



Wisborough Green Pre-Submission Draft Neighbourhood Plan 2014 to 2029

Produced in consultation with the community by
Wisborough Green Parish Council

“It would be difficult to find, in the entire Sussex Weald, a better-looking village than this. The lay-out and the setting are as near perfection as one could wish for.”

(Ted Walker, 'The Observer', 15 October 1971)



**YOUR PLAN FOR THE FUTURE OF
WISBOROUGH GREEN PARISH**

ON CONSULTATION FROM 5TH JANUARY UNTIL 16TH FEBRUARY 2015



	Page Number
PLAN SUMMARY	4
INTRODUCTION	
The Purpose of a Neighbourhood Plan	5
The Neighbourhood Plan Area	5
The Consultation Process	6-7
VISION & OBJECTIVES	
Vision Statement	8
Neighbourhood Plan Objectives	9
ABOUT WISBOROUGH GREEN PARISH	
Location	10
History and Heritage	11-12
Farmland Quality and Agriculture	13
Woodland and Areas Designated for Wildlife	14
Significant Waterways	15
Community and Leisure Facilities	16-17
Local Economy and Business	18
Transport	19
Housing	20-21
Affordable Housing Need	22
Energy Sources and Supply	23
Community Concerns	24-25
Key Parish Statistics	26
Strengths, Weaknesses, Opportunities and Threats (SWOT)	27
POLICIES	
Policy Section - Explanation	28
Policy Content	29
Overarching	30-36
Environmental	37-43
Community Development	44-45
Housing	46-49
Design Standards	50-54
Economic Development	55
Infrastructure	56-60
Site Assessments and Allocation	61-63
Site Specific	64-71
COMMUNITY ACTION PLAN	72-74
APPENDICES	75

The Wisborough Green Neighbourhood Plan sets out the vision, objectives and policies for the sustainable development of the Parish from 2014 to 2029. Its purpose is the allocation of development sites for new housing and to influence how such development impacts upon the village environment. It has been drawn up by a Steering Group made up of Parish Council members and local residents, working under the auspices of Wisborough Green Parish Council.

The planning context is provided by the National Planning Policy Framework (NPPF) and the Chichester District Council emerging Local Plan. About one third of the Parish is in the South Downs National Park (SDNP) which is managed by the SDNP Authority and due to have a Local Plan available in 2017.

The **Introduction** details the purpose of the Plan and describes the extensive local consultation undertaken, and the required statutory consultation process.

The **Vision and Objectives** are derived from the local consultation process which helped identify the special qualities of Wisborough Green which are cherished by residents and visitors, and the strong determination to maintain this vibrant community.

About Wisborough Green describes the history and heritage of this rural village, the current status and the issues it faces. Strong emphasis is given to the importance and impact of the diverse and beautiful country landscape in creating the environmental setting of Wisborough Green. The 14 character area assessments completed for the Village Design Guide (available on the village website) provide evidence for the present and highlights how its rich and unique history has created the village of today.

Each section details the important aspects that contribute to the thriving community such as local economy, community and leisure facilities. The current issues relating to transport, parking, and housing needs have also been detailed. The SWOT table at the end of this section analyses how such issues can be categorised as strengths, weaknesses, opportunities and threats to Wisborough Green.

The **Policy** section contains a series of 35 policies that will deliver the objectives and where possible, enhance the identified special qualities of Wisborough Green. Each policy has an intent and reasoned justification that provide guidelines to protect and contribute to the traditional setting and character of the community.

This section also includes explanation to the assessment of available development locations and the spatial strategy, and individual site details including phasing, site numbers and community benefits.

Although not a statutory requirement of a Neighbourhood Plan, a **Community Action Plan** has been included. This section sets out a series of desired projects arising from the public consultations and local residents' ideas for improvement and sustainable growth within the Parish.

The Neighbourhood Plan concludes with an **Appendix**. This includes a list of evidence which underpins the rationale of the Plan. This evidence been presented throughout the document in a range of formats from tables and charts to reasoned justification. Links to all evidence are available on the village website (www.wisboroughgreen.org).

The Parish Council would like to thank all the local people who have helped in the development of our Neighbourhood Plan, contributed valuable ideas and suggestions and invaluable time throughout the consultation process.

Neighbourhood Plans were introduced by the Government in the Localism Act which came into force in November 2011. The aim is to allow local communities the opportunity to establish a vision and influence how their community will grow over a 15 year period. A Neighbourhood Plan allows the community to decide what the Plan Area should look like in the future; where the community wants new homes, shops, or businesses to be built and what these new buildings should look like, whilst ensuring that the landscape and character of the community is protected.

The Purpose of a Neighbourhood Plan

A Neighbourhood Plan relates to the use and development of land. Its primary purpose is to set out a framework to guide residents, local authorities and developers on how the community wishes to manage and control future development in the Plan area over 15 years duration.

The Wisborough Green Neighbourhood Plan (referred to hereafter as the Plan) will be reviewed and updated every 5 years to ensure compliance with national and local planning policy, as well as to recognise and reflect the changing needs of the community.

The Plan also incorporates much of the Wisborough Green Village Design Guide. This Guide is a record of the historical and existing status of the village, and the nature and character of the community and environment.

A Community Action Plan has also been included which gives details of a number of desired projects arising from consultation and residents' visions for sustainable growth, as an update to the Parish Plan published in 2003.

The Neighbourhood Plan Area

The "Plan Area" covers the entire Parish of Wisborough Green and includes the third of the Parish to the southwest which is located in the South Downs National Park (SDNP). An application was made to both Chichester District Council (CDC) and the SDNP Authority for the whole Parish to be designated, which was adopted by the SDNP Authority on 13th September 2012 and the CDC Cabinet on 6th November 2012. (Refer to Figure 1 on page 7.)

Consultation Process

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 was necessary.

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.

Early Spring 2011: Work on producing a Community Led Plan (CLP) started.

November 2011: An initial 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; 217 (34%) households responded. 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.

Having initially started work to produce a Community Led Plan, the Localism Act came into force. The Parish Council recognised the importance of extending the Community Led Plan into a full Neighbourhood Plan to protect and where possible, enhance the community of Wisborough Green and to reflect community wishes.

April 2012: The key issues raised by the initial baseline 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 initiate 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. Initial discussion on identifying future development sites was also included, as well as giving residents an opportunity to identify what they liked about the built and natural environment. The housing, traffic, transport and infrastructure aspects of the consultation were carried forward into the evidence gathering phase for the Neighbourhood Plan.

Considerable help was given to the event by community volunteers. A case study document of the Wisborough Green consultation format was commissioned by CDC to be used as an example of good practice.

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. Further analysis was undertaken after publication of the 2013 SHLAA.

November 2012: A community workshop was held to complete character area assessments to inform the Village Design Guide involving 20 members of the community.

May 2013: 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. 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. 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.

The information and data that has guided and influenced this Plan has been collated on a voluntary basis by Wisborough Green residents, with professional input, although procedural advice and comment on emerging sites has been provided by CDC. 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. Jackson Planning was also engaged to provide advice on housing site allocations and to help develop a Spatial Strategy. Planning Aid provided advice on policy writing.

Extensive consultation with the Parish and stakeholders has been undertaken to inform this Neighbourhood Plan for the future of Wisborough Green for the next 15 years. This has included updates in Parish Council newsletters, Parish magazine and on the village website. All respondents' views have been analysed and, where possible and appropriate, taken into account. A Consultation Summary of comments is available on the village website (www.wisboroughgreen.org).

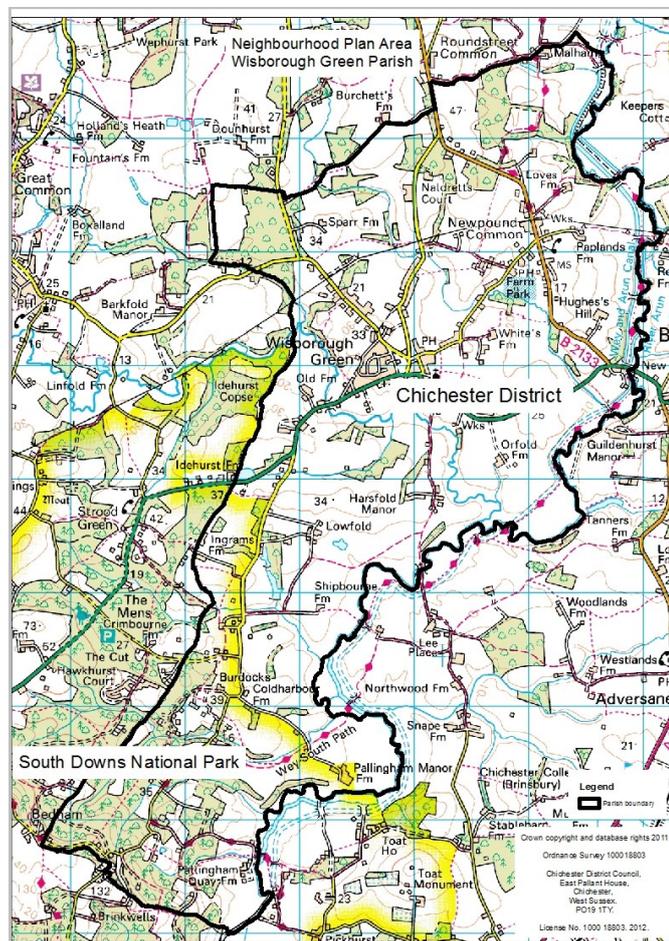
Independent Examination

An independent examination of this document and the supporting evidence will be carried out by an Examiner appointed by CDC.

Referendum

It is a requirement of the Localism Act that following a successful Independent Examination, a referendum will be held. This referendum will be organised by CDC and the majority (51%) of voters must vote in favour for the Neighbourhood Plan to be adopted.

Figure 1: Wisborough Green Parish (Neighbourhood Plan Development Area) and identifying the part of Parish in the South Downs National Park



Analysis of the evidence gained from the November 2011 baseline CLP survey, April 2012 Community Led Plan consultation, Village Character Area workshop and May 2013 consultation event, has enabled the Steering Group to identify the special qualities of Wisborough Green and from this establish a vision and set of objectives for the Plan period of 2014 to 2029.

Special Qualities

Wisborough Green is a thriving community which values the special qualities that contribute to its unique environment and cultural lifestyle. These are:

- ◆ The traditional village setting.
- ◆ The large village green accommodating a wide range of recreational and community activities.
- ◆ A high quality natural environment with wildlife on the doorstep.
- ◆ Local businesses and organisations that contribute greatly to the well being of the community.
- ◆ A vibrant cohesive community that is prepared to take collective action to maintain local facilities and organise considerable community activity.

Public consultation demonstrated a strong determination to maintain the specific nature of this village by incorporating the existing character and traditional approach into all future development, taking Wisborough Green from the present, into the future, whilst respecting the authentic values of the past. It has been accepted by the majority of people who attended the consultations that future housing is inevitable, and in fact, is essential if an active community is to be maintained.

Vision Statement

Wisborough Green of the future will be a rural Parish that welcomes positive change and progress, whilst protecting and enhancing the special qualities that contribute to a unique and precious environment for current and future generations to enjoy.

Neighbourhood Plan Objectives

This Plan will:-

- ◆ Promote appropriate developments, activities and facilities that actively contribute to the special qualities of Wisborough Green and the well being of the community.
- ◆ Accommodate sustainable housing development on the allocated sites in accordance with the Chichester Local Plan: Key Policies Pre-submission 2014-2029 and The National Planning Policy Framework.
- ◆ Ensure that all new housing and/or extension reflects the established vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed properties and historic buildings.
- ◆ Ensure that such open market development reflects local housing needs providing multi-use housing appropriate for all age groups, and that affordable housing is prioritised for people with defined local connection to Wisborough Green.
- ◆ Encourage the provision of new open and green spaces for sporting and general social/recreational use by the community.
- ◆ Define a new Settlement Boundary and identified sites where appropriate development will be accommodated.
- ◆ Encourage sustainable design that promotes awareness of energy conservation and efficiency in mitigation of climate change.
- ◆ Recognise and ensure implementation of the SDNP special qualities.



