	Add the phrase "where planning permission is required for schemes of renewable energy"	This will strengthen policy for developments requiring consent.
Page 61 et al: Site Assessments and Allocation	CDC	From an ecological/biodiversity point of view - support the retention of the hedgerows on the housing allocation sites, as CDC maps indicate that they are potentially being used by commuting bats. Any future lighting schemes will need to consider bats.	Add wording	Useful clarification
Page 63: Fig 14.	CDC	Question whether the reference to 'gifted to the community' needs to be included or is this just a statement of fact.	Wording to be changed to say hatched areas will form new "greens" that form the basis of new development proposals consistent with established character.	Wording change helps to clarify rationale for the spaces.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response

<p>Page 67: Policy SS2 (Clarks Yard) P67</p>	<p>CDC</p>	<p>Concern about the inclusion of a maximum figure and also the reference to a specific timeframe. May not be reasonable to include this as it may be that the site does not come forward until post 2020.</p> <p>Concern in relation to the means of access to the site and whether or not a satisfactory/ acceptable means of access is achievable (to comply with WSCC standards) to provide the delivery of this site. This would need to be addressed prior to submission of the NP.</p> <p>Would not wish to see such a prescriptive layout specified and therefore would suggest removing the sketch diagram. Any planning application can address the suitability or otherwise of a layout, it is not the role of the neighbourhood to be so prescriptive. Flexibility may result in alternative layouts coming forward that overall make better provision for the community. Also note there is no indication of the proposed mix and garden sizes are very variable, with two being noticeably smaller. It may be more appropriate and helpful to include a list of principles that the development should comply with. CSH Government are removing this and will be consolidating housing standards and regulations.</p>	<p>Add capacity suggesting using the word 'about'. Otherwise policy remains as drafted.</p>	<p>The maximum figure and site layout are based on detailed site testing through the illustrative layout. This is in effect 'development briefing' based on a detailed understanding of site constraints and opportunities.</p> <p>It is the role of the NHP to be prescriptive where this has led to support for the sites due to confidence about the look and feel of the proposed developments.</p> <p>Highways satisfied that safe access can be achieved – evidenced support.</p> <p>This is the layout the community has supported.</p> <p>The layout is based on draft national housing standards and expected mix with high proportion of smaller units.</p> <p>NPPG advises: Qualifying bodies should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan</p> <p>Code 4 is legitimate until replaced.</p>
Policy / Paragraph	Person	Summary of comment	Changes to NP?	Response

Reference	Ref			
Page 69: Policy SS3 (Glebe Field and Vicarage)		<p>It may be more helpful to look at the requirements for Glebe Field separately from the requirements for the Vicarage site. Again the comments relating to the proposed timeframe apply as above.</p> <p>Would benefit from English Heritage's comments on the basis this is a sensitive site, needing to take account of any impact on the church and churchyard. Text and policy may need some rewording on this basis to address the particular constraints and sensitivities of the sites.</p> <p>Would not be able to require the land to be gifted to the PC as this would be outside the remit of planning and dealt with as a separate land transfer document. However, a suitable management plan would be required.</p> <p>On this development it is likely that a developer would submit two separate planning applications, therefore an affordable housing contribution would not be received. Furthermore, even if it was submitted as one application no affordable housing contributions would be received as it is under 10 units.</p> <p>As above reference to "<i>code 4 of the code for sustainable development</i>" should be</p>	Site and policy removed from allocations.	<p>The proposed allocation was unpopular with residents who responded to the consultation with many objecting to the inclusion of the site.</p> <p>The site promoters have also questioned viability based on the pre submission draft policy.</p> <p>This means the site is no longer deliverable for development as set out and does not meet the basic conditions tests.</p> <p>The restriction on capacity was the response from English Heritage to avoid unacceptable heritage impact. Therefore any form of development above that level would cause unacceptable harm to the heritage assets and is not supported by EH.</p> <p>Given additional site at Greenways now granted on appeal there is no requirement to include the site to reach the 60 dwelling target set out by CDC.</p> <p>Exclude site SS3 in submission draft – problematic for the Diocese who want to develop a much bigger site and any limited release will not satisfy Charities Act disposal.</p>

		removed.		
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
Page 71: Policy SS4 (Winterfold)		<p>Again the comments relating to the proposed timeframe apply and also concern in relation to the use of a maximum number.</p> <p>Similar comments as above in relation to the use of sketch layouts, it would be more helpful to include a list of principles that the development should comply with e.g. to front open space etc.</p> <p>The gifting of land is not something that could be required by planning policy. However, a suitable management plan would be required.</p> <p>Also as above reference to “<i>code 4 of the code for sustainable development</i>” should be removed.</p> <p>Question if it is correct that the whole site (including the affordable) is required to be at least 50% 1&2 bedroom units?</p>	Add capacity suggesting using the word ‘about’. Otherwise policy remains as drafted.	<p>The maximum figure and site layout are based on detailed site testing through the illustrative layout. This is in effect ‘development briefing’ based on a detailed understanding of site constraints and opportunities.</p> <p>The basis of the acceptability of the development is on the understanding that the site would create a new ‘green’ which is very much part of the character of the village and the reason why schemes without generous open spaces are less characteristic. The green to be secured as part of the package.</p> <p>It is the role of the NHP to be prescriptive where this has led to support for the sites due to confidence about the look and feel of the proposed developments.</p> <p>This is the layout the community has supported.</p> <p>The layout is based on draft national housing standards and expected mix with high proportion of smaller units.</p> <p>NPPG advises: Qualifying bodies should plan positively to support local</p>

				development, shaping and directing development in their area that is outside the strategic elements of the Local Plan Code 4 is legitimate until replaced.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>General</u>	SDNPA	Recommend numbering paragraphs throughout the document	Numbers to be added	Useful addition –easier for examination
<u>Page 9 Vision & Objectives</u>		Welcome the special qualities of the SDNP being referred to in the objectives. As the special qualities are key defining characteristics of the SDNP, the final objective would perhaps better state that these will be protected and conserved rather than implemented.	Reference to protected and conserved to be added	Small textual change
<u>Page 10 Location</u>		South Downs National Park Authority is the Local Planning Authority for the area within the National Park boundary. Paragraph 3 should be revised to clarify this.	Change for accuracy	Small textual change
<u>Page 28</u>		The 1st paragraph should be revised to reflect that SDNPA is the Local Planning Authority for the area of Wisborough Green Parish that is within the National Park boundary. A Basic Condition for Neighbourhood Development Plans is their conformity to the strategic policies of the adopted Development Plan. Strictly speaking, should the Wisborough Green NPlan be examined before CDC Local Plan 2014-2029 is adopted then the Nplan will	Change for accuracy 2nd paragraph – Until a Development Plan the SDNP Local Plan is adopted for the National Park Area, the SDNPA will continue to still use the saved policies of the CDC Local Plan 1999.	Small textual change

		be tested against the saved policies of the 1999 CDC Local Plan. This section could clarify that the Nplan has been prepared in line with the emerging Local Plan being mindful that it will shortly provide the strategic context for Wisborough Green.		
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
Page 33 Policy OA6		<p>Welcome the inclusion of a policy on Development in the Neighbourhood Area within the South Downs National Park.</p> <p>However, the policy wording could be clarified by revising the wording to state that development in the SDNP must be consistent with the National Park Purposes and pay due regard to the Duty.</p> <p>Also, development should conserve and enhance the Special Qualities of the South Downs National Park (this includes but is not limited to the tranquillity and dark skies).</p> <p>Wisborough Green is within the Low Weald – North Chapel Landscape</p>	<p>Change for accuracy</p> <p>The final two sentences of this policy would not be used in assessing planning applications. Recommend these are moved to the supporting text. The supporting text could also refer to the SDNP Partnership Management Plan as being a material consideration in planning applications. Recommend also making reference to the South Downs Integrated Landscape Character Assessment (SDILCA) which is the Landscape Character Assessment for the SDNP in the supporting text.</p>	Small textual change
<u>Page 34</u> <u>OA7</u>		<p>Welcome the inclusion of this policy on development of land adjoining the SDNP.</p> <p>While the requirement to enhance the visual qualities and characteristics of the SDNP is admirable, this does go beyond national requirements and suggest the policy states these qualities and characteristics are conserved</p>	Remove the term enhance , refer to the two duties in the National Park	Small textual change

