

04 February 2015

Louise Davies
Clerk
Wisborough Green Parish Council

Dear Louise,

Subject: Wisborough Green Neighbourhood Plan 2014-2029, Pre-submission Consultation

Thank you for consulting the South Downs National Park Authority (SDNPA) on the consultation draft of the Wisborough Neighbourhood Plan. The National Park Authority welcomes the publication of this plan, which is a result of a considerable amount of hard work by the parish council and the local community. It was a pleasure to meet you and some of the neighbourhood plan team at the exhibition on 16 January. I thought the exhibition was extremely informative and I hope you got lots of visitors.

The detailed representation of the SDNPA on the plan is set out in a table attached to this letter.

Please do get back to me if you have any queries on this representation.

Yours Sincerely



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Page number	Section	Comments
	General	Recommend numbering paragraphs throughout the document
9	Vision & Objectives	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 <i>protected</i> and <i>conserved</i> rather than implemented.
10	Location	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.
28	Planning Policy Context	<p>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.</p> <p>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 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.</p> <p>2nd paragraph – Until a Development Plan for the National Park Area is adopted the SDNP Local Plan is adopted for the National Park Area, the SDNPA will <u>continue to still</u> use the saved policies of the CDC Local Plan <u>1999</u>.</p>
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>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. Wisborough Green is within the Low Weald – North Chapel Landscape</p>

Page number	Section	Comments
		Character Area.
34	Policy OA7	Welcome the inclusion of this policy on development of land adjoining the SDNP. While the requirement to <i>enhance</i> the visual qualities and characteristics of the SDNP is admiral, this does go beyond national requirements and suggest the policy states these qualities and characteristics are <i>conserved</i> .
37	Policy EN1	This policy refers to a Green Infrastructure / Ecology Network Map, however this appears to be missing from the document?
38	Policy EN3	It would be helpful to show the PRoW on a map.
40	Local Green Space	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.
42	Local open space	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.