Location

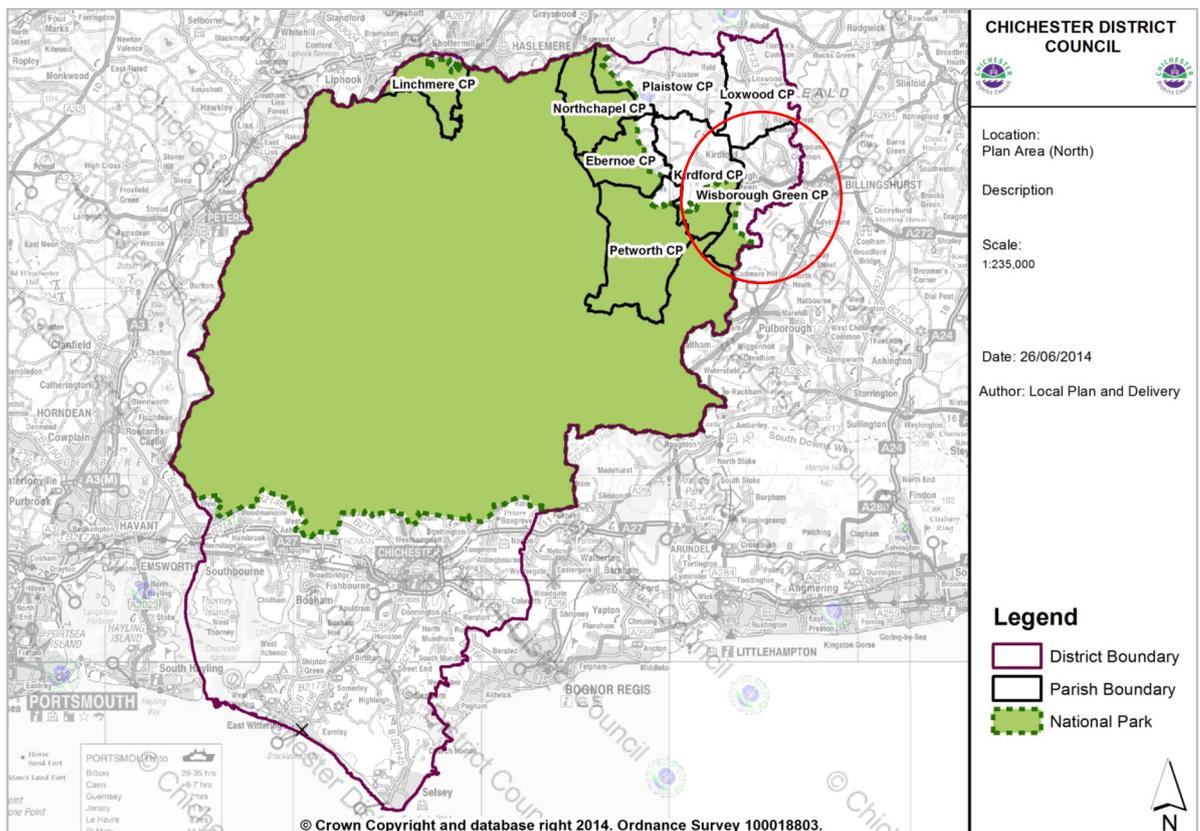
The Parish of Wisborough Green is an area of approximately 1756 hectares which lies in the north western corner of West Sussex, 3 miles from the border with Surrey. It has a population of 1414 with a density of 1.4 persons per hectare (the average for the South East being 4.5).

It is a typical rural English village with a picturesque central village green, pond, church and shop located in the historic and Conservation Area of the village. The south western part of the Parish lies within the South Downs National Park.

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. (Refer to Figure 2).

Wisborough Green is predominantly of a rural nature and the character of the landscape is typical of the North Western Low Weald. The B2133 skirts the village running through the outlying area of Newpound and the A272, the main east to west route, runs through the centre of the village along the south side of the village green. Historical maps indicate that the settlement pattern has remained relatively unchanged through the centuries and that the Green has always featured as an important green space in the centre of the village.

Figure 2: Chichester District Area, South Downs National Park and cluster of Parishes in the north east corner of the District



History and Heritage

The first documented evidence of the village, recorded as Wisbregth and Wyseber, is in 1227 in correspondence between Henry III and the Church. However 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 (wisc), 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.

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.



History and Heritage

The Parish of Wisborough Green has 97 Listed buildings 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 website. (<http://www.english-heritage.org.uk>).

Much of the housing in and around the village is in the 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.

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.

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.



Looking towards the Church with the Three Crowns on the left c1910



As it is today - October 2014

Farmland Quality and Agriculture

Located in the North Western Low Weald, Wisborough Green is characterised by a mix of pasture and medium to small-scale arable land. Agricultural Land Classification is shown in Figure 3.

Over the years the Parish has seen a decline in its agricultural heritage, with only one dairy farm remaining. The farms now reflect a range of activities from arable and beef production, equestrian facilities, an uncommon alpaca enterprise or have been acquired as private residences, with grassland being grazed by cattle, horses, sheep and alpacas.

Equestrian facilities offer a range of services to horse owners, from livery to race horse breeding and training. Diversification is also reflected in the use of redundant farm buildings as light industrial units and a popular award winning children’s activity centre at Fishers Farm Park. The 2011 Census indicates that 23 people are employed in the agricultural, forestry and fishing industries.

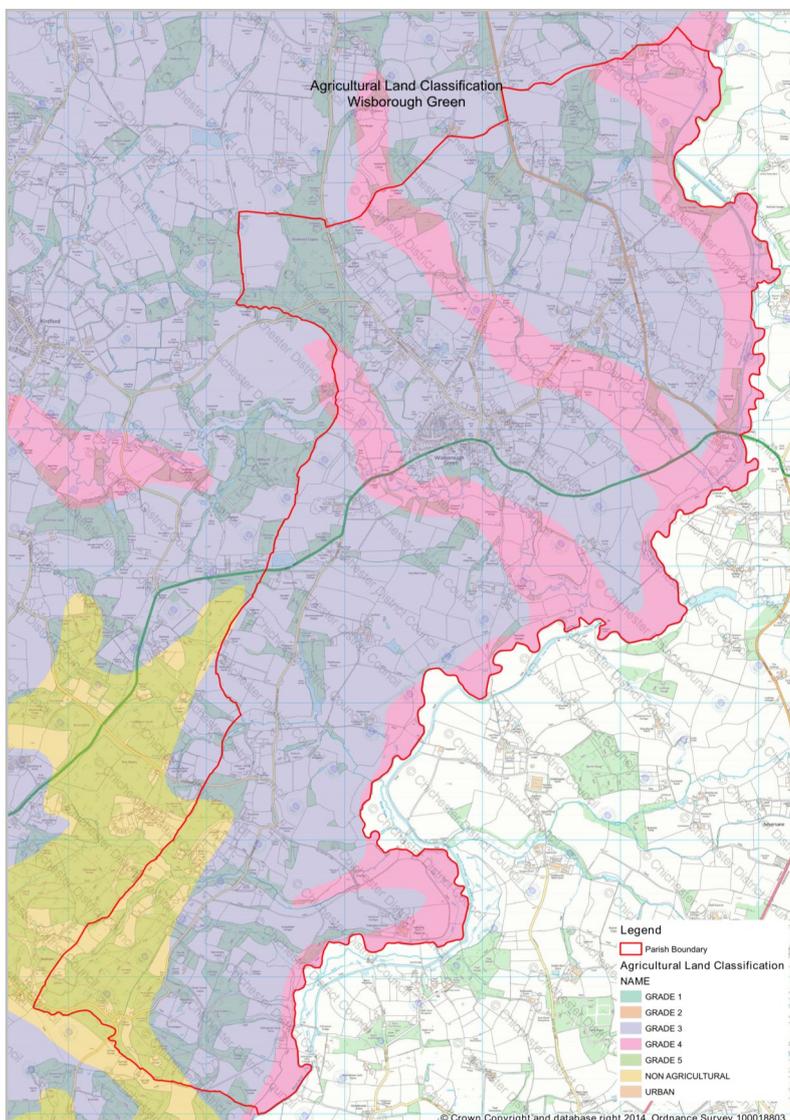


Figure 3: Agricultural Land Classification

Woodland

Much of the woodland within the West Weald is classified as ancient and links back to the ice age. If a site in Britain has been continuously wooded since the 16th century then it is regarded as “ancient” woodland. Contrary to some current opinion, ancient woodland can not be “moved” or replanted, once destroyed it is lost for ever. It is therefore vital that it is protected. Wisborough Green features a number of ancient woodlands as defined by Natural England, both within and adjacent to the Parish, and shown in Figure 4. The rarity of these habitats and their associated species must be taken into account with respect to any further development within housing or exploratory activities.

Other woodland is equally important to this area in terms of landscape character and providing habitat for a broad range of species. These native woodlands, and individual trees, must be taken into account with respect to any future housing development or exploratory activities.

Areas Designated for Wildlife

There are two Sites of Special Scientific Interest (SSSI) on the east and west borders of the Parish, The River Arun and The Mens respectively, although the woodland is also internationally important, a Special Protected Area under EU legislation. There are several areas of semi natural and replanted woodland in the Parish, lengths of Notable Road Verge on Horsebridge Hill, Fittleworth Road and a number of locally important Sites of Nature Conservation Importance, SNCIs:

- The wonderful Wisborough Green Pastures also known as the Nap SNCI C97, Badlands Meadows, Badland Hanger and Brickkiln Common complex SNCI C62.
- Wey and Arun Canal, River Arun and adjacent meadows SNCI C89 (Billingshurst Parish Boundary)
- Dunhurst & Northup Copses SNCI C85.

Figure 4: Designations within and adjoining the Parish of Wisborough Green

Pink = SSSI
Red = SNCI
Brown = Ancient Woodland
Green Hatching = SDNP
Blue Line = Notable Road Verge
Purple Line = Public Footpath
Green Line = Public Bridleway



Significant Waterways

Wisborough Green, as its name origin implies, is surrounded by a variety of wetlands - rivers, tributaries, a section of canal, ponds, springs and water meadows. Many are renowned for the beautiful views and vistas they provide, which village consultation has confirmed is very important to residents’ quality of life. Some flow underground and only seen emerging in wet conditions to contribute to the road surface water and flooding which is a common occurrence in winter. It is not unknown for Wisborough Green to be cut off from other villages on occasion in exceptionally wet weather when flood conditions prevent vehicle movement over Newbridge, Greenbridge, and when the brooks flood onto Newpound Lane and Durbans Road.

Simmonds Bridge on Harsfold Lane spans the River Kird, which from here runs through meadows south of the village to join the River Arun. Pallingham is the highest point on the River Arun to which ordinary tides flow. The stretch of river which flows around the river from Newbridge to Pallingham is so important that in 1988 it was designated a Site of Special Scientific Interest (SSSI) by the Nature Conservancy Council.

The Wey and Arun Canal runs along side the River Arun through part of Wisborough Green Parish. It was built in the early 19th century to provide a munitions route between London and Portsmouth during the war with France. With limited commercial life, it fell into dis-use following the arrival of the railway, closing in 1873. Restoration of the canal started in the 1970s and there is now a local section that provides canal boat rides in the adjoining Parish of Loxwood.

The village pond, adjacent to the Village Hall, originally had an entrance and was used by the wheelwright and later to allow the filling of steam engines. Today it provides an attractive ornamental pond, well stocked with goldfish and water lilies, as well as being home to local wild duck. Surrounded by pollarded willow trees, the pond features benches for residents and visitors to enjoy the tranquil view.

Local legend tells of Wisborough Green’s healing spring with supposedly “miracle powers” for failing sight (Southern Weekly News. Nov 1936). Sadly, little evidence remains, other than a suspected site next to the A272 towards Wharf Farm on the east of the Parish.



Village Pond



River Kird at Greenbridge



River Kird at Simmonds Bridge

Community and Leisure Facilities

Wisborough Green is a thriving community with many facilities and voluntary associations across a wide range of activities from support groups to hobbies, leisure and sport. A complete list can be found on the village website.

Education: Village children have the opportunity to attend the local Pre-School and Primary School within the same grounds in Newpound Lane. The Pre-School (Climbing Bears) caters for children from the age of 2 1/2 years and has its own building and outdoor play area.

The County Primary School consists of 7 classes for age ranges 4 – 11 years and currently has 177 pupils. The school building is modern, having been extended three times since 1996 to accommodate children from the old infant school building when the two site school was amalgamated, and later to provide for increased numbers. Recent modernisation provides an attractive learning environment. The Pupil Admission Number was recently increased due to the demand for pupil places at this popular school and in anticipation of additional housing development. Pupils generally move to secondary education at The Weald in Billingshurst.

The original Victorian infants school building and playground area in School Road were re-developed into five houses in late 1980s. The site of the new primary school canteen, again in School Road, was developed into a house in 1997.

Public Houses: The village is fortunate to retain three public houses which are well supported and offer different dining options. The Cricketers Arms situated in view of the Green, The Three Crowns on the A272 and The Bat and Ball at Newpound. There is also the Pavilion on the Green for members of the Sports and Social Club.

Religion: The Church of England Church, St Peter ad Vincula, reflects building elements from across the centuries with the earliest being the western end of the Nave (12th century). There is a rectangular Norman Keep, and the north aisle was added late 12th/early 13th century and the south aisle and distinctive shingled broad spire is 14th century. The church also features a Horsham stone roof and has 6 bells in the tower which are still heard regularly across the village.

The Zoar Chapel in Petworth Road was built in 1753 with a Congregational Chapel built opposite in 1909. Sadly the latter lasted less than 50 years and was later converted into the house now called "Old Chapel", but services are still held in the Zoar Chapel today.

Village Hall: In 1572, each Parish was made responsible for looking after its own poor. The Village Hall, between the church and village pond, is a surviving part of the Poor House built sometime in the 17th century. Today it is a popular and well used community facility and has its own small car park.

The Old Workhouse: Owned by the Parish Council and rented for private housing. It is the remaining part of an easterly wing of the old workhouse and is part of the Village Hall building. It retains a garden enclosed within a substantial old stone wall which marks the boundary with the Churchyard. It is known as the Mortuary Wall as mortal remains of Parishioners were sometimes placed in the small adjoining mortuary building prior to burial.

The Green: At the heart of Wisborough Green is the village green which forms an attractive central feature. Being situated on the A272, the Green is not only well used by those visiting or just passing through, but provides a valuable recreational area for residents and for those participating in organised sport through the Wisborough Green Sports Association. It also provides a valuable community space for varied events throughout the year.

The Sports Pavilion: The building, which was built in the early 1970's, is the home of the Wisborough Green Sports Association and is located on The Green. The Sports Association is active in promoting and supporting sport for all ages, with football during the winter months, and cricket and stoolball during the summer. Touch Rugby is a recent addition and is available to both juniors and adults. The popularity of the junior cricket club in recent years has led to the creation of a further practice and match field for juniors in Durbans Road. The success of all the sports has led to pressure on the sports pitches and on the facilities within the now aging building. The refurbishment of the current building or a re-build has been identified as a necessity within the next few years. The Association also runs a social membership scheme for non-playing members to use the facilities of the Pavilion and the Licensed Bar.