<u>Page 37</u> <u>Policy EN1</u>	SDNPA	This policy refers to a Green Infrastructure / Ecology Network Map, however this appears to be missing from the document?	Map to be included	Add map for clarity
<u>Page 38</u> Policy EN3		It would be helpful to show the PRoW on a map.	Addition to policy with map	Support the changes to this policy with supporting mapping
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Page 40</u> <u>Local Green Space</u>	SDNPA	A novel approach to designate grass verges as LGS. Whether an examiner will agree these are demonstrably special is another matter. You may want to consider also protecting these through a policy on retaining the local character particular at the entrances to the village. Boundaries of candidate LGS will need to be defined in the final plan.	Remove verges from LGS policy Define boundary of LGS on plan	Verges now in open green space policy
<u>Page 42</u> <u>Local open space</u>	SDNPA	Would these not be better designated as LGS? Allotments and playing fields are often LGS. Green space associated with the scout hut might also qualify.	Consider whether LOS can be LGS must show they are demonstrably special to community and have been identified through consultation	Verges now in open green space policy
<u>Policy SS3</u>	CD	The policy for a key central site that could bring both sustainable development and other public benefits has been determined not on its planning merits but on the expediency of avoiding SEA. At the very least, such practice is not in the spirit of national policy in the NPPF. More importantly for the neighbourhood, the policy as it stands presents considerable	Site and policy removed from allocations	Exclude site SS3 in submission draft – problematic for the Diocese who want to develop a much bigger site and any limited release will not satisfy Charities Act disposal.

		<p>difficulties for a landowner such as the diocese with charitable status where any disposal must meet the requirements set out in regulations under the Charities Act 2011.</p> <p>A wasted opportunity for more substantial public gain and more sustainable housing development than is the case with the pre-submission draft policies.</p>		
<u>Policy SS2</u>	CD	This is an existing employment site. Its development would be contrary to the District Council's employment sites policy and that of the economic development provisions of the draft NP	No change	The site's owner has identified an alternative site for relocation; no loss of employment will result. The policy is consistent with CDC Local Plan and emerging policy of NP.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Policy SS4</u>	CD	This site, together with the glebe land came out positively in the District Council's 2014 SHLAA. However, it is a much more peripheral site that does not have the locational and sustainability advantages of the glebe. The access to the site is close to the busy Cricketers pub with its attendant car parking. From the A272 vehicles must pass through the centre of the village to reach the site.	None	The site is very well located to services and facilities and is within five minute walking isochrones so is considered a sustainable location. The access is not too close to the pub. All sites will to some degree mean that traffic will pass through village crossroads. None of which is to be so significant that the development cannot be sustained.
<u>Requirement for SEA</u>	CD	Plan not compatible with EU directives as needs SEA	None	CDC confirmed SEA not required. EH lack of objection on pre-submission draft meant SEA not required.
<u>EN5</u>	CD	Object to LGS6 - Glebe Field, Glebe Way	Omit the allocation	Exclude site SS3 in submission draft – problematic for the Diocese who want to develop a much bigger site and any limited release will not satisfy Charities

				Act disposal.
<u>Site Allocations</u>	MCM	We wish however, to promote 0.467 ha of land that would be suitable to provide additional housing in accordance with the district and local housing shortfall/need promoted through the Wisborough Green Pre-Submission Draft Neighbourhood Plan.	Too late to add this site in now and has a number of major constraints that make it problematic. Contains an existing pond which may have protected species, adjacent to listed building, may adversely affect setting? Many mature trees that screen the adjacent site. No evidence to suggest that a solution with Rydon Homes is deliverable – ransom situation, gain would be very small for significant impact?	Unrealistic proposal given the high level of constraints within the site. Most of the site outside five minute walking isochrone.
<u>OA2 and OA5</u>	MG	Disagree with location of local gaps as they are inconsistent	None	The gaps have been identified to reinforce the spatial strategy which is concentrate the sustainable development within defined walking limits and consolidate the existing settlement pattern and prevent sprawl
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>OA3</u>	MG	Policy required to prevent expansion beyond settlement boundary	None	New settlement boundary will be drawn following development of sites apart from Clark's Yard, which remains outside the settlement but performs well being a brownfield site. Countryside policies protect land outside the boundary.
<u>EN2</u>	MG	Missing views into village and in particular the Church	None	The policy response is to outward/ landscape views. The CAAMP deals with townscape and internal views. Allocations have considered views. It is not therefore necessary to have policy protection for views of the Church.
<u>SS2</u>	MG	Support redevelopment but suggest mixed	None	The site's owner has identified an

		use, questions visibility as safe?		alternative site for relocation, no loss of employment will result. The policy is consistent with CDC Local Plan and emerging policy of NP. Highway Authority satisfied safe access can be achieved
<u>SS3</u>	MG	Not a sound basis for inclusion, benefits are not genuine. Impact on rural track, sensitive location and is beyond local gap	Omit the allocation	Exclude site SS3 in submission draft – problematic for the Diocese who want to develop a much bigger site and any limited release will not satisfy Charities Act disposal.
<u>SS4</u>	MG	Highly visible would impede views of Church. Durban Road is unsafe and has narrow pavements	None	Proposed development does not impede views of the Church due to intervening development. Safe vehicular access is possible with safe pedestrian access possible to school.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Carter's Field Site</u>	MG	Disappointed not included as would provide pavements, traffic calming and housing for elderly. Plan founded on false premise as sites with better scores have not been included	None	The proposal at Carter's field did not receive universal support or higher support than those now put forward.
<u>Impact on school</u>	MG	Plan does not address impact on school	None	The school is attended by many out of catchment children. The displacement of pupils by catchment will mean over the plan period that all new pupils in catchment can be accommodated.
<u>Need for older people's</u>	MG	Plan at odds with Policy 33 of Chichester	None	CDC did not raise any inconsistency

