

Liz Pulley

From: David Evison [REDACTED]
Sent: 12 June 2015 11:06
To: Valerie Dobson
Subject: Wisborough Green NP - Representations by Chichester Diocese
Attachments: Wisborough Green NP - Chichester Diocese representations.pdf

Dear Valerie

I attach representations to the submission version of the Wisborough Green Neighbourhood Plan on behalf of my client, Chichester Diocese.

Following your discussions yesterday with Sarah Beuden of Savills, I understand that that this timing is expected and acceptable.

Please let me know if any further information is required at any stage and I look forward to receiving confirmation of receipt in due course.

Kind regards

David Evison

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To whom it may concern

**RE: Representations to the Wisborough Green Neighbourhood Plan (Submission Version)
April 2015**

I am writing to make representations to the Wisborough Green Neighbourhood Plan (Submission Version) on behalf of my client Chichester Diocese.

My client is the owner of the land referred to as Glebe Field (site reference WG16) which comprises circa 5.5 hectares of land on the eastern fringe of the existing settlement.

The site was previously promoted for development by the Diocese as part of the neighbourhood plan process. Indeed, in the Pre-Submission version of the Wisborough Green Neighbourhood Plan (January 2015) the site was identified as an allocated development site under emerging policy SS3, albeit for just three dwellings. It is understood that the low unit numbers envisaged by the Pre-Submission draft was due to concern over the impact of development on the Grade II listed St Peter and Vincula church. In response to this, the Diocese submitted representations to the Pre-Submission draft (dated 16 February 2015) which included independent advice and evidence from CgMS Consulting (dated 11 February 2015). This advice concluded that the land referred to as Glebe Field could easily accommodate development at 20 dwellings per hectare (circa 30 dwellings) without detrimental impact to the listed building.

It is noted that the Submission version of the Wisborough Green Neighbourhood Plan now omits Glebe Field as an allocated development site. Under the Site Assessment and Allocation section on pages 63-65 of the Submission version of the neighbourhood plan, it states that *'all the sites were considered against the spatial strategy which sought to allocate the most sustainably located sites that reduced the need to travel by car, and related well to the existing built development in the village'*.

Contrary to the view of the Site Assessment, the site is well related to existing built development as the site sits on the eastern fringe of the existing settlement and has development directly adjoining the site to the south. The Site Assessment states that:

- Access to the site is provided directly onto the A272 available through Glebe Way
- Visibility for access is good
- Access is safe
- The site is within the 5 minute walking isochrones for village facilities
- There is safe pavement access available to the village centre.

Further, paragraph 5 of the Site Assessment and Allocation section states that *'the sites were reviewed in a sustainability matrix, which compared impacts of each development site and considered sites in groups where one site could mitigate the potential harm of another site'* Having reviewed the site assessment for Glebe Field, which reviews the site against the said sustainability criteria, there are no specific criteria where the site fails in terms of its sustainability or deliverability. Moreover, the site is no less sustainable or deliverable than other sites that have now been taken forward as allocations within the Submission version of the plan.

The site was considered as suitable for development within Chichester District Council's Strategic Housing Land Availability Assessment (May 2014). This identified that the site is available and has the potential to be developed (referred to as WG08161 Land East of St Peter's Church). This demonstrates that through separate assessments, through both the Local Plan and Neighbourhood Plan process, the site has been found to be suitable for development and deliverable.

David Evison MA MSc DipTP MRICS MRTPI

Consultants: Ian Goemans BSc FRICS DipTP MRTPI Adrian Howse BSc MRICS

Chichester District Council's Local Plan has recently been found sound by the appointed planning Inspector (May 2015). This confirms an objectively assessed need for 505 dwellings per annum over the plan period within the District (outside of the South Downs National Park). The modifications to the Chichester Local Plan states that further strategic and parish housing sites will be allocated in the subsequent Site Allocations Development Plan Document (DPD) and neighbourhood plans. Strategic sites identified account for 3,550 dwellings of the identified housing requirements, which includes land West of Chichester, Tangmere, Shopwyke and Westhampnett/ North East Chichester (58%). A total of 775 dwellings are identified within the Parishes. The evidence base for this is the SHLAA. Therefore, the omission of this site potentially undermines the Local Plan evidence base in relation to the identified site requirements within the parishes, notably as Wisborough Green is the dominant settlement within the rural north east of the District.

It is noted that paragraph 12 of the Site Assessment and Allocation section states that the now identified sites will deliver the required amount of housing over the plan period. However, this in itself does not present an appropriate justification for dismissing a sustainable and deliverable site in favour of other sites that are no more sustainable or deliverable.

The NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

Through these and previous representations made to the neighbourhood plan we have demonstrated that the site is available and, subject to formal planning approval, a viable housing development could be achieved within five years. Independent assessments of the site through both the local and neighbourhood planning process have also demonstrated that the site is a suitable location for development.

In summary, we consider the land known as Glebe Field to be a sustainable and deliverable site. Given housing needs in the District, this site offers the opportunity to deliver new homes on a site well related to the existing settlement with good access to local services, public transport and the local road network. We are aware that there have previously been concerns over the impact to the Grade I listed church. However, sufficient evidence has been provided through previous representations to demonstrate that, through sensitive design and layout, a viable housing scheme is achievable on this site without detrimental impacts to the listed building or to its setting.

In its present form, we consider that the Wisborough Green Neighbourhood Plan has not been positively prepared nor is it justified on the basis that it has omitted a deliverable site that has the potential to deliver a number of new homes in a sustainable location. We therefore request that the Plan is amended to include Glebe Field as an allocated site suitable for housing.

We would welcome further discussion of our representations with the Parish Council. In the interim, I hope the foregoing is of assistance in the progression of the Neighbourhood Plan.

Yours faithfully

David Evison

On behalf of Chichester Diocese