Children's Playground: Located on the north-west corner of The Green is a very popular children's playground which was refurbished in 2012 to mark the Queen's Golden Jubilee and London Olympics. The Green also features cycle humps as well as a basket ball hoop.

Scout Headquarters: The building is an ex WW2 army hut and was located on the site at the top of Harsfold Lane in 1957, with the land being leased by the Parish Council to the Scouting Association for 99 years. It is used by the scouting movement for Beavers, Cubs and Scouts up to 14 years of age, and on occasions, by other community groups.

Allotments: The site at the top of Harsfold Lane provides Wisborough Green residents with the opportunity to grow fruit and vegetables on 18 plots of varying sizes.

Public Toilets: Located in the centre of the village by The Green, the facilities are well used and were saved from closure proposed by CDC in 2013. The Parish Council is now working in partnership with CDC to retain the facilities, with the Parish Council being responsible for the management and funding the cleaning contract under a 10 year agreement with the District Council. These facilities are vitally important for the many visitors and tourists to the area, as well as the many activities that take place on The Green.

Public Access Defibrillator: A unit, which is available 24 hours a day at the direction of the ambulance service, is located in a cabinet on the outside of the Village Hall, accessed via the car park.



The Green & Sports Pavilion



Public Toilets



Village Playground

Local Economy and Business

The Parish, although predominantly rural, has some small scale industry other than farming and the successful tourist attraction of Fishers Farm Park. The 2011 Census indicates that 1029 of the 1414 residents are between the ages of 16 and 74, and 741 (72%) of this group are economically active (52.4% of total population). The remaining 288 includes those who are retired, people who are home-based carers, long-term sick or disabled and students aged 16 in full time education.

Within the CDC Local Plan, Wisborough Green is classified as a "Service Village", which is defined as a village that either provides a reasonable range of basic facilities (eg. primary school, convenience store and post office) to meet the everyday needs of local residents, or one that provides fewer of these facilities but has reasonable access to them in nearby settlements.

Retail Businesses: The village has a popular village shop, which includes a full Post Office service. These facilities are considered essential elements for sustainable rural village communities where there is limited public transport, particularly in a population with 345 residents (24.4%) 65 years or over. Other retail businesses include a hairdressers, a café, an estate agent and charity shop. A monthly Farmers' and Village Market is held in the Village Hall.

Local Businesses: A small industrial area is located at Newpound which includes an auctioneers, car retail and serving garage, antique flooring and furniture company, as well as other small units or redundant buildings.

There are also units for small individual companies at Anells Yard, Kirdford Road, which includes a carpenter, confidential shredding company, car servicing and weekly antiques market. Units at Lowfold Farm accommodate a firework retail company and car repair workshop, and a catering company is located at Redlands Farm.

Retail units have also been developed at Wharf Farm on the A272 at the eastern Parish boundary, offering a veterinary clinic, upholsterer, florist, carpenter, antique furniture restorer and gifts, and equestrian supplier.

Home-based Businesses: The Parish also has four Bed & Breakfast establishments, and self-catering holiday accommodation at Newpound, in Skiff Lane and Durbans Road. Smaller home based businesses include tree surgeons, physiotherapists, musicians, accountancy and book-keeping, landscaping, catering, general building/handyman trades, painting and decorating, cleaning, animal boarding.

More individuals are working from home with the result that some home based 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.

Despite these initiatives, the majority of working people in the Parish still have to travel outside the immediate area for their employment.



Monthly Farmers' & Village Market in the Village Hall

Transport

The A272, the main east to west route, runs through the centre of the village along the south side of the village green. Durbans Road runs directly north away from the A272, joining the B2133 which skirts the village running through the outlying area of Newpound from the A272 at Newbridge heading to Loxwood.

In the centre of the village settlement is a cross roads; to the east, Newpound Lane, leading to Newpound, and to the west, Kirdford Road, leading to Kirdford. Although there is some linear development along the roads leading away from the village centre, the main settlement area is located around the village green and north of the A272. There are other properties and farms in the outlying rural areas of the Parish.



There is no railway station in the Parish. Billingshurst, 3.2 miles away, has the nearest mainline station which is on the main London Victoria/south coast line. There is one early morning and evening bus service which services the station, but inevitably the use of the rail network involves a car or cycle along the A272. Due to the speed and density of traffic on the A272, a cycle ride is less likely.

Access to and from the village is seen as an issue by many local residents as significant distances have to be travelled to reach essential services and facilities such as shops, local medical provision, employment, ongoing travel links and leisure facilities. The village has a community minibus for access to shopping with occasional day trips, which is run by volunteers. There is also a volunteer car service to access medical appointments, both locally and further afield.

The major hospitals of Guildford, Chichester and Worthing are all within the catchment area of medical provision for Wisborough Green residents and located at the distances of 17.9, 20.3 and 23.5 miles respectively.

The nearest secondary school is in Billingshurst, some 3 miles distant, so a school bus is essential for many village children.

Public transport is very limited. A once daily service is provided to and from Billingshurst to meet employment needs. A shopping service is provided on a Monday and Thursday to Billingshurst and Horsham, or on a Tuesday or Thursday to Billingshurst and Worthing. The returning bus limits time at the destination to about 2 hours, which is seen as insufficient by many users. The village is also served by a shopping service on a Friday to Broadbridge Heath Tesco. This restricted service means that the high reliance on car travel is currently essential for the economic well-being and sustainability of the Parish.

The 2011 Census shows that 43 of 601 households have no car or van. This reliance upon a motor vehicle demonstrates that all future developments of market and affordable houses within the Parish should take account of the transport needs of the population including adequate parking facilities. Provision should also be made for visitors to avoid road congestion and the parking issues already being experienced in the village.

The Neighbourhood Plan seeks to maintain, and where possible, enhance these local facilities.



Bus stop outside The Three Crowns

Housing

Wisborough Green enjoys a wide range of visually attractive architecture, evidence of its historical time line across the centuries. The 2011 Census states that the Parish has 636 dwellings and 601 households. Of the 601 households, 451 are owned, 2 shared ownership, 63 social rented, 68 private rented and 17 listed as living rent free.

The Conservation Area forms the centre of the village and the architecture represents the age of the village; full details are recorded in the Conservation Area Character Appraisal undertaken in 2010. There has been very little change over the years apart from a small amount of infilling, extension or change of use of these historical buildings. The Village Design Guide lists houses of historical interest in the different character areas.

Much of the housing in and around the village is in the vernacular style of architecture. They were built of locally available materials in distinctive building traditions and styles that are still valued and appreciated by local people today. Georgian and Victorian architecture are both represented in the Parish, as are some early timber framed buildings from the 16th century and stone buildings from the 18th century. Some properties situated on the Petworth Road provide typical examples of 16th and 19th century housing.

Over the years, linear development has extended along the arterial roads. The main estate of Butts Meadow was constructed in 1954 followed by Carter's Way in the 1960's. Wyatt Close, consisting of 4 semi detached properties and Wyatt House, was built in 1965. The original Wyatt House, built as an older person's residential home in 1965, was replaced in 1997 with the current warden assisted flats. Thornton Meadow, accessed from Butts Meadow, was built in the late 1980s and consists of a small development of 25 houses. It was originally intended as an estate for the over 55's, but this restriction was subsequently lifted on half of the properties.

The most recent development is Garmans, 6 affordable semi detached houses opposite the School in Newpound Lane. The first residents took up residence in early 2005.

Outline planning approval was given in July 2014 for 25 homes on a greenfield site South of Meadowbank, Petworth Road. CDC's Local Plan allocates an indicative number of approximately 60 homes to Wisborough Green. This 25 is therefore considered as part of this allocation and the Plan will therefore seek to allocate the remaining minimum of 35.

Housing policies on pages 50 to 54 detail the requirements of new development to compliment the vernacular character of the village.

Telecommunication and Connectivity

The provision of good telecommunications and connectivity is now essential for modern day life and to promote sustainable economic development in a rural area. Of those who responded to the initial CLP baseline survey, 81% had internet access, of which, 19% ran a business in the village; 39% worked from home. The slow Broadband speed was seen as an hindrance for economic development in the village.

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.

The CDC Local Plan policies support the provision of good telecommunications and connectivity as a means of delivering sustainable economic growth and to meet the needs of a 21st century community.

Housing

Since 2011, only 2 properties in the Parish received planning permission to be demolished and replaced with larger properties. There were two other applications to convert barns to increase the size of the existing dwelling. Figure 5 below highlights the imbalance towards larger properties in the Parish.

Figure 5: The number of bedrooms in Parish properties

2011 Census—Bedroom Numbers		
No. of Bedrooms	Total	Percentage
No Bedrooms	1	9%
1 Bedroom Property	56	
2 Bedroom Property	110	18%
3 Bedroom Property	196	33%
4+Bedroom Property	238	40%
Total	601	100%

The average price per bedroom size is as follows (Zoopla 25 June 2014):

- 1 Bedroom—£165,000
- 2 Bedroom—£219,950
- 3 Bedroom—£636,094
- 4 Bedroom—£693,057

The Rightmove website in September 2014 states:

“Wisborough Green, with an overall average price of £440,792, was similar in terms of sold prices to nearby Loxwood (£421,495), but was more expensive than Billingshurst (£285,936) and Pulborough (£396,081).

In the past year, house prices in Wisborough Green were 5% up on the year before and 35% down on 2011 when they averaged at £673,083.”

The cost of open market housing in Wisborough Green is high compared to the national average. This makes it very difficult for young families with a local connection to live within the Parish or those needing to downsize. This Plan seeks to address this local need.

Affordable Housing Need

Local Housing need varies on a regular basis and requires a Housing Register to identify current need. The CDC Housing Team maintain a district wide register and manage the Affordable Housing Allocation programme.

There are currently 26 households with a local connection to the Parish on the Wisborough Green Housing Register held by CDC. Four of these households are in bands A-C and considered to have a priority need for housing, 3 of which are currently resident within the Parish. Of the 22 households in Band D, 16 (73%) are currently resident within the Parish. Figure 6 below shows the Housing Register Band and Need as at 25 June 2014.

Figure 6:
Housing Register
at June 2014

Housing Register Members—Bands and Bedroom Need as at 25 June 2014				
Bands	1 Bed	2 Bed	3 Bed	Total
A	-	-	-	-
B	-	-	-	-
C	3	-	1	4
D	17	3	2	22
Total	20	3	3	26

Details of explanation of Bands can be found in the CDC Housing Allocation Scheme dated July 2013 on the CDC website.

The Parish currently has 70 affordable rented homes owned by housing associations. Although the highest demand is for one bedroom properties, the District Council has advised that these properties also have a much higher turnover. Since 2007, 38% of all one bedroom units had been re-let. Larger properties rarely become available and therefore households who require larger accommodation usually have to wait much longer for a suitable property to become available.

A total of 39 affordable rented homes have been lost through the 'Right to Buy' scheme.

The most recent affordable housing to be built in the village was 'Garmans', an "Exception Site" development of 6 rented homes on land opposite the Primary School in Newpound Lane, occupied from Spring 2005. Although this development was prioritised for households with a local connection, families within the village could not be identified at that time for two properties, which were subsequently allocated to families from other local villages. This caused some disquiet from village residents as the properties were seen to not address the Parish need, as recorded in Parish Council meeting minutes.

The community supports the need to provide further affordable housing in the village to address the needs of those with a connection to Wisborough Green.

Energy Sources and Supply

The nearest mains gas supply is in Billingshurst. Without this connection, many in the village are reliant upon electricity, not only for cooking, but also heating. Over the years the electricity supply to the village has created difficulties for many, with fluctuations and short term power cuts being experienced. As a rural Parish, with many power lines through wooded areas, extreme weather conditions have often cut the electricity supply for longer periods, creating a challenging situation for many in the Parish, particularly if cold weather is being experienced. The Parish Council therefore publishes 'Be Prepared' information to residents each autumn.

Power loss also has a severe impact upon the local businesses, some of which have now invested in generators to remain open to offer a limited service.



Calor Gas	26
Electricity	83
Solid Fuel	21
Oil	146
Wood	77
Renewables	2

Figure 7: Means of Heating

In the initial CLP baseline survey, residents were asked about their household heating. The 217 households that responded indicated the means of heating as shown in Figure 7.

Without a gas supply, alternative forms of heating are needed. 41% of responders use oil and if fuel prices are high then more people are at risk of fuel poverty.

A household is generally defined as being in fuel poverty if it needs to spend more than 10% of its income on all household fuel use. In the initial CLP baseline survey, 26% of households indicated that this was the case.

The three main factors affecting fuel poverty are:

- ◆ poor energy efficiency of the dwelling.
- ◆ high price of domestic fuel
- ◆ low disposable household income.

Groups most likely to be at risk include pensioners living on a small fixed income, families on low income with very small children, disabled and chronically sick, single people on low incomes living in private rented accommodation, low income households living in traditional housing with solid walls that will be difficult to insulate and low income households with no access to mains gas.

Action in Rural Sussex identified Wisborough Green as a possible area of fuel poverty as mains gas is unavailable and due to the large number of solid wall properties. At the April 2012 consultation, a Home Energy Efficiency Advisor was on hand to offer advice and explain heat saving initiatives. Since the event, a bulk oil buying syndicate has been promoted in the village which has made savings for those who have used it; unfortunately it is an internet scheme which limits access.

The loss of electricity has also contributed to the surface water and foul water flooding of properties when electric pumps have been unable to operate. It is therefore essential that any waste and foul water management systems within new development must not exacerbate the difficulties already being experienced and be reliant upon electricity to function.