<u>accommodation</u>		Local Plan		
<u>Footpaths and traffic calming</u>	MG	No policy to support this	Additional policy on footpaths as requested by CDC	Will accommodate this with new policy.
<u>EN1</u>	SW	Wording of policy creates a barrier to statutory undertakers, alternative wording suggested	Add caveat to policy to protect utility provision	Reconsider wording
<u>EN5</u> <u>Local Green space</u>	SW	Wording of policy creates a barrier to statutory undertakers, alternative wording suggested	Add caveat to policy to protect utility provision	Reconsider wording
<u>SS1</u>	SW	Suggested additional wording regarding the line of the sewer	No Change	Policy is sufficiently robust and meets basic conditions
<u>SS4</u>	SW	Suggested additional wording	Add caveat	Policy is sufficient additional wording in lower case supporting text
<u>Policy on Infrastructure</u>	SW	Suggested additional policy	No change	Policy meaning is met within the other policies in the plan
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Provision of local business units</u>	HA	Buildings at Anells yard have come to end of their life and rental level does not justify replacement	No	The market for employment units needs low cost units. They are in reasonable repair and well let. If they are to be redeveloped for business units they would attract higher income levels. A phased approach to business replacement is possible within current planning policy. There is nothing in the plan that precludes their replacement for business use. It is not necessary for mixed use to cross subsidise, and the predominance of the type of market housing proposed is not what WG

				needs.
<u>Traffic and road safety</u>	HA	Pavements could be provided to village centre, claim that residents will walk to village centre	No	The justification for this benefit is not outweighed by the harm of the unsustainable location for new dwellings which would use cars as they are well outside the 5minute walking isochrones and extends the spread of residential area of the village. Research shows residents would drive not walk to school/ shop./ pub/ church etc.
<u>Smaller houses</u>	HA	Ansells yard can provide 5 x 3bed and 7x 4bed	No	The predominance of the type of market housing proposed is not what WG needs. Overprovision of 4bed units in the village.
<u>Benefits of Ansells yard</u>	HAA	Ansells yard is brownfield, not in gap and not in CA, no biodiversity issues, no impact on significant trees or neighbouring amenity or views	No	The justification for this benefit is not outweighed by the harm of the unsustainable location for new dwellings which would use cars as they are well outside the 5minute walking isochrones and extends the spread of residential area of the village in conflict with spatial strategy.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>SS2</u>	HAA	Need to secure employment use elsewhere before site is released	No	This is a pre-condition of the release of the site to conform with CDC Local Plan
<u>SS3</u>	HAA	Not a popular proposal with residents, greenfield and impact Vicarage garden.	Omit the allocation	Exclude site SS3 in submission draft – problematic for the Diocese who want to develop a much bigger site and any limited release will not satisfy Charities Act disposal.

<u>SS4</u>	HAA	A greenfield site and within the Green gap	No	The site is within the five minute walking isochrones, and will preserve the green gap by retaining the open space in perpetuity. The design concept is housing overlooking a green, which is the key design characteristic of the village.
<u>Safe highway access to sites</u>	HAA	Sites have not proved safe access to the highway	No	All sites have been deemed as acceptable for the purposes of safe access.
<u>General</u>	KPC	Kirdford Parish Council resolved to support the NHP	No	Noted
<u>Mineral Safeguarding</u>	WSCC	Need to protect mineral safeguard areas	The Chichester Local Plan requires that all development within a West Sussex Minerals Consultation Area must be considered against the latest Minerals Consultation Area guidance and policy produced by West Sussex County Council. Preparation of site plans for development proposed through the Wisborough Green Neighbourhood Plan will require liaison with West Sussex County Council at an early stage to ensure that potential mineral interests are fully considered in planning development	NHP cannot include minerals policies as this is not allowed, WSCC policy for safeguarding at an early stage. Additional wording for liaison with WSCC can be added as suggested here.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>Car Parking standard DS4</u>	WSCC	Whilst it is agreed that parking should not add pressure to the highway network, in some cases this policy could lead to an oversupply particularly with parking provision for flats. It is suggested that the policy is less prescriptive to ensure that there is more flexibility over	No	Parking is a genuine local concern and local policies are appropriate as maximum parking standards are not required in the NPPF/ local plan

		how the spaces are provided. Please refer to the County Council's Guidance on Car Parking in Residential Developments and the Car Parking Demand Calculator		
<u>OA2</u>	EH	English Heritage notes the statement that “the development of allocated sites will not impact on the Conservation Area”. We are not sure if this is intended to be a requirement of new development on these sites or simply reassurance. Either way, we consider that the development of all of the allocated sites will impact on the Conservation Area - indeed, this is implicit in the requirements in Policies SS1 – SS4 that “The design and style of dwellings will take into account the proximity of the Conservation Area”. However, these impacts will not necessarily be unacceptably adverse, Perhaps it would be better to say “The site-specific policies contain requirements to ensure that the development of allocated sites will not impact adversely on the Conservation Area.....”.	Change text as suggested as follows The site-specific policies contain requirements to ensure that the development of allocated sites will not impact adversely on the Conservation Area.	Revised wording is helpful
<u>OA4, E4, DS2 and DS3</u>	EH	EH welcomes and supports the criterion in Policy OA4 that windfall sites schemes will not adversely affect any heritage assets, welcomes and supports Policy E4, which we consider to be an excellent example of a neighbourhood plan historic environment policy. Supports DS2 and DS3	No change	Noted
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
<u>SS1</u>	EH	According to our records there are no designated heritage assets on this site but it is adjacent to the Conservation Area. We	No Change	Noted

		therefore welcome the requirements for the design and style of new dwellings to take into account the proximity to the Conservation Area and for an archaeological investigation to be carried out in advance of any building works. The results of this investigation should influence the form of the development.		
<u>SS2 and SS4</u>	EH	According to our records there are no designated heritage assets on this site. We welcome the requirements for the design and style of new dwellings to take into account the proximity to the Conservation Area	No change	Noted
<u>SS3</u>	EH	According to our records there are no designated heritage assets on this site but the Vicarage site is adjacent to the Conservation Area and the grade I listed Church of St Peter ad Vincula. Welcome the requirements for the design and style of new dwellings to take into account the proximity to the Conservation Area and for all significant trees and vegetation in the north-west corner of the site to be retained. Welcome the retention of the area west of the proposed dwellings as a buffer, and to provide an appropriate setting, to the listed church	Omit the allocation	Exclude site SS3 in submission draft – problematic for the Diocese who want to develop a much bigger site and any limited release will not satisfy Charities Act disposal.
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
Page 8:	EH	English Heritage is disappointed that the historic environment of Wisborough Green is not recognised as one of its “special qualities” and that there is no mention of conserving and enhancing the historic environment in the Vision Statement, despite “rich historical heritage being one of the identified strengths	Revise vision statement to include this	An omission in drafting

		of the village.		
Page 9	EH	English Heritage welcomes the third objective, although it might be clearer to say "...respecting existing listed and other historic buildings and features". We would welcome a specific objective for the conservation and enhancement of the historic environment.	Revise to include "...respecting existing listed and other historic buildings and features". Add a specific objective for the conservation and enhancement of the historic environment.	Welcome clarification
Page 11	EH	English Heritage welcomes the section on History and Heritage, but we feel it would be helpful to explain what the archaeological evidence is that supports the theory of an earlier settlement. In fact, this section could include some information on the archaeological significance of the parish, with a reference to the Chichester Historic Environment Record. Reference could also be made to the Sussex Historic Landscape Character Assessment.	Add references and more information if available	Welcome clarification
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
Page 12		The National Heritage List for England has 95 listed buildings in the parish and one scheduled monument (Pallingham Manor). We welcome the references to the Conservation Area (and Character Appraisal) and local list of positive buildings of townscape merit, although have any such buildings outside the Conservation Area been identified ? It might be helpful to say a little about the current state of the historic environment in the parish – although there are no heritage assets at risk in the parish on the English Heritage Heritage at Risk Register,	Update references – no time or resources/ skills to complete a survey of Grade II buildings in the Parish. Add to list of 'nice to haves' in next version of plan.	Helpful comments but task too onerous

