

**Liz Pulley**

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**From:** Abby Gadd [REDACTED]  
**Sent:** 11 June 2015 16:51  
**To:** Neighbourhood Planning  
**Subject:** Public consultation comments for Wisborough Green Neighbourhood Plan  
**Attachments:** Wisborough\_Green\_response\_form (1).doc

Please find attached my comments on the Wisborough Green Neighbourhood Plan.

Kind regards

Abigail Gadd

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## Representation Form

### Wisborough Green Neighbourhood Plan

The Neighbourhood Planning (General) Regulations  
2012 - Regulation 16

Wisborough Green Parish Council has prepared a Neighbourhood Plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Wisborough Green Neighbourhood Plan and supporting documents are available to view on the District Council's website: <http://www.chichester.gov.uk/neighbourhoodplan>.

**All comments must be received by 5:00pm on 11th June 2015.**

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: [neighbourhoodplanning@chichester.gov.uk](mailto:neighbourhoodplanning@chichester.gov.uk)
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

#### How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

<b>PART A</b>	<b>Your Details</b>
Full Name	Abigail Gadd
Address	Farnagates House, Billingshurst Road, Wisborough Green West Sussex
Postcode	RH14 0DZ
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	11-06-15

## PART B

**To which part of the document does your representation relate?**

Paragraph Number		Policy Reference:	
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**Do you support, oppose, or wish to comment on this paragraph?** (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support/opposition, or make other comments here:**

Opposition to the current Neighbourhood Plan for Wisborough Green.

**I object to the inclusion of the Winterfold site in the Neighbourhood plan – specifically to the recommendation to build over 20 new homes in the paddock of Winterfold, behind the Cricketers pub. The only time Winterfold was considered by the community as part of a choice with other sites back in 2006, it came second to last. There are other alternative sustainable sites deemed preferable by the community.**

I have number of objections which relate to specifically to the Winterfold site.

1. One of the main problems with this site is **access**. Access to the development would be via Durbans Road, which we villagers already acknowledge to be a spot with considerable dangers. The route along Durbans Road is already compromised by cars parking for the Cricketers and the houses around the pub. Speed is already a concern on this road with traffic accelerating from the bend adjacent Swephurst Farm towards the site. The traffic and speed issue was cited as an objection to the site in 2006 but has not been taken into consideration at all within this plan. No traffic calming has been offered by the developer despite it being cited as an issue within the NP and I would like to know why the opportunity not been taken to require this of the developer?
2. Winterfold is a greenfield site. Throughout the consultation process the village has consistently favoured brownfield sites. Only one was selected originally (Clark's Yard) – so why has the community's view and preference not been taken into consideration? We had assumed that it was because the plan had to comply with national and local policy – however the council's own solicitor has advised when considering an objection to the Loxwood NP that the NP should reflect the views of the community and does not, legally, have to be in accordance with either national planning policy or the district's local plan. Practically all of the brownfield sites that the villagers preferred have been excluded from the neighbourhood plan, aside from Clark's Yard and the one forced on them by the successful appeal for the ten mobile homes. There has been no transparency in the way the public's expressed views have been discounted.
3. Worryingly, there is no buffer between the Winterfold site and the village conservation area. **This is in contradiction of the direct planning policy of the council.**
4. Given the proximity to the village conservation area, I am also concerned about the visual impact of the site. Having up to 30 houses in open view when travelling south along Durbans Road would be massively detrimental to the character of the village and severely harm the open characteristic of this part of the village. The NP says it will have "minimal visual impact" this is clearly a totally false statement. The development will also be highly visible from Newpound Lane where it appears to overlap the local gap.
5. One of my main concerns regarding this site is its proximity to the village school. Apparently the developer asked the school to move its current car park in the front of the school to the rear, presumably to allow an additional access to the site. This would take away much needed play area

for the children, where there is already not enough room for the children to run and play. Last winter the children were banned from running in the playground due to lack of space and overcrowding.

6. The scheme from the developer offers a 'biodiversity area'. This includes a man made pond. The developer is clearly forgetting that this is a countryside location and there are already 3 natural ponds all within walking distance of the development. We don't need a bio-diversity area. We have the countryside! The NP also says some of the land could be used for sport facilities but what would actually fit on this site? The developer appears to be offering nothing to the village that is needed or usable. In addition, how can the use of part of the site for recreation be legally secured as such in perpetuity as stated in the NP? Surely there is nothing that can stop this being developed in the next 5 year housing supply?
7. A related concern is what is to prevent the developer gaining planning consent on the garden of Winterfold once the settlement boundary has been moved to include it? This could provide more than 10 more houses clustering development in this one area. There is also no natural boundary to prevent this development sprawling further into the greenfield in the future.
8. The footpath opposite the site on Durbans Road that provides access to the village contravenes planning policy. It is 1m wide at best and it should be at least 1.8m wide. How is it possible to provide this without encroaching on the road or into the hedge and private gardens. Is the site deliverable?

The village has alternatives to the Winterfold site:

Specifically, given the fact that Kirdford Road sites are now established as sustainable by the granting of permission by a planning inspector for mobile homes, why are the villages' most preferred adjacent sites of Carters field and The Nurseries being ignored in the plan? Surely the logic for rejecting these sites should have been revisited to see if the wishes of the community can now be accommodated given the inspector's opinion. The fact that Greenways was included at the last minute without further consultation on the impact of this **on the whole plan** undermines the whole consultation process. Had further consultation been allowed then this may well have further reinforced the low appeal of Winterfold.

**The Winterfold site must be exposed to the same public scrutiny as the other sites, the impact of the inclusion of Greenways on the whole plan and the exclusion of preferred brownfield sites should be re-examined either by further consultation or public hearings. There needs to be far more transparency about why decisions have been made because in some instances this is totally absent.**

I also have a more general comment about the Neighbourhood plan, which I'd like to express here. Throughout the consultation process 30-39% of the villagers asked for retirement homes and upwards of 20% specifically sheltered accommodation. This has not been included within the plan despite the fact that this type of housing would have the least effect on the village infrastructure, most notably the school which is already full and would free up bigger houses which in turn would free up smaller family houses. The NP hardly mentions older people and the words retirement and sheltered are not mentioned. No choice is being provided for people who want to stay in their village as they grow old. Providing 'lifetime homes' mixed into other sites does not work if there is no form of support available at the same time so we will be driving out our older residents. There is no transparency as to why the decision was made to exclude the expressed need for retirement and sheltered homes within the plan – who and how was this choice made?

(Continue on separate sheet if necessary)

**What improvements or modifications would you suggest?**

I feel that the impact of the recent inclusion of Greenways on the whole plan and the exclusion of preferred brownfield sites ought to be re-examined either by further consultation or public hearings. There needs to be far more transparency about why decisions have been made because in some instances this is totally absent. More specifically, I would like to know why villagers' concerns for retirement homes and sheltered accommodation has not been reflected in the NP. The NP hardly mentions older people and the words retirement and sheltered are not mentioned. There is no transparency as to why the decision was made to exclude the expressed need for retirement and sheltered homes within the plan – who and how was this choice made?

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.