This Plan will therefore seek to ensure that consideration is given to a power loss situation in all new developments, with attention being given to insulation and design energy efficiency, useable chimneys to give an alternative heat source and the promotion of renewable energy where this does not impact upon the character of the area.

Community Concerns

Traffic Speed

The initial CLP baseline survey identified speeding as being one of the top concerns for Wisborough Green residents which they would most like addressed.

A272: Traffic through the village along the A272 is an issue, particularly speeding at the eastern entrance, and exiting downhill to the west. The creation of a gateway and 40 mph buffer zone on the east side has helped to reduce traffic speed from 60 mph to 40 mph before entering the 30 mph limit. This limit is highlighted further with a flashing speed indicator opposite the allotment site, although speeding is still evident.

The recent speed survey (Rydon Homes planning application—July 2014) identified the average speed, west of the village centre, as 38.4 mph westerly on the A272. When entering the village from the west, despite a slight incline, the 30 mph limits often exceeded; the survey indicated this average speed 35.4 mph.

Village Centre: Throughout the centre of the village and on the estates, the speed limit is 30 mph which is often exceeded. The crossroads at the centre of the village in Durbans Road is considered dangerous, with visibility from Kirdford Road looking left often restricted by parked cars.

Kirdford Road: The 30 mph limit changes to a 40 mph limit at Wallabies Nursery. Kirdford Road residents, who do not benefit from the presence of a pavement, are concerned about pedestrian safety as speeding is a common occurrence. Speeding through the estates, accessed off Kirdford Road, is also a concern that residents have raised with the Parish Council.

Durbans Road: The 30 mph limit extends to just beyond Winterfold and then changes to 40 mph. The curving nature of this road slows traffic by Sweephurst Farm, as does the roadside parking outside some residential housing. There is an accident spot at Brookbridge where a straight section leads into a bend. This road links the B2133 with the A272 and is used to some extent by heavy traffic despite being routed through the village centre.

Newpound Lane: This lane provides access to the village centre from the B2133 at Newpound, has no road marking, narrowing to almost single carriage at one point. There is a speeding issue despite a 30mph limit throughout the lane.

Newpound: The B2133 has a 40 mph speed limit through Newpound which is often exceeded. Dangerous overtaking, regardless of road markings, is a considerable hazard for emerging traffic.

In order to mitigate the potential road safety risks associated with any proposed development in the village and also the neighbouring Parish of Kirdford, many of whose residents access the A272 through Wisborough Green, the Plan will seek to introduce traffic calming measures on the A272 and all other village roads. This will be a contingent part of all new development proposals and achieved with the use of the Parish element of Section 106 and Community Infrastructure Funding. Details are provided in the Community Action Plan on page 72.

Community Concerns

Parking Provision

Parking throughout the village is a serious issue which was identified from both the initial CLP baseline survey and consultation events as being a concern that residents would like addressed.

Village Centre: There is a small parking area outside the Village Stores which is generally used by customers. The Village Hall has a car park for approximately 20 cars, and parking is available on Parish Council land outside The Three Crowns and Cricketers Arms Public Houses. There is a lay-by for about 8 cars (including a bus stop area) on the east side of the village green and a small parking area with restricted use on the west side by the Pavilion. A car park for approximately 20 cars is provided at the front of the School for staff cars only.

On-road parking in the village centre, School Road and Newpound Lane causes congestion particularly at school drop-off and pick up times, when events are held in the Village Hall or sports fixtures held on the village green. To ease congestion associated with school traffic, a voluntary one-way system has been introduced.

The Estates: When Butts Meadow was built, provision was only made for minimal parking per household. With the number of cars per household having generally increased, and despite some off-road parking being created on house frontages, there is insufficient parking, with parking around junctions and pavement parking being a concern.

Although some off-road provision was made for properties in Carters Way, this is also now proving inadequate for modern living. Again, pavement parking and the obstruction of visibility is a concern for many.

Existing garage blocks serving Butts Meadow properties are currently under used and a review of these areas could contribute to easing the parking issue. Marking and staggering parking on roads could also help alleviate a perceived speeding concern in this area.

Events on the Green: For village events, such as the School Fayre or August Fete, additional parking is provided in nearby grass fields to ensure that traffic flow and pedestrian safety is maintained.

Parking is an issue for the village in general and residents have made clear their concerns in relation to the need for additional parking. The Plan will therefore seek to address this issue by maintaining current parking and enhancing with increased parking capacity, where possible, and to improve safety for pedestrians and road users. Any new development must not exacerbate these existing parking concerns.

Parking measures, as detailed in the Community Action Plan on page 72, will be investigated and where possible, progressively introduced during the period of the Plan by means of the Parish element of Section 106 and Community Infrastructure Funding.

Key Parish Statistics

This table provides a summary of the characteristics and demographics of the Parish and are taken from the 2011 Census unless stated otherwise.

Population	
Total Population	1414
Age 18 or under	275
Age 19–64	794
Aged 65 and over	345
People per hectare	1.4
People working mainly at or from home	122
Economically active (aged 16 to 74)	741
Economically inactive: retired	176
Economically inactive: student	32
Economically inactive: looking after home for family persons	53
Economically inactive: long-term sick or disabled	13
Economically inactive: other	14
Households	
Total households	601
One person households	160
One person household; aged 65 and over	101
Average persons per house (Calculated from Census)	2.4
Affordable housing units (CDC June 2014)	70
Housing waiting list (CDC June 2014)	26
Planning consent unbuilt (CDC June 2014)	25
Housing Type	
House or bungalow-detached	338
House or bungalow-semi-detached	137
House or bungalow-terraced	67
Flat, maisonette or apartment—purpose built block	41
Flat, maisonette or apartment—part of converted/shared house	10
Flat, maisonette or apartment—in commercial building	3
Caravan or other mobile or temporary structure	5
Transport	
Households with no car or van	43
Households with 1 car or van	194
Households with 2 or more cars or vans	364
Working mainly at or from home (aged 16 to 74)	122
Nearest Hospital (measured from village green) - Guildford	17.9 miles
Nearest GP (measured from village green) - Billingshurst	3.2 miles
Nearest secondary school (measured from village green) - Billingshurst	3.2 miles

Strengths, Weaknesses, Opportunities and Threats (SWOT)

The table below represents a summary of the key characteristics of Wisborough Green Parish as identified through the consultation process.

<p>STRENGTHS</p> <ul style="list-style-type: none"> ◆ Character and visual beauty of village ◆ The Village Green and other assets ◆ An active community with a strong volunteering ethos ◆ Rich historical heritage ◆ Range of views/vistas across countryside ◆ Close connection to areas of AONB, SSSI and SDNP ◆ Strong sporting history and activities ◆ Tranquillity and dark skies ◆ Proximity to coast and city destinations ◆ Local business and employment ◆ Network of footpaths and bridleways linking areas of interest ◆ Prime location for leisure and tourism links 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> ◆ Lack of affordable housing for local people ◆ Poor public transport services ◆ Insufficient parking in parts of the village ◆ Parking congestion associated with school and other village activities ◆ Sewage system failures ◆ Energy vulnerability ◆ Traffic on A272 through village centre ◆ No village medical facility ◆ High water table—flood risk ◆ The viability of local facilities such as the shop, local public houses and toilets ◆ Secondary school capacity in Billingshurst
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> ◆ Review and improve parking facilities within the village ◆ Instigate measures to reduce traffic speed ◆ Improve village hall facilities ◆ Increase and improve sports facilities ◆ Enhance public toilet facility to be made fully inclusive ◆ Create additional green/open community spaces and wildlife habitats ◆ Support increased employment opportunities/initiatives ◆ Investigate appropriate small scale alternative energy sources ◆ Instigate review of local significant trees for a future re-planting programme ◆ Provide tourism information and resources ◆ Biodiversity connectivity mapping 	<p>THREATS</p> <ul style="list-style-type: none"> ◆ Inappropriate housing development ◆ Continued high property price ◆ Rural character affected by adverse development ◆ Gatwick aviation expansion and potential flight path/altitude changes ◆ Industrialisation of the countryside - Oil exploration/Bio gas plant ◆ Traffic issues of parking and speeding in the village ◆ Loss of greenfield and wildlife habitat ◆ Sewage overflow in certain areas ◆ Increase in traffic on A272/B2133 ◆ Challenge to tranquillity and dark skies from aviation, industrial development and traffic increase ◆ Pressure on infrastructure ◆ Fuel vulnerability ◆ Cuts to public transport services

POLICIES

This section contains the Policies that will deliver the Objectives, together with reasoned justification and evidence to support inclusion. The Plan sets out to protect and where appropriate enhance the factors identified through our consultation that contribute to the 'traditional village setting'.

A series of local policies have been developed and are supported by the Wisborough Village Design Guide (available on the village website) which identifies the visual character of each area of the village and recommends future design options to ensure that character is maintained and where possible enhanced.

Planning Policy Context

The primary Local Planning Authority in which Wisborough Green is situated is Chichester District. The Neighbourhood Plan must be in general compliance with the Chichester Local Plan: Key Policies Pre-submission 2014-2029 (CDC Local Plan), the National Planning Policy Framework (NPPF), EU obligations and human rights requirements. Once adopted, it will form part of the CDC Local Plan and its policies will work alongside, or where appropriate, replace the policies in the CDC Local Plan. The Plan provides a vision for the future of the Parish and sets our clear policies, principles and objectives to realise this vision.

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 has been adopted for the National Park Area, the SDNP Authority will still use the saved policies from the CDC Local Plan. The SDNP Plan is due to become available in 2017.

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 to date in this Plan, these statutory consultees have advised that it is unlikely that a SEA/SA will be required.

Equality

In accordance with the themes of sustainability, one of the aims of the Neighbourhood Plan is to promote equal opportunity and the ability by present and future residents of Wisborough Green to live, work and play in a community without any prejudice in terms of race, gender, sexual orientation, age, disability, ethnic origin or religion.

To achieve and maintain this objective, the Plan will support the examination of all new developments, planning applications and policies to ensure that there is no adverse impact on the quality of life for current and future residents of Wisborough Green.

Habitat Regulation Assessment

An assessment is not considered necessary as the proposals included in this Plan do not involve any building on sensitive habitat sites.

CONTENT	Page Number
OVERARCHING POLICIES	
OA1: Development Allocation	30
OA2: Spatial Strategy	30
OA3: Settlement Boundary	31
OA4: Windfall Sites	31
OA5: Local Gaps	32
OA6: Development in the Plan Area that lies within the SDNP	33
OA7: Land Adjoining the SDNP	34
The Rural Area (Covered by CDC Local Plan)	35
OA8: Flood Risk	36
ENVIRONMENTAL POLICIES	
EN1: Ecological Sites	37
EN2: Landscape Character and Open Views	37
EN3: Public Rights of Way	38
EN4: Conserving and Enhancing the Heritage Environment	39
EN5: Local Green Space	40-41
EN6: Local Open Space	42
COMMUNITY DEVELOPMENT POLICIES	
CD1: Use of Section 106 and Community Infrastructure Levy	44
CD2: Retention of Assets of Community Value	45
HOUSING POLICIES	
HO1: Local Occupancy Conditions	46-47
HO2: Housing Need	48
HO3: Agricultural Occupancy Conditions	49
DESIGN STANDARDS POLICIES	
DS1: Housing Density	50
DS2: Vernacular	51-52
DS3: Housing Extensions - Style and Vernacular	53
DS4: Provision of Off-Road Parking	54
ECONOMIC DEVELOPMENT POLICIES	
ED1: Development of New Business and Existing Business	55
ED2: Encourage and Support Home Working	55
ED3: Site Specific - Commercial Areas at Newpound	55
INFRASTRUCTURE POLICIES	
IN1: Surface Water Management	56
IN2: Waste Water Management	57
IN3: Pedestrian Access	58
IN4: Street Lighting	59
IN5: Renewable Energy Schemes	60
WISBOROUGH GREEN SITE SPECIFIC POLICIES	
Explanation to Site Assessments and Site Allocation	61-63
SS1: South of Meadowbank, Petworth Road	64-65
SS2: Clark's Yard, Billingshurst Road	66-67
SS3: Glebe Field and Vicarage, Glebe Way	68-69
SS4: Winterfold, Durbans Road	70-71

DEVELOPMENT ALLOCATION POLICY

Intent: To ensure allocated housing development within the Parish is situated within agreed, identified sites, reflecting local need and sustainable growth.

Justification: The draft Chichester Local Plan (as subject to Proposed Modifications) makes provision to deliver 7,388 homes over the period 2012- 2029. This includes 339 homes in the North of the Plan area (as identified in Figure 2, page 10), to be delivered through a combination of allocated housing sites and windfall sites of less than 6 dwellings (arising mainly through change of use, conversions, and small infill sites). Local Plan Policy 5 sets indicative housing numbers for each Parish to be identified in Neighbourhood Plans. However, the Local Plan (paragraph 7.29) indicates that developments of 6 or more dwellings that are permitted (ahead of Neighbourhood Plans) will be counted against the Parish housing numbers.

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. The 25 dwellings are therefore considered as part of the allocation. All windfall numbers are in addition to allocated housing numbers and the Parish is not reliant on windfall to make up the allocation of a minimum of 60 houses.

Wisborough Green is a rural Parish and the area within the current Settlement Boundary is unable to accommodate further housing. New sites are required outside the settlement area, which will result in the Settlement Boundary being expanded or isolated islands of development created.

To ensure that the community remains vibrant and is able to meet the local needs for housing, employment and community facilities, the Parish recognises that it must support limited growth, provided that the growth is sustainable in accordance with the NPPF paragraphs 7 to 10.