		this does not include grade II buildings. Perhaps the Parish Council could undertake a survey of grade II buildings in the parish.		
Page 20 and 27	EH	Page 20: Again English Heritage welcomes the references to the Conservation Area and Conservation Area Character Appraisal. Page 27: English Heritage welcomes the identification of “rich historical heritage as one of the strengths of the parish.	No change	noted
Page 35	EH	Page 35: When considering proposals for the conversion of listed or other historic farm buildings, English Heritage advises the Parish Council to be aware of the need to ensure that the re-use proposals do not unacceptably detract from the historic and/or architectural significance of the building and that they retain features of historic or architectural importance.	No change	Noted – this is an issue for CDC who determine applications for conversion
	NE	The commitment to protect and enhance the natural environment (both habitats and landscapes) that seems to run through the plan, should be reflected in an appropriate objective.	Add to objectives	Welcome clarification
Policy / Paragraph Reference	Person Ref	Summary of comment	Changes to NP?	Response
EN1	NE	We welcome the protection of Ancient Woodland and the measures in Policy EN1 - some reference could also be made to BAP habitat such as woodland and grazing marsh	Add reference to BAP habitat protection	Welcome clarification
OA7	NE	We support the commitment to protecting the setting of the National Park (Policy OA7)	No change	Noted
	NE	No reference to the need to consider the sites and habitats known or expected to be used by protected species (eg ponds and Great	This caveat can be added	Welcome clarification

		Crested Newts)		
	NE	A number of habitats in the area, are water sensitive and it would be helpful to know that the infrastructure is in place to handle waste water and to ensure that the quality of the water discharged into local water courses is high enough to ensure no harm to downstream habitats and biodiversity.	A note on this matter can be added to the policies so that developers are aware of the sensitivity of the water environment in the area.	It is too early to be clear on wastewater solutions for the sites. The impacts for biodiversity will be considered as part of the planning applications.
General	WBC	Waverley Borough Council had no comments to make	No change	Noted
General	HA	Highways Agency had no comments to make	No change	Noted
General	EA	Environment Agency confirm based on the environmental constraints within the area, we therefore have no detailed comments to make in relation to your Plan at this stage	No change	Noted
General	ORR	Office of Rail Regulation has no comments to make	No change	Noted
General	MMO	Marine Management Organisation has no comments to submit	No change	Noted
General	SESE	Sport England provided clarification on planning policy in the NPPF relating to social interaction and creating healthy, inclusive communities. Encouraging communities to become more active with positive planning for sport and protection from loss of sports facilities. Further guidance links provided.	No change	Details noted.

Proposed Modifications to Wisborough Green Pre-Submission Neighbourhood Plan (1) Formally approved by the Parish Council 17 th March 2015			
Page No.	Paragraph/Policy Number	Change Made	Reason for change
General	–	Paragraph numbering to be added throughout document.	Assists with Examination
General	–	Page numbering to be amended to take account of information changes which impacts upon page layout. Contents pages to be amended accordingly.	For ease of use
8	Para 1	Change text as follows: Analysis of the evidence gained from the November 2011 CLP baseline GLP survey	Consistency
8	Vision Statement	Vision Statement. Amended paragraph to read: 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.	To reflect heritage considerations not previously expressed in vision
9	3 rd Objective	Amend text to read: ❖ Ensure that all new housing and/or extension reflects the established Sussex vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed and other historic buildings and features. properties and historic buildings.	To reflect request of CDC and English Heritage
9	8 th Objective	Amend 8th bullet point to read ❖ Recognise and ensure implementation of the SDNP special qualities. Protect and conserve the special qualities of the SDNP.	To reflect request of SDNPA
9	New 9 th Objective	Insert new objective to read: Encourage the conservation and enhancement of the historic environment.	To reflect request of English Heritage

9	New 10 th Objective	<p>Insert new objective to read:</p> <p>Protect and enhance the natural environment, both habitats and landscapes.</p>	To reflect request of Natural England
10	Para 3	<p>Text amended to read:</p> <p>Together with Loxwood, Kirdford, Plaistow and Ifold, Wisborough Green forms the northern part of the Plan Area in the CDC Local Plan which is separated from the southern district Parishes by the South Downs National Park. and is managed by a separate Authority. The South Downs National Park Authority is the Local Planning Authority for the area within the National Park boundary. (Refer to Figure 2).</p>	For accuracy as requested by SDNPA
11	Para 1 etc	<p>Text amended to read:</p> <p>The first documented evidence of the village, recorded as Wisbregg 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.</p> <p>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.</p> <p>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</p>	<p>To record archaeological evidence that was missing from previous draft as requested by English Heritage</p> <p>Information provided by CDC</p>

memorial to the Huguenot glass workers who lived, worked and worshipped in the village over 50 years in the late 16th and early 17th centuries. there is archaeological evidence to support the theory that an earlier settlement existed. Historians are generally agreed that the word Wisborough is derived from the old English "hill" (beorg) by the "wish" or damp meadows (wise), literally "The Hill by the Water Meadow".

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.

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.

Wisborough Green has always been a typical rural community with strong farming and agricultural interests. Although there is some evidence of Neolithic and Roman occupation, before the 11th century this area of the Weald was covered in dense forest. The timber provided charcoal for glass and iron making industries and for ship building. 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. The Weald Iron Industry contributed to The Industrial Revolution in the 18th century. There are indications that iron ore was mined locally as long ago as 750BC, and the legacy of this industry lives on in place names in Wisborough Green such as Furnace Pond Cottage, Furnace Wood and Hammer Pond. The local church of St Peter ad Vincula 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, early 17th centuries.

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 111, 28.4.1227. Both events still take place despite undergoing changes over the years in response to local needs and World Wars. There is still an annual fair and monthly market.

Like many villages, the World Wars had a significant impact upon families in the village. The names of 21 men are included on the village War Memorial located on the southern edge of the village green. 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 Canadian soldiers, many of whom lost their lives during the Dieppe Raid. This is commemorated every year in August, with Canadian veterans and dignitaries attending a service in Wisborough Green.	
12	From para 1	<p>Text amendment, to read as:</p> <p>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 Guide or on the English Heritage Historic England website. (http://www.english-heritage.org.uk).</p> <p>Much of the housing in and around the village is in the Sussex vernacular style of architecture, built of locally available materials in distinctive building traditions and styles that are still valued and appreciated by local people today. The Plan includes policies to protect and enhance this heritage.</p> <p>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 Plan will therefore establish a form of protection to ensure their character is not destroyed by any subsequent development.</p> <p>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 Guide, available on the village website. Full details of designated and non-designated heritage assets, and a copy of the English Heritage/WSCC Historic Landscape Characterisation database are held in the Chichester District Historic Environment Record.</p>	For accuracy as requested by English Heritage and to signpost access to further information – information provided by CDC
15	Para 2	<p>Amend text to read:</p> <p>..... The stretch of river which flows around the river village from</p>	Correction
18	Para 8	<p>Text amended to read:</p> <p>More individuals are working from home with the result that some home based</p>	For accuracy

		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.	
20	Para 6	<p>Text amended to read:</p> <p>Outline planning approval was given in July 2014 for 25 homes on a greenfield site South of Meadowbank, Petworth Road- and following a Public Inquiry in November 2014, 10 caravans for residential purposes were permitted at Greenways Nursery, Kirdford Road. CDC's Local Plan allocates an indicative number of approximately 60 homes to Wisborough Green. This 35 The 25 dwellings and 10 caravans is are therefore considered as part of the allocation and the Plan will therefore seek to allocate the remaining minimum of 35 25.</p>	To recognise decision notified after publication of the Pre-submission Draft Plan.
20	Para 9	<p>Text amended to read.</p> <p>Due to the inadequate connectivity in many rural areas, a number of government backed initiatives have been introduced. Wisborough Green is fortunate to be a forerunner in the WSCC Better Connected Broadband Delivery Plan and new fibre option installations will enable faster Broadband from September 2014, although some rural areas of the Parish are still without a good speed connection.</p>	For accuracy
20	8/9/10	Re-order – Telecommunication and Connectivity inserted prior to Housing.	For clarity
20	Title	Housing retitled to Housing Background	For clarity
21	Para 3	<p>Text amended to reflect updated information as of 24 Feb 2015</p> <p>The Rightmove website, which uses Land Registry data, states in February 2015 that:</p> <p>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. Wisborough Green, with an overall average price of £544,084 was more expensive than nearby Billingshurst (£314,149), Loxwood (£513,237) and Pulborough (£442,930). 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.</p>	To reference date of average sales figures

22	Justification text Para 2	Text changed to: There are currently As at June 2014, there were 26 households	For clarity
28	Para 4	Text amended to read: It must be noted that one third of the Parish is in the South Downs National Park (SDNP). In September 2011, the SDNP Local Development Scheme set out a 3 year programme to deliver its Development Plan. Until a Development Plan the SDNP Authority Local Plan is adopted, the SDNP Authority will still continue to use the saved policies from the CDC Local Plan 1999 unless these are inconsistent with the NPPF. The SDNP Plan is due to become available in 2017.	This clarifies the policy vacuum in the SDNPA area in advance of the SDNPA Local Plan. Note the WGNP should be adopted before the SDNPA local plan, so where it replaces the CDC 1999 Local Plan it will be the development plan for the purposes of decision making in the SDNPA area.
28	Para 5	Text amended to read: Strategic Environment Assessment/Sustainability Appraisal (SEA/SA) Chichester District Council has sought the views of English Heritage, Natural England and the Environment Agency as to the need or otherwise for a Strategic Environmental Assessment. On the basis of the information provided at pre submission stage to date in this Plan, these statutory consultees have advised that it is unlikely that a SEA/SA will be required. A copy of the initial screening opinion can be found in the Basic Conditions Statement. Following on from representations made at the pre submission stage, and the subsequent changes to the Neighbourhood Plan, views were again sought from these key consultees as to whether their views remain unchanged. A copy of the determination letter in relation to this further determination is also included in the Basic Conditions Statement.	For clarity to reflect the response of CDC as included in the evidence base
29	Index	Updated to reflect page changes.	For ease of use
30	Justification text Para 3	Text amended to reflect inclusion of 10 mobile caravans permitted following Public Inquiry in November 2014. Wisborough Green Parish, outside the SDNP, has been allocated a minimum of 60 houses over the Plan period. Outline planning approval was given in July 2014 for 25 homes on a greenfield site, South of Meadowbank, Petworth Road and following a Public Inquiry in November 2014, 10 caravans for residential purposes were permitted at Greenways Nursery, Kirdford Road. The 25 dwellings and 10 caravans are therefore considered as part of the allocation. All windfall numbers are in	To reflect decision made after publication of Pre-submission Plan

		addition to allocated housing numbers and the Parish is not reliant on windfall to make up the allocation of a minimum of 60 houses.	
30	Justification text and policy OA2	<p>Insert as additional justification and replace existing policy:</p> <p>The distinctive character of Wisborough Green is created by the central green, which forms an attractive focus for the village with development facing on to 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.</p> <p>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.</p> <p>Policy OA2: Spatial Strategy</p> <p>The spatial strategy for the village is to ensure future development allows the village to remain compact. The allocation of Local Gaps (as shown in Figure 8 page 32) mark the gateways to the village will ensure the settlement does not sprawl along radial routes. To achieve the spatial strategy, new sites have been selected in the most sustainable locations due to their walking proximity to the school and central village services. In addition all allocated sites are adjacent to the existing settlement boundary or existing built development in the village. The allocations help to balance the current village split east and west of the Church. The development of allocated sites will not impact on the Conservation Area, open space areas, prominent views, biodiversity, significant trees or neighbouring amenity and in this way will conserve the strong village character.</p> <p>Policy OA2: Spatial Strategy</p> <p>The Parish welcomes appropriate sustainable development, which will be permitted</p>	New wording reflects concerns of CDC that policy was not capable of implementation and was more explanatory.

		<p>providing it complies with the following criteria:</p> <ul style="list-style-type: none"> a. New development will be located within the settlement boundary (unless on an allocated site). b. It retains the compact nature of the village so that people can easily walk (5 minutes) to the facilities including the shop, school and central village services. c. Does not consolidate the local gaps, as these must be kept open (shown in Figure 8 on page 33) to protect the village form; they mark the gateways to the village and ensure that the settlement does not sprawl along radial routes and impact on the wider countryside. d. Does not impact adversely on the Conservation Area, open space areas, prominent views, biodiversity, significant trees or neighbouring amenity and that in this way will conserve the strong village character. e. The design of the proposal will reflect the village character identified in the Village Design Statement, and respond to the character of the site's context f. The village also provides a gateway to the South Downs National Park and as such requires the consideration of wider landscape impact of proposals. 	
31	Justification Text	<p>Amend Text to read. Put last sentence of justification in bold and separate from last paragraph – insert Settlement for clarity.</p> <p>The current Settlement Boundary for Wisborough Green has been reviewed and the revised boundary is show in Figure 8.</p> <p>It is the intention of this Plan to retain a central Settlement Boundary to prevent the spread of peripheral development. Following the guidance provided by CDC with regard to settlement boundaries, Wisborough Green Neighbourhood Plan has redrawn the settlement boundary to allocate land at Meadowbank (Policy SS1). The current settlement boundary does not include the allocation of the other areas of land identified as separate development sites. The village boundary will only be enlarged to include sites SS1 and SS4 following the development of these sites when the final balance of built area to open space is known. SS2 and SS3 will not be included in the Settlement Boundary consistent with the other development adjacent.</p> <p>The Settlement Boundary will be reviewed following the development of the allocated sites adjacent to the existing boundary.</p>	<p>For clarity. Land south of Meadowbank should not be included in the Settlement Boundary until the site is developed, early inclusion could lead to inappropriate development solutions coming forward that might then be difficult to resist.</p>
31	OA4	Policy Title changed: Policy OA4: Windfall Sites	For clarity

32	Figure 8	Map amended to current Settlement Boundary and enlarged to give clarity - Figure 8: Current Settlement Boundary and Local Gaps	For clarity
32	OA5	Amend text to read first sentence: Development proposed within the local gaps identified in Figure 8 on the proposals map must comply with the following criteria to be acceptable:	For clarity
33	OA6	Amend policy to read: Policy OA6: 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, shall be in accordance with the policies of this Neighbourhood Plan and with the SDNP Authority's fundamental roles to ensure that the two statutory purposes of the National Park designation are achieved. must be consistent with the National Park Purposes and pay due regard to the Duty. Any development should conserve and enhance the Special Qualities of the SDNP, which includes but is not limited to, the tranquillity and dark skies. 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. In pursuing these purposes, the SDNP Authority also has the duty to seek to foster the economic and social wellbeing of local communities within the National Park. - The development should also have regard to the emerging South Down National Park proposed planning documents and strategies and Partnership Management Plan 2014-2019.	To be consistent with National Park purposes as advised by SDNPA
33	Justification Text Para 6	Supporting text after bullet points amended to read: Approximately one third of the south-west of the Parish is in the SDNP. in the Low Weald-North Chapel Landscape. A full description of the landscape characteristics in this area can be found in the Village Design Guide. Further details of the landscape character assessment can be found in the South Downs Integrated Landscape Character Assessment (SDILCA) available on the SDNPA website. In accordance with the NPPF, development should be focused on small-scale	For accuracy and as requested by SDNPA