Through the consultation process, the community has indicated that it would like small scale development distributed throughout the settlement area, and preferably built on a phased basis over the 15 year Plan period.

Policy OA1: Development Allocation

The Wisborough Green Neighbourhood Plan will provide for a minimum of 60 houses on allocated sites as defined in Policies SS1, SS2, SS3 and SS4 and consistent with the spatial strategy for the village.

Policy OA2: Spatial Strategy

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.

SETTLEMENT BOUNDARY POLICY

Intent: To revise and define the current Settlement Boundary where appropriate and identify additional sites to enable the provision of the required sustainable rural housing.

Justification: The Settlement Boundary defines the area of the village in which development is permitted. This term replaced the Settlement Policy Area (SPA) of the village as defined by the Chichester District Saved Local Plan.

When considering development proposals within the Wisborough Green Neighbourhood Plan Area, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

The Settlement Boundary for Wisborough Green has been reviewed and the revised boundary is show in Figure 8.

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 boundary will be reviewed following the development of the allocated sites adjacent to the existing boundary.

Policy OA3: Settlement Boundary

Within the Settlement Boundary (as defined by Figure 8), development that complies with the policies in this Plan, The Chichester Local Plan: Key Policies Pre-Submission 2014-2029 and the NPPF will be permitted.

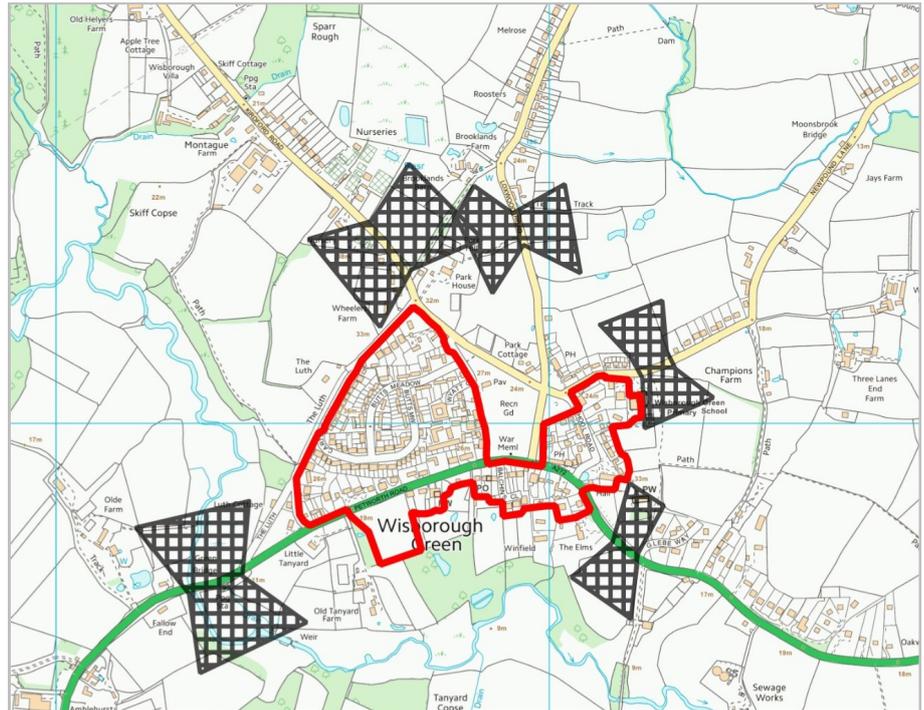
Development outside the Settlement Boundary will only permitted on the proposed sites allocated in this Plan or in accordance with the CDC Local Plan.

Policy OA4: Windfall Site

The Wisborough Green Neighbourhood Plan will support proposals for 'windfall' development, defined as schemes of 5 or fewer dwellings, within the Settlement Boundary, provided that:

- ◆ The total of dwellings and site coverage do not cause overdevelopment of the plot in comparison with the characteristics of neighbouring plots.
- ◆ The scheme will not adversely affect any heritage assets.
- ◆ The scheme will not result in the lost of valuable trees, hedges or other natural features that form part of the character of the Parish and the biodiversity is maintained or enhanced.
- ◆ The development is well integrated within the existing village and maintains the residential amenity of neighbours.

Figure 8:
Settlement Boundary
(Red Line)
Local Gaps
(Black Hatching)



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LOCAL GAPS POLICY

Wisborough Green is characterised by green spaces and a feeling of spaciousness; both in the central core and within green gaps which separate the settlement boundary from the peripheral sporadic ribbon development along the main village approach roads.

These green gaps (local gaps) are an important feature of the village character. In order to reinforce this local distinctive feature, the following policy applies to those areas shown as local gaps that form a distinct physical and visual break between the village centre and outlying development. The local gaps are shown in Figure 8 and have been included where there is an appreciable feeling of separation between the central village core and the ribbon development.

Policy OA5: Local Gaps

Development proposed within the local gaps identified on the proposals map must comply with the following criteria to be acceptable:

- ◆ The proposal must not consolidate the local gap by visually and physically reducing the break between the central core and outlying areas.
- ◆ The proposal should be accompanied by a landscape and visual impact assessment to demonstrate no diminution in openness and views in the local gap.
- ◆ Proposals should be accompanied by a mitigation plan showing how the local gap can be enhanced by planting and other amelioration.
- ◆ Important trees and hedgerows within the local gaps should be retained as part of any development proposal.
- ◆ Positive community uses of the open areas in the local gaps will be supported where these can enhance visual impact and biodiversity and enhance the range of facilities available.

DEVELOPMENT IN THE NEIGHBOURHOOD PLAN AREA WITHIN THE SOUTH DOWNS NATIONAL PARK (SDNP) POLICY

Intent: To ensure that any development is in keeping with the landscape character and settlements of the South Downs National Park.

Justification: As specified in the Environment Act of 1995, the SDNP Authority has statutory purposes and socio-economic responsibilities:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
2. To promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public.

National Parks all have unique qualities and characteristics, and the government looks to the individual National Park Authorities to identify the special qualities of their area.

After extensive engagement, the following seven Special Qualities were agreed by the SDNP Authority and these reflect both the technical evidence available and the thoughts and opinions of the National Park's many stakeholders:

1. Diverse, inspirational landscapes and breath-taking views;
2. A rich variety of wildlife & habitats including rare & internationally important species;
3. Tranquil and unspoilt places;
4. An environment shaped by centuries of farming and embracing new enterprise;
5. Great opportunities for recreational activities and learning experiences;
6. Well-conserved historical features and a rich cultural heritage;
7. Distinctive towns and villages, and communities with real pride in their area.

Approximately one third of the south-west of the Parish is in the SDNP. A full description of the landscape characteristics in this area can be found in the Village Design Guide. In accordance with the NPPF, development should be focused on small-scale 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'.

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.

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.

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.

LAND ADJOINING THE SOUTH DOWNS NATIONAL PARK (SDNP)

Intent: To ensure that any development in the land adjoining the South Downs National Park does not detract from the enjoyment of the National Park's special qualities by residents and members of the public.

Justification: Wisborough Green Parish lies within the setting of the SDNP, with one third contained in the park itself. The area of the Parish adjacent to the boundary of the SDNP makes a valuable contribution to the setting and special qualities of the Park. As such, the impact of development, light pollution and noise could be harmful.

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 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.

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.



THE RURAL AREA

Intent: To ensure that development is limited primarily to a use that requires a rural location, is sensitive to its setting by means of size, bulk and location and supports rural diversification and sustainability of the rural area.

Justification: The rural area is defined as anywhere outside the Settlement Boundary as depicted by Figure 8, page 32. The rural area makes up the majority of the land area of the Parish. Refer to policy relating to the Plan area within the South Downs National Park.

The area has beef and arable enterprises and one remaining dairy farm, equestrian facilities range from livery to race horse training, as well as sheep grazing and an alpaca farm. Diversification is reflected in the use of redundant farm buildings as light industrial units and other business use such as Fishers Farm Park .

A small industrial area is located at Newpound which includes an auctioneers, car retail, antique flooring and furniture company and other additional small units in redundant buildings.

Units for small individual companies are located at Anells Yard, Kirdford Road and at Lowfold Farm and Redlands Farm, Fittleworth Road. Wharf Farm on the A272 at Newbridge features residential and retail units and a horsebox storage area. There are similar units at Malham Farm on the B2133 and self catering cottages at Lower Sparr Farm and Newpound.

Both the NPPF paragraph 55 and the CDC Local Plan Policy 46 address development in the rural area and these policies must be followed except to provide business and agricultural opportunities as described in paragraphs above.

It is recognised that in order for the rural community to thrive and to help provide employment, it is necessary to support existing agriculture, small business and start-ups and to recognise the need for existing business to expand to afford local employment.

In addition, it is desirable for agricultural or forestry workers to live as close as possible to their place of work. It is therefore important to retain such existing dwellings in the long term by providing for interim alternative use that avoids such tied housing reverting to open market housing, as detailed in Agricultural Occupancy Policy HO3, page 49.

The Parish Council acknowledges that Listed farm buildings are often unsuitable for modern agricultural use. If left redundant, such buildings may deteriorate and eventually be lost. These buildings are considered an important aspect of the character of this rural area and as such, the Parish Council has previously supported conversion of redundant Listed buildings into open market residential accommodation, where an alternative business use is considered unviable.

Policies 45 and 46 of the Chichester Local Plan: Key Policies Pre-Submission 2014-2019 address this subject.

FLOOD RISK



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Figure 9: River Arun & Tributaries Flood Risk Map (mainly High and Low risk in Parish)

Based on an assessment using existing local data and expertise of previous flood events. The probability of a flood event occurring is calculated using 40 different flood scenarios and takes into account existing flood defences and their condition. The results are categorised into the likelihood of a flood occurring in that area each year.

High Flood Risk (Dark blue): indicates a greater than 1 in 30 (3.3%) chance of flooding

Medium Flood Risk (Mid blue): indicates a 1 in 30 (3.3%) to 1 in 100 (1%) chance of flooding

Low Flood Risk (Pale blue): indicates a 1 in 100 (1%) to 1 in 1000 (0.1%) chance of flooding

Intent: To ensure that new development is not built in an area that is liable to flooding.

Justification: The River Arun forms the eastern boundary of the Parish, flowing south to the Parish boundary at Pallingham Quay before continuing to the south coast. Moons Brook meanders through the north east of the Parish, joining the River Arun south of the A272 just west of Newbridge. Originating just west of the Kirdford Parish boundary, the River Kird combines with Boxal Brook, before meandering through the west of the Parish, joining the River Arun to the south of the village, east of Harsfold Manor. The Wey & Arun Canal, which has in part been restored, is alongside the River Arun through much of the Parish. The low lying areas are liable to flood during periods of high rainfall. In December 2013, the main settlement area was cut off by river flow across roads. The Plan will seek to avoid development in areas of high flood risk.

Policy OA8: Flood Risk

Development in areas of Flood Risk Zones 2 & 3 as identified by the Environment Agency will only be permitted in accordance with the NPPF.

New development outside Flood Risk Zones 2 and 3 should be subject to a site specific flood risk assessment, where relevant, in accordance with the NPPF.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Intent: Conserve and enhance the landscape character of the Parish, the open views and important ecological sites and links, including hedgerows, verges, ditches and key species in these habitats and ensure good access to a high quality rural environment for recreation, wellbeing and wildlife.

Justification: The quality of the natural environment in Wisborough Green Parish is recognised both nationally and internationally; a third of the Parish is in the South Downs National Park, there is one Special Protection Area (designated under the EU's Habitats Directive) adjacent to the Parish boundary, two sites of Special Scientific Interest and three Sites of Nature Conservation Interest.

Wisborough Green has a number of important wildlife sites which are protected by legal designations. The wildlife in the wider environment, typified by bluebell woods and Nightingales is locally very important. The following policy is to reinforce CDC Local Plan Policies 48, 49 and 52, to deliver the aspirations of this community in respect to our wildlife assets.

Policy EN1: Ecological Sites

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) that would or could harm existing ecological assets, Wisborough Green's wildlife network and ecological/habitat connectivity between the national and internationally important sites.

Wisborough Green residents greatly enjoy the many local walks, footpaths and bridleways which provide a high level of amenity value and provide varied and beautiful views. The most dramatic views are seen from St Peter's churchyard looking south and west, taking in the immediate vicinity of the village and across the undulating Sussex landscape to the South Downs National Park beyond.

Other popular vistas identified by the community at the consultation event in April 2012 include the views from Harsfold Lane back up to the Church spire, and through the tree tunnel of the slightly sunken Harsfold Lane. The view from Carters Way across The Luth to the pasture land beyond is noted, as well as the more subtle views in, and across, the Village Green.

In outlying areas there are numerous vistas across varied scenery such as the water meadows by the River Arun and ancient woodland, old bridges across deceptive brooks that trickle in summer and flood widely in winter, and the beautiful beeches of Bedham Woods with their carpet of bluebells in the spring.

Policy EN2: Landscape Character and Open Views

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. 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.

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Top 5 views in the Parish as identified by the community at the April 2012 consultation event as shown in Figure 10 (marker identifies general area and not specific spot):

1. From the Church
2. Village from the Green
3. From Harsfold Lane
4. From Carters Way/The Luth
5. South path between the Church and A272

Figure 10: Identifying favourite views and wider views (black arrows) from the village



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Policy EN3: Public Rights of Way

Within the Plan Area, existing public rights of way and means of public access 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 that any diversion would not result in any adverse impact on residential amenity or safety of the general public.

CONSERVING AND ENHANCING THE HERITAGE ENVIRONMENT

Intent: Protect and enhance the Parish's heritage for the benefit of existing residents, tourists and education of present and future generations.