		<p>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.</p> <p>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 will be included in the SDNP Local Plan which is expected to be adopted in 2017. Until this document is adopted, the policies of the CDC Local Plan will be applicable.</p> <p>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.</p>	
34	OA7	<p>Policy amended to read: Policy OA7: Land Adjoining the South Downs National Park (SDNP) Development (including rural exception sites) within the land adjoining the SDNP that contributes to the setting of the Park will only be permitted where it enhances conserves and does not detract from the visual qualities and essential characteristics of the National Park, and in particular should not adversely affect the views into and of the Park by virtue of its location or design.</p> <p>Assessment of such development proposals should have regard to the South Downs Partnership Management Plan 2014-2019 and emerging National Park planning documents and strategies.</p>	To reflect policy in NPPF and emerging policy in SDNPA, as requested by SDNPA
37	Justification text	<p>Insert after 2nd parawildlife assets, with particular regard to the Biodiversity Action Plan habitats and species.</p>	For clarity at request of Natural England
37	EN1	<p>Policy amended to read as follows, with the inclusion of map as Figure X)</p> <p>Development must avoid strategic and local biodiversity or habitats sites, local sites and steppingstones or corridors (including those identified in the Green Infrastructure/Ecology Network Map available on the village website) that would or could harm existing ecological assets, Wisborough Green's wildlife network and ecological/habitat connectivity between the national and internationally important sites.</p> <p>All new development within the Plan Area must retain existing hedgerows in order</p>	For clarity and to ensure protected species are not harmed by proposals.

		<p>to ensure that protected species and habitats are not harmed by the proposal.</p> <p>An exception to the policy would be for the provision of services by statutory undertakers where no other alternative is available and satisfactory mitigation can be achieved.</p>	
37		Illustrative photographs included.	To fill space
37	EN2	<p>Policy amended to read:</p> <p>Any development must maintain the local character of the landscape and not cause any loss or diminution of significant views that currently provides open field aspects or views from the village centre or other open spaces. Except where views are entirely localised, all development proposals must be accompanied by a Landscape and Visual Impact Assessment and must demonstrate low or negligible impact on landscape views, in particular, on those cherished local views identified in the Plan. Where visual impact is shown to be more than low or negligible, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved within the applicant's control and will reduce the impact to low or negligible.</p> <p>Where development has an impact on landscape character or open views, the development will not be permitted unless the proposal can demonstrate that mitigation can be achieved within the applicant's control and will reduce the impact to low or negligible.</p> <p>Particular views identified in this policy are: south from the Church, east from Harsfold Lane, north from the village Green through 'The Park' and views as identified in Figure 10.</p>	Policy change reflects CDC concerns about planning requirements for applications that go beyond scope of NHP
38	Figure 10	<p>Figure 10 amended to identify views towards the church with the inclusion of further arrows.</p> <p>Figure 10: Identifying favourite views and wider views (black arrows) from the village and views towards the church, which is an important local landmark (red arrows).</p>	For clarity at request of CDC
38	EN3	<p>Policy amended to read:</p> <p>Within the Plan Area, existing public rights of way and means of public access (as shown in the PRow map available on the village website) will be protected and where possible enhanced. In the event that a public right of way crosses a proposed development site, the proposal will not be supported unless it can be demonstrated that either the current course of the right of way can be retained or</p>	Includes reference to PRow map to ensure appropriate local protection and enhancement of footpaths as sustainable means of travel to reflect CDC

		that any diversion would not result in any adverse impact on residential amenity or safety of the general public.	suggestion. Also refer to policy IN3.
39	Justification Text Para 3	<p>Paragraph 3 amended to read:</p> <p>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 Guide on the village website or on the Historic England website.</p>	Policy helps to now identify where details of local listed buildings, listed buildings and other positive buildings in the townscape are available
39	EN4	Policy should be referred to as EN4 and not E4.	To correct error
40	Page Title	Title amended to correct spelling error: POLICIES – ENVIRONMENTAL	To correct error
40	Justification Text Para 1	<p>Amend text to read:</p> <p>The Parish has one a number of green spaces which are is highly valued by the community as detailed below and identified in Figure 11, page 45.</p>	Amended to reflect removal of other green spaces
40	Justification Text Para 2 LGS1	<p>Remove – charter – in first sentence relating to the Fair. Photograph added of village green.</p> <p>To read hot air ballooning, annual fair and exercise,</p>	For accuracy as identified by local resident
41	Page Title	Title amended to correct spelling error: POLICIES – ENVIRONMENTAL	To correct error
40/41	Justification Text LGS2 LGS3 LGS4 LGS5 LGS6	<p>Text and photographs removed relating to:</p> <p>LGS2—Grass Verge adjacent to A272 below Church and extending east along the A272 (Billingshurst Road): These verges create an important open area when entering the village from the east, allowing extensive view from the Church as well as providing a visual profusion of wild flowers in spring. The open aspect contributes to a pleasant street scene. Owned and managed by WSCC. This area is designated as Local Green Space as it contributes to the open character of Wisborough Green when entering from the east.</p> <p>LGS3—Grass Verge adjacent to A272, north of the allotment site: In association with the verges detailed above, this verge also contributes to the open aspect and pleasant street scene when entering Wisborough Green, reinforcing the rural nature and character of the village. This area is designated as Local Green Space as it contributes to the open character of Wisborough Green when entering from the</p>	<p>Advice provided by CDC suggest that these spaces have not been shown to demonstrably special through consultation in a way that would justify a local greenspace designation, have different status to main village green. Open space designation more appropriate.</p> <p>LGS5 and LGS6 removed as the new green spaces</p>

		<p>east.</p> <p>LGS4—Grass Verge adjacent to A272 below Church and extending east along the A272 (Billingshurst Road): These verges create an important open area when entering the village from the east, allowing extensive view from the Church as well as providing a visual profusion of wild flowers in spring. The open aspect contributes to a pleasant street scene. Owned and managed by WSCC. This area is designated as Local Green Space as it contributes to the open character of Wisborough Green when entering from the east.</p> <p>LGS5—Winterfold, Durbans Road: This land is discussed under Policy SS2 page 67. The boundary has yet to be defined but development will only be accepted on this site on the basis that the community land is donated. The land will be donated to the Parish and designated as a community recreation area, potentially to incorporate sports facilities and also incorporating a wildlife area to provide biodiversity. It is intended to designate this area as Local Green Space commensurate with this policy.</p> <p>LGS6—Glebe Field, Glebe Way: This land is discussed under Policy SS4 page 71. The boundary has yet to be defined but development will only be accepted on this site on the basis that the community land is donated. It is recognised that this is a highly sensitive area and any development must not impact upon the church. As such, the landowner will donate to the Parish the area of land to the west of the development and the 'bonfire' site, to the south of the school playing field to remain as either green pasture or to be developed into a wildlife area. It is intended to designate this area as Local Green Space commensurate with this policy.</p>	cannot be demonstrably special as they do not yet exist.
41	EN5	<p>Add new sentence to end of policy to read:</p> <p>An exception to the policy would be for the provision of services by statutory undertakers where no other alternative is available and satisfactory mitigation can be achieved.</p>	To reflect concerns expressed by Southern Water about infrastructure projects that may need to take place on sites with biodiversity issues
42	Justification text	<p>Updated text to read in relation to LOS1:</p> <p>..... and the waiting list, which as of March 2015, is 1.</p>	For accuracy
42	Justification text	<p>Insert the following text and illustrative photographs.</p> <p>LOS4 - Grass Verge adjacent to A272 below Church and extending east along the A272 (Billingshurst Road): These verges create an important open area when</p>	Designation changed from Local Green Space to Local Open Space.

		<p>entering the village from the east, allowing extensive view from the Church as well as providing a visual profusion of wild flowers in spring. The open aspect contributes to a pleasant street scene. Owned and managed by WSCC. This area is designated as Local Open Space as it contributes to the open character of Wisborough Green when entering from the east.</p> <p>LOS5 - Grass Verge adjacent to A272, north of the allotment site: In association with the verges detailed above, this verge also contributes to the open aspect and pleasant street scene when entering Wisborough Green, reinforcing the rural nature and character of the village. This area is designated as Local Open Space as it contributes to the open character of Wisborough Green when entering from the east.</p> <p>LOS6 - Grass Verges at top of Harsfold Lane: The wide grass verges at the top of Harsfold Lane are an example of the open green areas so characteristic of Wisborough Green. Not only do these areas have a wealth of wildflowers, which have been encouraged with late summer mowing only, but has a historical connection to the village. Running along the fence line to the west is a York stone path, now sunken and overgrown by the verge. Historical records indicate that this was the middle section of a path from the Church known as 'Holy Water Lane', and used to collect water from the River Kird. Limited car parking provision has also been provided on the west side for allotment holders, those using the Scout Hut and walkers. Ownership of this top section of Harsfold Lane and therefore the verges is unknown, but the verges are managed by the Parish Council. These verges are designated as Local Open Space because of the historic significance, richness of wildlife and amenity value.</p>	
43	Figure 11:	Amended to reflect changes to Local Green Space and Local Open Space designations.	
42	Page Title	Title amended to correct spelling error: POLICIES – ENVIRONMENTAL	To correct error
43	Page Title	Title amended to correct spelling error: POLICIES – ENVIRONMENTAL	To correct error
43	Figure 11	Map amended to reflect above changes.	For clarity
44	CD1 Para 1 and bullet points	<p>Policy wording amended:</p> <p>Any planning applications for new development (excluding householder development) within the Plan Area must demonstrate how they can contribute towards the delivery of community development through a combination of:</p>	Change to policy to reflect CIL regulations limitations for mitigation

		<p>a Section 106 Agreement where this is directly related to mitigating harm of development. payment of any future CIL for chargeable development. any other contribution that may become available to Wisborough Green Parish Council.</p>	
44	Justification text Para 3	<p>Wording amended to include: achievement of the objectives listed in the Infrastructure Development Plan (available on the village website), as well as</p>	To reference Infrastructure Development Plan
45	Justification Text new text under 3 rd para	<p>Insert under current text: Community and Heritage Assets identified through the consultation process are: <u>Community Assets</u> Village Shop and Post Office The Cricketers Arms Public House The Three Crowns Public House The Bat & Ball Public House The Pavilion Zest Hairdressers Old Mill Café Climbing Bears Playgroup Public Conveniences Allotments</p>	For clarity to aid understanding of community priorities
46	Justification Text	<p>Insert new text as final 2 paras of justification before definition of Local: The affordable housing and local occupancy controls proposed would be achieved by means already employed in rural exception sites in the District, using Section 106 agreements or undertakings, and/or planning conditions where appropriate. Both Section 106 agreements and planning conditions normally apply in perpetuity to property irrespective of changes in ownership (unless otherwise agreed by the planning authority). If a particular problem arises on occupation conditions this can be dealt with on a case by case basis and this would not undermine the policy. The "cascade" system of identifying local need set out in the Plan is appropriate to the rural area, and meets needs in a specific housing market area identified in the Strategic Housing Market Assessment.</p> <p>The need to provide affordable housing for local people was one of the points most frequently mentioned by respondents to the consultation on the Plan particularly given the under occupation in the existing affordable stock and the need to provide</p>	

		<p>a higher percentage of smaller homes in the village mix. Without this policy an important element of the Neighbourhood Plan to rebalance the stock of large houses in the village would potentially be lost.</p>																
48	Justification Para 7	<p>Amend final paragraph of justification text to read:</p> <p>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. Evidence from the CLP 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. Further details and calculations to support this policy can be found on the village website.</p>	To give further clarification.															
48	HO2	<p>Amend policy to read:</p> <p>All future development within the Plan Area must contain a mix of housing types to suit the demographic characteristics and requirements of the Parish as detailed in site specific policies SS1, SS2, SS3 and SS4.</p> <p>A proportion (around 50%) of all new dwellings to be built shall be designed to be appropriate for occupation by elderly persons and/or first time buyers or those on a lower income. Each unit should meet 'Lifetime Homes' Standards and be either 1 or 2 bed properties.</p> <p>Requirements for Neighbourhood Plan from Winterfold and Clarks Yard sites.</p> <table><tr><td></td><td>1 Bedroom</td><td>2 Bedroom</td><td>3 Bedroom</td><td>4 Bedroom</td></tr><tr><td>Remainder of NP allocation Affordable Housing</td><td>4</td><td>4</td><td>2</td><td>0</td></tr><tr><td>Remainder of AP allocation Open Market Housing</td><td>4</td><td>9</td><td>2</td><td>8</td></tr></table>		1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Remainder of NP allocation Affordable Housing	4	4	2	0	Remainder of AP allocation Open Market Housing	4	9	2	8	Housing mix policy needs to reflect the SHMAA suggested mix for market and affordable housing but being adjusted to exceptionally high existing % of 4 bedroom homes in the village and consultation support for helping achieve a mixed community by ensuring allocations are not absorbed by a retirement complex.
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom														
Remainder of NP allocation Affordable Housing	4	4	2	0														
Remainder of AP allocation Open Market Housing	4	9	2	8														

49	HO3 1 st Para	<p>Amend first paragraph of policy to read:</p> <p>Applications seeking the removal of agricultural occupancy conditions in the Plan Area will only be not be permitted unless where the unit has been unsuccessfully marketed unsuccessfully in its current use over a period of 12 months. The marketing period should be for at least 12 months.</p>	Policy worded in the positive to reflect NPPF and CDC request
50	DS1	<p>Amend policy to read:</p> <p>Policy DS1: Housing Density</p> <p>The density of new or replacement housing should reflect the immediate character of the street or area within which it is situated. The built coverage of all sites should allow sufficient space for significant planting to mature on and between plots to allow new developments to assimilate well with the rural nature of the village and its setting. Uniform plots and house types should be avoided to reflect the wide variety found within the characteristic streets of the village. Short terraces and semi-detached dwellings will be acceptable if interspersed with a greater variety of plot size and form.</p>	This policy change is to better reflect the local circumstances in the village of traditional vernacular Sussex style streets in WG that have been studied to support the policy.
51	Title change	Change title to: VERNACULAR OF NEW DEVELOPMENTS	For clarity
51	Justification Text para 1	<p>Change first paragraph of justification to read:</p> <p>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. The vernacular of the Parish is identified in the Village Design Guide 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.</p>	For clarity
52	DS2	<p>Amend wording to add caveat to 4th bullet point to:</p> <p>Flat roofs and dormers, where permission is required, should be avoided.</p>	Not all flat roofs and dormers will require express planning consent
53	Justification Text Para 1	<p>Insert new sentence to end of paragraph 1 to read:</p> <p>Justification: The opportunity has been taken to incorporate the Village Design Guide 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.</p>	For clarity as development under permitted development rights cannot be dictated by the policy.
53	DS3	Amend paragraph 1 of policy to read:	For clarity as development