Justification: People living in Wisborough Green place considerable value on a high quality environment. When asked to rank a series of factors that are most important in making the village a good place to live, 61% of respondents to the initial CLP baseline survey in 2011 stated that the 'traditional village setting' was the most important followed by the 'green and other open spaces' as the second most important factor (52%).

A Conservation Area Character Appraisal was undertaken by CDC in 2010 which reinforced the importance of the historic centre of the village.

What made a 'traditional village setting' was explored in more detail at the Wisborough Green Past Present & Future consultation held in April 2012. The key factors that people identified were:

- ◆ A historical village centre.
- ◆ Important areas of green space with a large village green at its heart.
- ◆ Important views and vistas from the village centre, particularly out to the south and the South Downs National Park.
- ◆ Easy access to a high quality rural environment for recreation, wellbeing and wildlife.

Policy E4: Conserving and Enhancing the Heritage Environment

New development must recognise, respect and enhance the local distinctiveness and character of the area, landscape and heritage assets. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
 - ◆ Listed buildings (as listed in the Village Design Guide and English Heritage website);
 - ◆ Buildings of local importance including locally listed and positive buildings;
 - ◆ Historic buildings or structures/features, including bridges, of local distinctiveness and character;
 - ◆ Buildings within a Conservation Area;
 - ◆ Historic Parks or Gardens, both registered or of local importance and historic landscapes; and
 - ◆ Monuments and sites and areas of archaeological potential or importance and their setting;
2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;
3. Development is in-keeping with existing designed or natural landscapes; and
4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around the village and towards the South Downs National Park, is not undermined.

LOCAL GREEN SPACE

Intent: To retain existing green spaces that contribute and enhance the character of Wisborough Green.

Justification: The NPPF (paragraphs 76 - 77) enables communities to identify and give special protection to green areas of land with particular importance to the community. This could be recreational areas to aid health and wellbeing, areas that provide an important social benefit to the community or are of historical significance. By designating an area as a green space, development on the land is not permitted. The Parish has a number of green spaces which are highly valued by the community as detailed below and identified in Figure 11, page 43.

LGS1 - Village Green: The open character of the village is dominated by the Green, an open area in the centre of the village much cherished and used for events such as regular sports, fetes, hot air ballooning, annual charter fair and exercise, including dog walking, as well as sitting and enjoying the vistas. This Green is Registered with WSCC under the Commons Registration Act 1965 as entry VG40 and with the Land Registry WSX276212. The registered areas include the areas in front of the Cricketers Arms, the Little Green, the pond area and wide verges in Kirdford Road and School Road. Owned and managed by the Parish Council. **This area is designated as Local Green Space because of its significant recreational value.**

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.**

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 east.**



LGS1 - Village Green



LGS2 - A272 Verges



LGS3 - A272 Verge

LOCAL GREEN SPACE

LGS4 - 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 Green Space because of the historic significance, richness of wildlife and amenity value.**

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.

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.



LGS4 - Harsfold Lane Verges

Policy EN5: Local Green Space

The Plan has designated the areas as detailed above and shown in Figure 11, page 43, as Local Green Space. Proposals for development of land designated as Local Green Space will not be permitted except in very special circumstances.

LOCAL OPEN SPACE

Intent: To protect existing open space and to enhance the use and community value.

Justification: The Parish has a number of open spaces which are highly valued by the community as detailed below and identified in Figure 11, page 43:

LOS1 - Allotment Site in Harsfold Lane: Located at the top of Harsfold Lane, this site is approximately 0.39 hectares and provides Wisborough Green residents with the opportunity to grow fruit and vegetables on 18 plots of varying sizes. The popularity of this opportunity can be demonstrated by the continuation of tenancies for many years and the waiting list, which as of September 2014, is 3. **This area is designated as Local Open Space because of its significant community and amenity value.**

LOS2 - Scout Hut Site: Approximately 0.06 of a hectare, this site in Harsfold Lane was originally part of the allotment site but was leased by the Parish Council to the Scouts Association in 1957 for 99 years. An ex WW2 army hut was erected, and since then, it has been the local headquarters for the Wisborough Green scout movement. It is used for Beavers, Cubs and Scouts for both boys and girls up to 14 years of age, and on occasions, by other community groups. The site is fully fenced and includes a grass area for outdoor education and recreation. **This area is designated as Local Open Space because of its significant community and amenity value.**

LOS3 - Wisborough Green Primary School Playing Field: This field is for school use for sporting, health awareness, recreational activity and conservation programmes. Nationally there has been a decline in the amount of area allocated to schools and it is therefore considered essential for the development and future wellbeing of the pupils that the playing fields should be maintained, as a minimum, at its current level. **This area is designated as Local Open Space because of its significant recreational and educational value.**



LOS1 - Allotment Site



LOS2 - Scout Hut Site



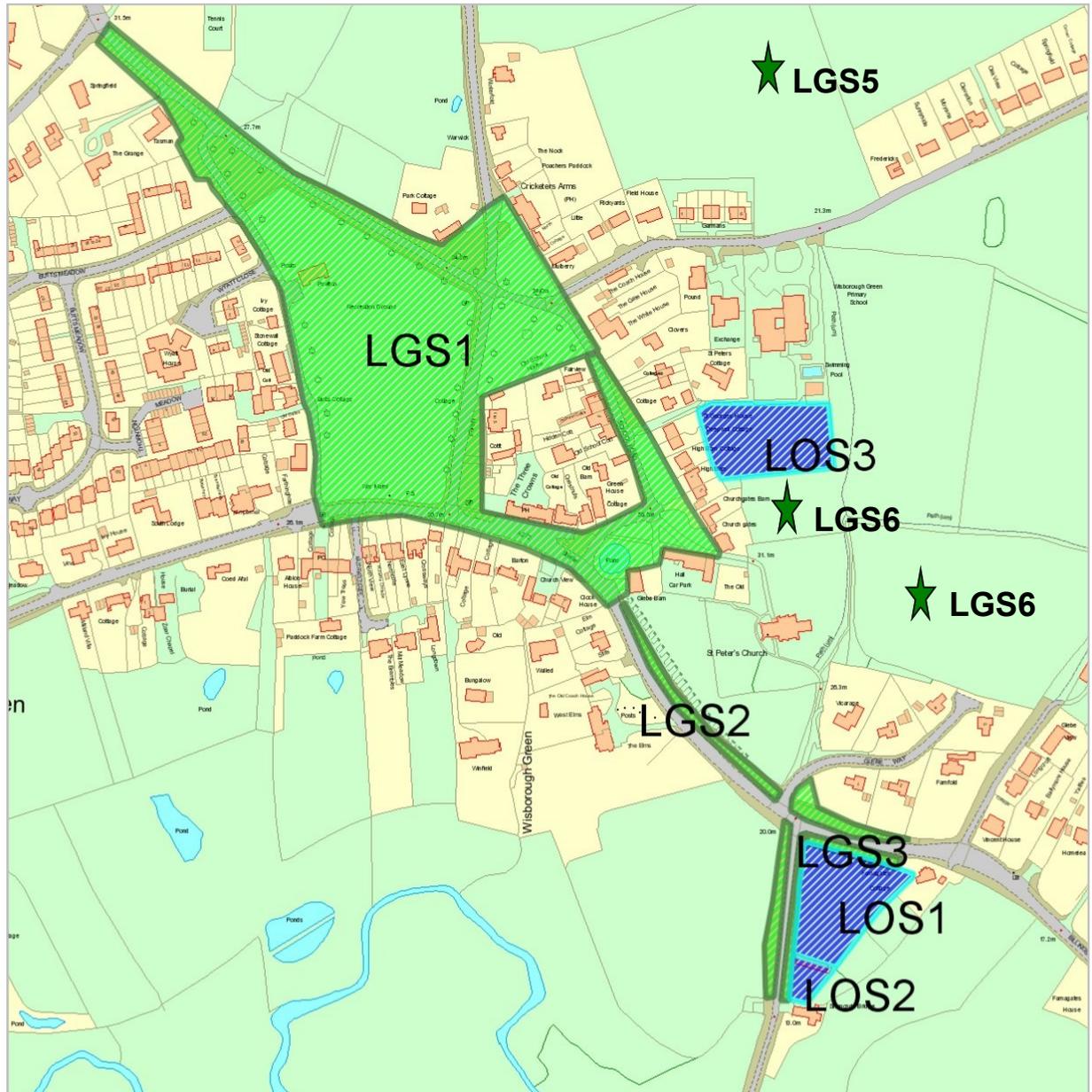
LOS3—School Field

Policy EN6: Local Open Space

The Plan has designated the areas as detailed above and shown in Figure 11, page 43, as Local Open Space. Proposals for development on sites of open space value will be expected to enhance the existing use and community value. Development that does not do this will not be permitted unless an equivalent area of open space is provided of the same size, suitability and accessibility as the existing open space.

Figure 11: Designated Local Green Space and Local Open Space as described on pages 40, 41 and 42.

★ Area boundaries as yet to be defined.



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THE USE OF S106 AGREEMENTS AND COMMUNITY INFRASTRUCTURE LEVY (CIL)

Intent: To obtain S106 and CIL contributions from developers to afford the opportunity to improve existing or provide new village facilities and address community issues and possible actions as identified in the Community Action Plan.

Justification: The consultations held to give direction to the Neighbourhood Plan identified a number of areas in which S106/CIL developer contributions could bring progress and improvements to community life in Wisborough Green.

These are listed in the Community Action Plan at the end of this document on page 72.

S106/CIL developer contributions will be prioritised by the Parish Council towards the achievement of the objectives listed, as well as other projects to benefit the community which may arise during the life of this Plan.

Policy CD1: The use of S106 Agreements and CIL to support community development

Any planning applications for new development within the Plan Area must demonstrate how they can contribute towards the delivery of community development through a combination of:

- ◆ a Section 106 Agreement.
- ◆ payment of any future CIL.
- ◆ any other contribution that may become available to Wisborough Green Parish Council.

Any Parish contribution secured as a result of development within the Plan Area will be prioritised by the Parish Council towards the delivery of the targeted community objectives wherever possible, as identified in the Community Action Plan on page 72.

If any unilateral undertaking is proposed to directly deliver any of the objectives set out, the acceptability of any scheme must first be agreed in writing by the Parish Council. Otherwise, it is intended that the Parish Council will prioritise any general financial contribution towards the Community Action Plan objectives.

RETENTION OF ASSETS OF COMMUNITY VALUE

Intent: Preserve and enhance existing open community spaces and buildings and widen their use, including additional amenities and ensure community amenities are easily accessible to any new development to provide a 'Sense of Community'.

Justification: The initial CLP baseline survey identified and reinforced the value of establishments and community buildings within the Parish and the importance to the life, character, enjoyment and wellbeing of the village community.

The registering of Community Assets is a separate legal process, initiated by the Parish Council but undertaken by CDC. The inclusion of these sites on the Local Planning Authority's register of Assets of Community Value will provide the Parish Council, or other community organisations within the Parish, with an opportunity to bid to acquire the asset on behalf of the local community, once placed for sale on the open market.

Through the consultation process, the community has identified a number of community assets which are considered important for community life. The Parish Council therefore intends to use the mechanism of registering the assets and encourages the community to support registration in acceptance that such assets will require community support in the future if it is the community's wish that they are retained.

Policy CD2: Retention of Assets of Community Value

Development proposals that will enhance the viability and community value of registered Assets of Community Value will be supported.

Development proposals that would result in either the loss of the asset or in significant harm to the community value and use of an asset will not be permitted unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer economically viable, typically because the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

LOCAL OCCUPANCY CONDITIONS

Intent: To ensure a condition is placed on relevant planning permissions to restrict the occupancy of affordable housing to local people in accordance with local need and definition.

Justification: There is a need within the Parish for housing for younger local people and households who cannot afford local open market property. Local Occupancy restriction on affordable housing should support local people in staying within a community where they have connection, support and prospects.

Local Housing need varies on a regular basis and requires a Housing Register to identify current need. The CDC Housing Team maintain a district wide register and manage the Affordable Housing Allocation programme, ensuring that such need is regularly monitored to guide the type and mix of new housing development in the Plan Area.

The Housing Register information provided by CDC demonstrates that there is an affordable housing need within the village. In the initial CLP baseline survey, 57% of residents agreed that the village should seek to secure more social housing in the village. The strength of feeling recorded in Parish Council minutes following the allocation of Garmans properties to outside village residents, demonstrates the importance of allocation to residents with an association to Wisborough Green. In a survey undertaken in October 2014, 92.6% of responders agreed that affordable housing should be provided to local people in perpetuity.

There is a requirement to provide 30% affordable units on a development site as defined in the CDC Local Plan. CDC Housing Allocation Scheme has a Local Letting Policy for new developments in smaller settlements. The policy seeks to meet the housing needs of local people with a connection to the settlement. This Plan will seek to expand the CDC Local Lettings Policy on affordable housing to ensure that any new affordable housing will be prioritised in perpetuity for families with a local connection to the Parish.

Definition of Local – to inform Housing Policies

For the purpose of the Plan the following criteria will define 'Local' in relation to Affordable Housing.

1. A person who currently lives/or is in paid employment of at least 20 hours per week within the Plan Area and has done so for a continuous period of 3 years.
2. Has a family member (defined as parents/grandparents/siblings/or children of the applicant) currently living in the Plan Area continuously for the previous 5 years or more.
3. Has previously lived in the Plan Area within a household for a continuous period of 5 years or by reason of birth and has been unable to continue to do so due to lack of affordable housing.
4. Has essential need through age or disability to live close to those connections who have lived in the Plan Area for a continuous period of at least 5 years.