		All house extensions requiring planning permission should follow the style and vernacular of the original building paying particular attention to details eg size and shape of windows, roof shapes and pitch angles, tiling materials, brickwork colour and texture etc. Extensions under Permitted Development Rights should aim to conform to these guidelines in principle.	under permitted development rights cannot be dictated by the policy.
54	DS4	<p>Amend title of policy and insert word into policy to read: Policy DS4: Provision of Off-Road Parking for New Developments</p> <p>Wherever possible, development proposals must include provision for adequate on-plot vehicle parking spaces to accurately reflect potential occupancy numbers.</p> <p>A minimum of 2 on-plot spaces per household and to provide sufficient parking areas on-site to address additional resident and visitor needs, ensuring unimpeded road access for other road users, including all motor vehicles and pedestrians. Proposals that do not demonstrate adequate off-road parking will not be supported.</p> <p>This policy applies to all new development proposals within the Settlement Boundary as well as the wider Plan Area.</p>	For clarity
55	ED1	<p>Amend policy to read:</p> <p>Policy ED1: Development of New and Existing Business New retail or business start ups or the development of existing enterprises must demonstrate viability on a continuing basis and provide benefit to the local economy. Support will be given New businesses will be supported where a development would benefit the community, or would not have a detrimental effect on the surrounding environment.</p> <p>Existing commercial capacity will be retained wherever possible and the change of use of brownfield sites where current businesses are viable, will not be supported. In these circumstances, mixed domestic and commercial, or home/work units may be considered.</p>	The policy change is to reflect reality in that businesses will grow and change over time.
55	ED2	<p>Amend policy to read:</p> <p>Policy ED2: 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 viable</p>	The policy change is to reflect the need to protect live/work units where they are granted where residential development

		<p>sustainable, and in accordance with Neighbourhood Plan policies and where they will be retained in perpetuity through a S106 agreement.</p> <p>Support will be given where such units do not impinge on the peaceful enjoyment of the surrounding residential environment.</p> <p>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.</p>	<p>alone would be unacceptable.</p>
57	IN2	<p>Amend policy to read:</p> <p>Policy IN2: Waste Water Management</p> <p>Any new connection to the Wisborough Green primary sewer network of new developments and/or expansion to existing developments of greater than 5 houses will not be supported unless it can be shown that there is either capacity in the network or by rigorous analysis that such a new connection and/or expansion of the network will not increase the risk of system back up/flooding and that the network can accommodate the additional demand for sewage disposal either in its existing form or through planned improvements to the system.</p>	<p>This change reflects the concerns over drainage capacity, but allows for private foul sewage solutions, if the network cannot accommodate additional demand.</p>
58	IN3	<p>Amend policy to read:</p> <p>Any development must provide safe pedestrian access within the development site and connection to the current pedestrian network to access village facilities.</p> <p>Development proposals will be required to demonstrate that they include provision for safe pedestrian access within the development site, provide connection to the current pedestrian network to access village facilities, and accommodate access and linkages to the network of local public rights of way, where such measures will likely lead to the reduction of the reliance on private cars and contribute towards the enjoyment of the special qualities of the area by residents and visitors.</p>	<p>To ensure appropriate local protection and enhancement of footpaths as sustainable means of travel to reflect CDC suggestion</p>
59	Justification text IN4	<p>Add additional text as last paragraph to read:</p> <p>The creation of artificial light is a factor that threatens the survival of protected and threatened local wildlife. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use (eg. Ensuring lighting is deflected downwards rather than outwards or upwards, that it is switched off after midnight at the latest and that movement-sensitive triggers are regulated to reduce illumination periods to a minimum), including floodlighting at equine establishments and on sports fields.</p>	<p>For clarity and reflecting concerns expressed by SDNPA.</p>

		<p>Policy IN4: Street Lighting</p> <p>The importance of dark skies will be respected throughout the Parish as a priority. Unless it is required to mitigate a potential road safety hazard, all new roads built as part of a housing development must not feature street lighting. If street lighting is required for safety reasons, it will be required to confirm to the highest standard of light pollution restrictions at the time.</p>	
60	IN5 Para 1	<p>Amend first sentence of policy to read:</p> <p>Where planning permission is required, Energy generating schemes and infrastructure using renewable energy sources will be supported for individual properties and new development within the Plan Area provided that:</p>	For clarity - Not all micro renewable development requires planning permission.
62	Para 6	<p>Remove final sentence.</p> <p>It is this list on which you are now consulted.</p>	For clarity
63	Figure 14	<p>Amended to reflect site changes – Glebe Field/Vicarage removed, Greenways Nursery added.</p> <p>Title amended to:</p> <p>Figure 14:</p> <p>Solid pink area is the approximate area of proposed development.</p> <p>Hatched area is the approximate area of land gifted to the community. which will be for new green areas for recreational use that form the basis of new development proposals consistent with established character.</p>	For clarity and to emphasise that the new green is part of the development proposal that reflects the existing village character. To reflect site changes.
New 67	SS2	<p>Insertion of new site pages x 2 relating to Greenways Nursery which was allowed on Appeal – stationing of caravans for residential purposes for 10 no. plots together with the formation of additional hard standing</p>	To reflect permission granted after publication of the Pre-Submission Draft Plan.
67	SS2	<p>Change wording of policy number and title to read:</p> <p>Policy SS3: Land known as Clark's Yard is allocated for a maximum of about 11 dwellings for the period 2015-2020. Proposals for the site shall include:</p>	The capacity wording is shown as 'about' to allow flexibility
68/69	SS3 Glebe Field & Vicarage	<p>Site and policy removed.</p>	The proposed allocation was unpopular with residents who responded to the consultation with X% objecting to the inclusion of

			<p>the site. The site promoters have also questioned viability. This means the site is no longer deliverable for development as set out. The restriction on capacity was the response from English Heritage to avoid unacceptable heritage impact. Therefore any form of development above that level would cause unacceptable harm to the heritage assets and is not supported by EH. Given additional site at Greenways now granted on appeal there is no requirement to include the site to reach the 60 dwelling target set out by CDC.</p>
71	SS4	<p>Change wording of policy title to read:</p> <p>Policy SS4: Land to the rear of Winterfold is allocated for a maximum of about 22 dwellings for the period 2025-2029. Proposals for the site shall include:</p>	<p>The capacity wording is shown as 'about' to allow flexibility</p>
71	SS4 Para 7	<p>Change paragraph 7 of policy to read:</p> <p>A public open space, located to the north and east of the access road within the site, shall be provided with space for active recreational uses - these should be located so as not to give noise or disturbance to new and existing residents. This land will be gifted to the Parish Council The public open space will be provided in perpetuity with an appropriate sum for maintenance in the medium term (30 years).</p>	<p>For clarity and to emphasise that the new green is part of the development proposal that reflects the existing village character</p>