LOCAL OCCUPANCY CONDITIONS**Policy HO1: Local Occupancy Conditions**

In the event of applications for new affordable housing within the Plan Area, the needs and access of local people/households to a range of housing will be reinforced wherever appropriate through the inclusion of a local occupancy clause, which will prioritise housing to families with a local connection in perpetuity. This is by way of legal agreement in the instance that all the following criteria are met:-

- ◆ Where there is clear, robust and current evidence of local need for the property type, size and tenure proposed according to the definition of local.
- ◆ Where the proposal remains financially viable following the application of the clause.
- ◆ Where the intended end user (if for example the scheme is self-build) satisfies the local connection criteria, ensuring that acceptable development remains deliverable.
- ◆ Where the review of financial means of such tenancy to an agreed level after a set time period ensures an appropriate flow-through of tenancy in accordance with local need and requirement.

Local Occupancy Exception

Affordable housing with local occupancy restriction will only be considered for tenancy by people/households from adjoining Parishes under the following conditions:-

- ◆ Local applicants who meet required criteria for occupancy cannot be found (within an agreed set time) by means of housing register, individual application or local advertisement.
- ◆ Consideration is applied on an individual basis with priority given to those who meet criteria bullet points 2, 3, and 4 of the definition of Local.

Adjoining Parishes are:-

Kirdford
Loxwood
Plaistow
Ifold

HOUSING NEED

Intent: To encourage the release of existing larger housing stock in the Plan Area by promoting the provision of alternative and smaller units within the village suitable to meet the needs of older residents and younger people.

Justification: Wisborough Green has an increasingly high proportion of older people within the population (2011 Census – 24%) many of whom live in larger properties. Only 8% of the population is between the ages of 20-30, which perhaps suggests that the young people find it difficult to access housing in the Plan Area, and are living in parental properties or moving away.

These figures support the general observation that the Parish has an aging population, which already presents issues in terms of some of the more elderly residents accessing shops and medical appointments, with a very limited bus service being available.

The open market housing stock of small housing in the village has been eroded by continued extension of such properties due in part to:

- ◆ High property prices.
- ◆ High moving costs.
- ◆ Reluctance to move away from this desired location.
- ◆ The historical lack of availability of larger houses.

The increase in property prices and associated moving costs in recent years, as well as the limited opportunities within the village, has seen a large number of smaller family sized homes being extended to form larger dwellings. It is of note that 73% of the Parish housing has 3 or more bedrooms, with 40% having 4 or more bedrooms.

The increase in extensions has resulted in a corresponding loss of smaller and more affordable dwellings to the detriment of locally employed or single people and young families wishing to remain in the village.

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.

Policy HO2: Housing Need

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.

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. Landowners may coordinate their proposals so that the overall requirement is met but not necessarily equally on each site.

AGRICULTURAL OCCUPANCY CONDITIONS

Intent: To retain existing agricultural or forestry workers dwellings in the long term, by providing for interim alternative use that avoids such existing tied housing reverting to market housing.

Justification: Although the Parish has seen a decline in its farming heritage, growth in equestrian services is evident and now an important aspect of the local economy. The 2011 Census identifies 23 people (3.2%) employed in the agricultural, forestry and fishing industries (Districtwide 2.14%) which demonstrates a continued level of agricultural and forestry occupation in this area.

Agriculturally tied housing has been lost in the past, so it is essential to ensure the retention of existing tied housing within these industries with, or without, a connection to the immediate land they are sited on. Without suitable provision of such housing, maintenance of the landscape will not be viable.

Policy H03: Agricultural Occupancy

Applications seeking the removal of agricultural occupancy conditions in the Plan Area will not be permitted unless the unit has been unsuccessfully marketed in its current use over a period of 12 months.

The acceptable scope of the marketing exercise required to demonstrate the need of a rural worker housing will comprise:-

- ◆ An independently corroborated statement from a local land agent demonstrating that there is no longer the immediate requirement for a unit of this type within a suitable catchment.
- ◆ The marketing of the property at no more than 70% of deemed open market value.

Advertisements in both the local press, internet as well as other publications, and at least one relevant national agricultural publication for a period of 12 months.

If it can be reasonably demonstrated that there is no longer a current, or possible renewed, need for the dwelling in its current use during the remainder of the Plan period, the removal of the condition will be deemed acceptable.

The unit will then be made available as an affordable dwelling in the first instance. If it can be robustly demonstrated that such use would be unviable, unsuitable or unnecessary at the location, release on to the open market will be deemed acceptable.

BUILT ENVIRONMENT - HOUSING DENSITY

Intent: Ensure that all new housing and/or extension reflects the established vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed properties, historic buildings, buildings with positive townscape merit and the essential open space character integral to Wisborough Green.

Justification: Paragraph 47 of the NPPF states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances and this has been reflected in paragraph 17.6 of the CDC Local Plan. The Local Plan recognises that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built up area.

Historically, the majority of open market housing in rural villages have been on generous plots of between 40 to 200 m with some of significantly greater size. A characteristic of rural residential development is the reasonably generous ratio of plot to building plan area. Character area assessment within the Village Design Guide identified integral open space within the existing Plan Area. All new development must respect and where possible enhance such space by creation of a similar ethos and design.

The Plan will seek to support similar density to maintain the existing character and place emphasis on good design and layout which fits the vernacular of the village and the developments setting in relation to the village and adjacent buildings.

Policy DS1: Housing Density

The density of any new housing should be in character with the local surrounding area, respect the rural nature of the Parish and provide a continuum of the spaciousness which compliments the vernacular of the village, with uniform houses and plots being avoided.

VERNACULAR

Intent: Ensure that all new housing and/or extension compliments the established vernacular of the Parish in terms of density, building styles and materials, respecting existing Listed properties, historic buildings and buildings with positive townscape merit.

Justification: 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.

The range of attractive building in Wisborough Green evidences its historical time line across many centuries using local design and materials.

The Plan will seek to ensure that any new housing built in Wisborough Green will offer a range and variation of styles that will reflect and where possible enhance the traditional theme expressed in building design typical of this part of Sussex. The introduction of contemporary and innovative materials and design will only be supported where positive improvement to housing can be robustly demonstrated without detracting from the existing essential visual character of the village and the immediate environment.

Most houses are two storey with walls of red stock brick with clay tile hanging, often with the use of club tiles for patterning. There is also some use of white painted render with contrasting brick detail and some partial white or dark stained weatherboarding.

Roofs are mainly gabled and hipped in red or brown clay tiles, there is some use of grey slate and the rare and beautiful Horsham stone. There are a range of pitches including the traditional steep pitches typical of the area. Chimneys are generally single working brick chimneys.

Windows vary depending on the style of the property and the character area, most common are sash and casement with some larger windows and glazed doors, there is some use of dormers.

Most screening and boundaries are native hedging with some wooden fencing and brick walls of rural design and material.

Porches are in a range of styles which mostly reflect the traditional rural character and materials of the area.

The Listed houses and buildings of historical and architectural interest within the Parish will be protected to ensure that any development respects and preserves their setting, form and character maintaining their individuality.

VERNACULAR**Policy DS2: Vernacular for New Developments**

This policy will apply to all new developments of one or more houses, and replacement dwellings.

All new housing should continue to reflect the character and historic context of existing developments within the Parish. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from this historic context.

- ◆ The design of developments should recognise the distinctive local character of the Parish and sensitively contribute to creating dwellings of a high architectural and rural quality.
- ◆ Materials in any new development should compliment the established vernacular in the use of natural, local resources and colours.
- ◆ Height should be restricted to two storey with careful design of roof elevations particularly on rising ground. In general, clay, slate or stone should be used.
- ◆ Flat roof dormer windows and velux windows should be avoided.
- ◆ Enclosure of plots should be of native hedging, rural wooden fencing, or brick wall of rural design.
- ◆ Developments should be enhanced by landscaping with existing trees and hedges preserved when ever possible.
- ◆ The provisions on the built environment contained in the Village Design Guide and in the CDC Local Plan policies 33 and 47 will be required.
- ◆ Any new development adjacent to a Listed building or buildings of historic interest and/or open space as defined in Policies EN5 & EN6 should be sensitively designed to conserve and enhance the setting form and character of the building and/or space.
- ◆ Any development resulting in the loss of ancient woodlands including the loss of aged/veteran trees outside the ancient woodland will not be permitted.
- ◆ All new developments should be designed giving consideration to the security of the buildings and its occupants in terms of personal safety, crime prevention and environmental efficiency, including working chimneys.
- ◆ The following items must also be considered early in the design process and sympathetically integrated into the overall scheme.
 - Screened bin stores and recycling facilities
 - Cycle stores
 - Meter boxes
 - Flues and ventilation ducts
 - Gutters and pipes
 - Satellite dishes and telephone lines
 - Lighting

HOUSING EXTENSIONS - STYLE AND VERNACULAR

Intent: The Plan will seek to ensure that extensions or modifications to existing premises, provide extra facilities in out buildings, or added value to living space, will continue to reflect the building styles and materials that have continued over many years.

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.

Policy DS3: Housing Extensions - style and vernacular

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.

In assessing the suitability of dwelling extensions, the following are typical criteria that will be applied (this is not an exhaustive list and other criteria may be applied dependent on the style of the existing property).

- ◆ Where possible the same type of materials will be used but where uPVC is to be used it should respect as far as practicable the original design.
- ◆ The combined building of the original and the extension should not significantly change the form, bulk and general design of the original building or harm its landscape character or setting.
- ◆ The permitted increase in ground footprint of the extension should not be more than that prescribed in CDC Design Guidelines for Alterations to Dwellings and Extensions and typically will not exceed 50% of the original building.
- ◆ Any proposed extension adjacent to a Listed building or buildings of historic interest and/or open space should be sensitively designed to conserve the setting, form and character of the building and/or space.

PROVISION OF OFF-ROAD PARKING

Intent: To address the safety issues associated with on-road parking due to the provision of inadequate parking areas and to meet the current and future needs of those living in a rural village.

Justification: Both the initial CLP baseline survey and subsequent consultation events identified parking issues around the village as being a major concern to residents. One concern relates to the inadequate off-road parking for current needs in previous developments. This has resulted in congestion, restriction of visibility at junctions and obstruction of pavements which impacts upon pedestrian safety, particularly those with disabilities and young children.

It is important to acknowledge the increasing reliance upon private vehicles for those in a rural village with reduced public transport provision. Due to property price, more young people are remaining at home which has increased the number of cars per household. In the initial CLP baseline survey, 29.49% of households had one car, 45.62% had 2 cars, and 18.89% had 3 cars or more. Only 19.35% of responders regularly use public transport; the 2011 Census indicates that out of the 601 households, 43 had no car or van.

WSSC currently provides potential developers with guidance on the provision of off road parking spaces. However, this is a broad policy that applies to a wide range of environments and does not relate specifically to rural environment where there is unavoidable reliance upon the car due to a very limited public transport service.

The last new development in Wisborough Green, Garmans in Newpound Lane in 2005, was considered to have adequate parking which was negotiated in excess of the WSSC guidelines. This has since proved inadequate for the current residents and their future needs, and contributes to the pavement parking concerns in Newpound Lane.

This policy therefore seeks to ensure that adequate provision is made in all future development proposals for off-road parking. Spaces provided should reflect the actual potential occupancy numbers in properties as the narrow rural road network cannot accommodate additional on-street parking without compromising safety and adding to evidenced longstanding congestion. The objective will be to ameliorate the current parking issues within the village to ensure that new development does not contribute to the existing parking problem.

Policy DS4: Provision of Off-Road Parking

Wherever possible, development proposals must include provision for adequate on-plot vehicle parking spaces to accurately reflect potential occupancy numbers.

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.

This policy applies to all proposals within the Settlement Boundary as well as the wider Plan Area.

ECONOMIC DEVELOPMENT

Intent: To support the retention, development and sustainable growth of new and existing businesses which are important to the local economy and community, and to support the growing number of those working from home or from small live/work units.

Justification: Wisborough Green has a rich and diverse history of industry and employment ranging from agriculture to light industry, to retail, professional and service industries. The Plan recognizes the importance of continuation and growth of commercial activity and so it is considered important to provide for local employment and business development. There is a need for small scale offices, workshops, storage for small businesses and mixed commercial units as well as the increasingly significant working from home community. In the initial CLP baseline survey, 18.9% of responders ran a business in the village, with 28.6% indicating that they worked from home.

Being a picturesque Sussex village and as a gateway to the SDNP, tourism is acknowledged as an important aspect of the local economy, with visitors supporting a number of the village businesses. These businesses in turn offer the opportunity for local employment, particularly for the younger members of the community. Development of new and existing businesses will be supported as long as it would not have a detrimental effect on the character and environment of the surrounding area and that the viability can be demonstrated.

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 where a development would benefit the community, or would not have a detrimental effect on the surrounding environment.

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.

Policy ED2: Encourage and Support Home Working

The provision of live/work units, or retail/ commercial units within new developments will be supported where economically viable and in accordance with Neighbourhood Plan policies.

Support will be given where such units do not impinge on the peaceful enjoyment of the surrounding residential environment.

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.

Policy ED3: Site Specific Policy - Commercial Areas at Newpound

Support will be given to suitable commercial redevelopment of the Newpound industrial area on its current footprint, not exceeding the current building height and with off-road parking provision to meet all staff and visitor needs. Any proposal must maintain existing, or offer new opportunities for business and employment.

SURFACE WATER MANAGEMENT

Intent: To ensure that new development does not escalate the current problems being experienced by the village and to ensure that proper controls are applied to eliminate flood risk.

Justification: The Parish currently experiences regular road flooding potentially caused by poor or no maintenance of gullies and ditches. Not only does this impact upon road use, but water flow causes deterioration of the village roads. Surface water entering the waste water system is also a contributing factor to the waste water problems being experienced (refer to Policy IN2). The Parish Council has been actively involved in resolving some issues with WSCC and would seek to ensure that mitigation for surface water is included in future development.



Flooding at Moonsbrook, Newpound Lane, December 2013
- surface water and foul water issue which prevented access to the village from Newpound until the water subsided and flooded Moonsbrook Cottage.

Policy IN1: Surface Water Management

All new developments must demonstrate that they have a surface water management plan, which shows that the risk of flooding both on and off site is minimised and managed.

Unless it can be demonstrated that any of the measures below are unreasonable, unnecessary or would impact on the viability of the scheme, developers must demonstrate that the proposals:

- ◆ Are supported by a sequential, risk-based approach to the location of any development, in order to avoid possible flood risk to people and property; as well as setting out measures to manage any residual future risk.
- ◆ Help mitigate and adapt to climate change and alleviate increased vulnerability to the range of impacts arising from climate change.
- ◆ Are supported by a sequential, risk based approach to the location of development to avoid possible flood risk to people and property; as well as setting out measures to manage any residual future risk.
- ◆ Incorporate proportionate and appropriate pollution control measures to prevent adverse impacts on the water environment.
- ◆ Are in line with Environment Agency practice note GP3 "Groundwater Protection: Principles and Practice"; include Sustainable Drainage Systems (SuDS) as the first method of surface water disposal. Connection to the surface water sewer should only be used as a last option; and Where either SuDS is not feasible/appropriate or if the development is of a size and nature that will likely exacerbate existing drainage issues elsewhere within the Plan Area, an appropriate payment towards off-site drainage and water run-off management will be required.

WASTE WATER MANAGEMENT

Intent: To ensure that there is sufficient capacity for any new development and to eliminate the risk of sewage infiltrating into the surface water systems and properties.

Justification: Due to the rural nature of the Parish, many of the outlying properties, away from the main settlement area are not connected to the main foul water system and have their own septic tanks and waste water systems.

Maps obtained from Southern Water in 2014 identify the main foul water system and capacity for the settlement area which fall to the sewage treatment works on the east of the village, south of the A272. There are pumping stations located at Greenbridge, on the west of the village, in Kirdford Road opposite Ansells Yard and at Moonsbrook Bridge, Newpound Lane.

Being located in the low weald, the soil has a high clay content. As such, expansion and contraction is evident causing relative movement to buildings and the foul water infrastructure, often resulting in cracked pipes, displacement of pipe joints and cracks in inspection chamber brickwork. Trees are also a contributing factor to subsidence and where tree roots ingress the system, contribute to system back ups.

During heavy rainfall, residents along the A272 have noted backing up leading to concerns relating to the adequacy of the system. In Newpound Lane sewage back up and leakage from inspection chamber covers is evident. It is particularly apparent at Moonsbrook Cottage where exceptional road surface water has overwhelmed both the sewage system and adjacent brook, causing the road to flood on numerous occasions and at Christmas 2013, the property itself was flooded with 3 foot of water. Leakage from chambers is also evident on farmland to the west of Newpound Lane; the system serves properties in Durbans Road, bringing foul water to the pumping station at Moonsbrook Bridge.

Policy OA1 allocates a minimum of 60 new houses in the Parish and defines the sites allocated for this development. Severe problems are already being experienced and additional housing has the potential to exacerbate the concerns. Any large-scale new connection to the existing system will need to be justified by rigorous analysis to demonstrate that there is sufficient capacity.



Overflowing sewer chamber in road in Newpound Lane

Overflowing sewer chamber on farmland west of Newpound Lane

**Policy IN2: Waste Water Management**

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 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.

PEDESTRIAN ACCESS

Intent: Locate new development within walking distance of village amenities and address the safety issues on roads and associated footpaths within and along side residential areas.

Justification: There is pavement along the length of the A272 from Greenbridge (west) to Oakwood (east) but the outer limits beyond the village centre are considered by many as being dangerous for pedestrians being adjacent to speeding traffic. A village gateway on the west side has been requested by the Parish Council.

A pavement borders the village green on three sides, but stops in Kirdford Road just prior to the children's playground; there is no further pavement beyond this point. On the west side of the green is a quiet service road to houses and the Pavilion only, which is used for pedestrian access. In Durbans Road, the pavement continues to almost the extent of the linear development. Newpound Lane has a short stretch of pavement outside the Garmans development which serves little purpose, and then reverts to a rural lane, almost single carriageway in places.

The consultation process identified that residents are concerned that the speed of traffic can potentially impact on the safety of pedestrians using pavements which are too narrow to give safe access to the village centre. It is therefore essential that good pavements are provided within any development, ensuring good and suitable access onto the existing pedestrian network.

Policy IN3: Pedestrian Access

Any development must provide safe pedestrian access within the development site and connection to the current pedestrian network to access village facilities.

STREET LIGHTING

Intent: To ensure that the rural character of Wisborough Green is retained and to prevent the introduction of unnecessary light pollution in a dark rural area.

Justification: Wisborough Green is considered a rural Parish. In the past, limited street lighting has been provided in Butts Meadow, Carters Way, Glebe Way, Wyatt Close and Thornton Meadow, the latter being the most recent larger development built in the late 1980s. No street lighting was provided for the latest development of 6 affordable houses at Garmans, Newpound Lane. WSCC undertook an upgrade of the current village provision about 5 years ago.

The village centre, being the Conservation Area, is unlit apart from residual light from the surrounding buildings and is considered to be in keeping with a rural village. The importance of retaining a traditional village was emphasised during the community consultation events. A survey was circulated to all households in October 2014 to gauge opinion on street lighting for new developments within the village. The results are as shown in Figure 12:

Figure 12: Street Lighting Requirements

What kind of street lighting should new developments in Wisborough Green have?	
Description of Lighting	Response
None	51.85%
Low	48.15%
Full	0%

The current street lighting in the Parish was provided when no thought was given to light pollution or energy efficiency. The NPPF paragraphs 95 and 97 support a low carbon future by reducing unnecessary energy use.

As such, this Neighbourhood Plan will require that all new development within the Parish should not feature street lighting unless it is required to mitigate a potential road safety hazard, and in this situation, minimal lighting and lighting design suitable for a rural village will only be supported.

New advances will also be taken into account, eg, LED and the importance of the potential disturbance to wildlife currently being researched by the Universities of Bristol and Exeter.

Policy IN4: Street Lighting

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.

RENEWABLE ENERGY SCHEMES

Intent: To support microgeneration technologies used to produce electricity and heat from renewable sources on existing properties and within new development, where appropriate, and in accordance with the criteria of the following policy and those of the Vernacular Design Policy.

Justification: Existing climate change poses a global challenge. We are responsible at a local level for ensuring the protection of our environment and landscape by mitigation of such change where possible.

The acceptance of climate change and the role of mitigation are concerns that are reflected in the NPPF paragraphs 93 – 99.

In considering new housing, good high quality design is crucial to providing attractive, durable dwellings and is an important element in achieving sustainable development which reduces our impact on climate change. Sustainable design is promoted through, and with awareness of, energy conservation and efficiency. Renewable or energy efficiency measures should not adversely affect the affordability of affordable or open market housing.

This policy will relate to all new buildings and their setting in the built and rural landscape and is complimentary to CDC Local Plan in respect of green policies and energy efficiency.

Policy IN5: Renewable Energy Schemes

Energy generating schemes and infrastructure using renewable energy sources will be supported for individual properties and new development within the Plan Area provided that :

- ◆ It would not conflict with the environmental policies of the Neighbourhood Plan, the NPPF and the SDNPA.
- ◆ The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings and proposed development it is intended to serve.
- ◆ The siting, scale and design of the energy generating infrastructure does not compromise public safety, allows continued safe use of public rights of way, and does not adversely affect existing amenities.
- ◆ Any technologies and infrastructure used to generate energy must not detract from the rural, visual and historic character of the environment or detract from the vernacular design of the Parish
- ◆ Adjoining land uses are not adversely impacted in terms of noise, vibration, or electro magnetic interference.
- ◆ Where appropriate the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme.
- ◆ A scheme is agreed with the local planning authority to remove the energy generating infrastructure as soon as reasonably possible once it is no longer used for energy generation.

(The Microgeneration Certification Scheme (MCS) is an internationally recognized quality assurance scheme, supported by the DECC.)

SITE ASSESSMENTS AND ALLOCATION

The process to develop a Neighbourhood Plan has included a search for and assessment of available locations for development. Sites that have been submitted to CDC's published Strategic Housing Land Availability Assessment (SHLAA - a list of land offered for development) have been considered, as well as a number of sites proposed to the Parish Council during the consultation process.

The consultation exercises of the housing survey in 2006, the baseline CLP survey of 2011, and the exhibition of 2012 established several expectations for residents:

- ◆ An 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 preferred.
- ◆ Support for retaining 'green gap' between village centre and radial strip developments.
- ◆ Development should retain not adversely change village character.
- ◆ Development design should have consideration of style and landscaping.

The spatial strategy for the village is to ensure future development allows the village to remain compact. The allocation of local gaps to mark the gateways to the village will ensure the settlement does not sprawl along radial routes.

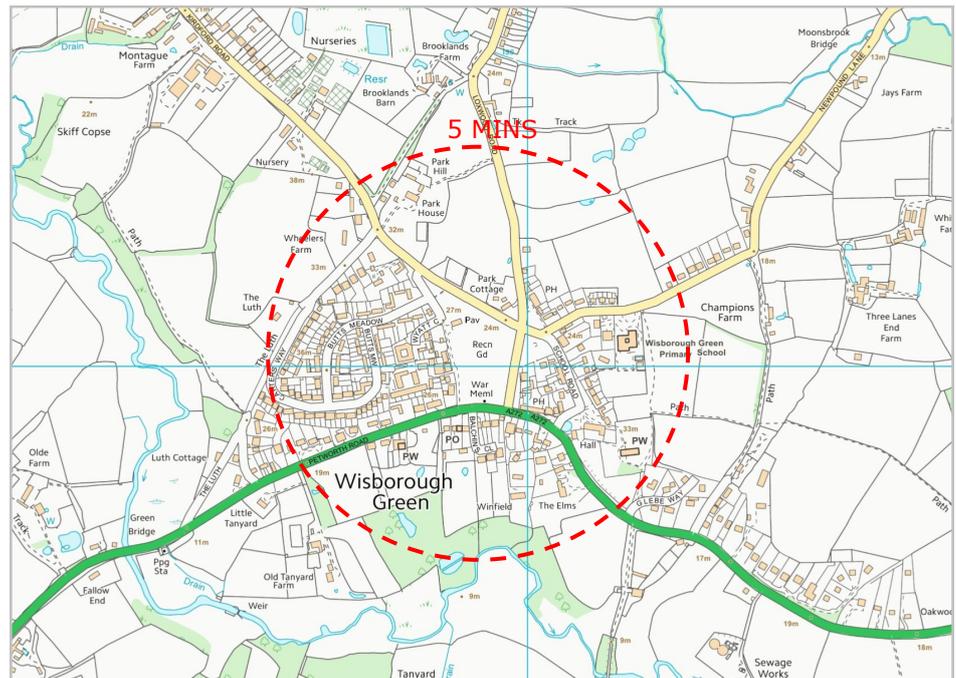
To achieve the spatial strategy, new sites have been selected in the most sustainable locations due to their walking proximity to the school and central village services. Safe pedestrian access and being within a 5-minute walk isochrone were important considerations used in the selection. In addition, 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.

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. In addition 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. The key criteria used were as follows:

- ◆ Access by non-car modes to the main village services and facilities.
- ◆ Transport impact and means of access.
- ◆ Village character, and relationship to the settlement boundary and built development.
- ◆ Use of brownfield sites in preference to greenfield where they were sustainably located.
- ◆ Opportunities for new open spaces and recreational facilities.
- ◆ Impact on biodiversity and opportunities for enhancement.
- ◆ Impact on landscape and heritage.
- ◆ Impact on flooding, drainage and water sources.
- ◆ Ability to retain employment for a mixed economy in the village.
- ◆ Climate change impact.
- ◆ Opportunities for mitigation of issues.

The use of 5 minute walking isochrone diagram (as shown in Figure 13) confirmed that those sites within this zone would encourage alternatives to the use of the car, as at this distance people naturally walk to facilities. This became the key criteria to assess the compatibility with the spatial strategy.

Figure 13:
Approximate 5 minute
walk to the centre of
the Green shown by
red circle



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In the context of our village, sustainability factors favour sites that are closer to the centre of the village and that have safe pavement access to central village facilities. It has been clear that matching popular locations with the practicalities of sustainability has been a challenge to balance.

Having taken all the initially offered sites, reviewed them all against identical sustainability criteria now considered critical in planning terms, a shorter list was selected to put to the Parish at the consultation event of May 2013. Having obtained Parish preferences, this list was reviewed both by CDC Planning Department and our own independently retained Planning Consultants. This produced a short list of sites being the most suitable in both Parish preference and professional planning terms.

Changes to the list of potential sites occurred as the Plan has been developed. Some new sites became available as the process evolved, and some became identified as not being deliverable. As of October 2014, the proposed sites are all available and deliverable within the Plan period. They are also all identified in CDC's published list of available sites (SHLAA).

The proposed Plan seeks to set a balanced solution that retains the essence of residents' wishes for distributed, incremental development and reuse of previously developed land, whilst meeting sustainable requirements. Where appropriate, the Plan seeks to balance Greenfield development against practical benefits for the village.

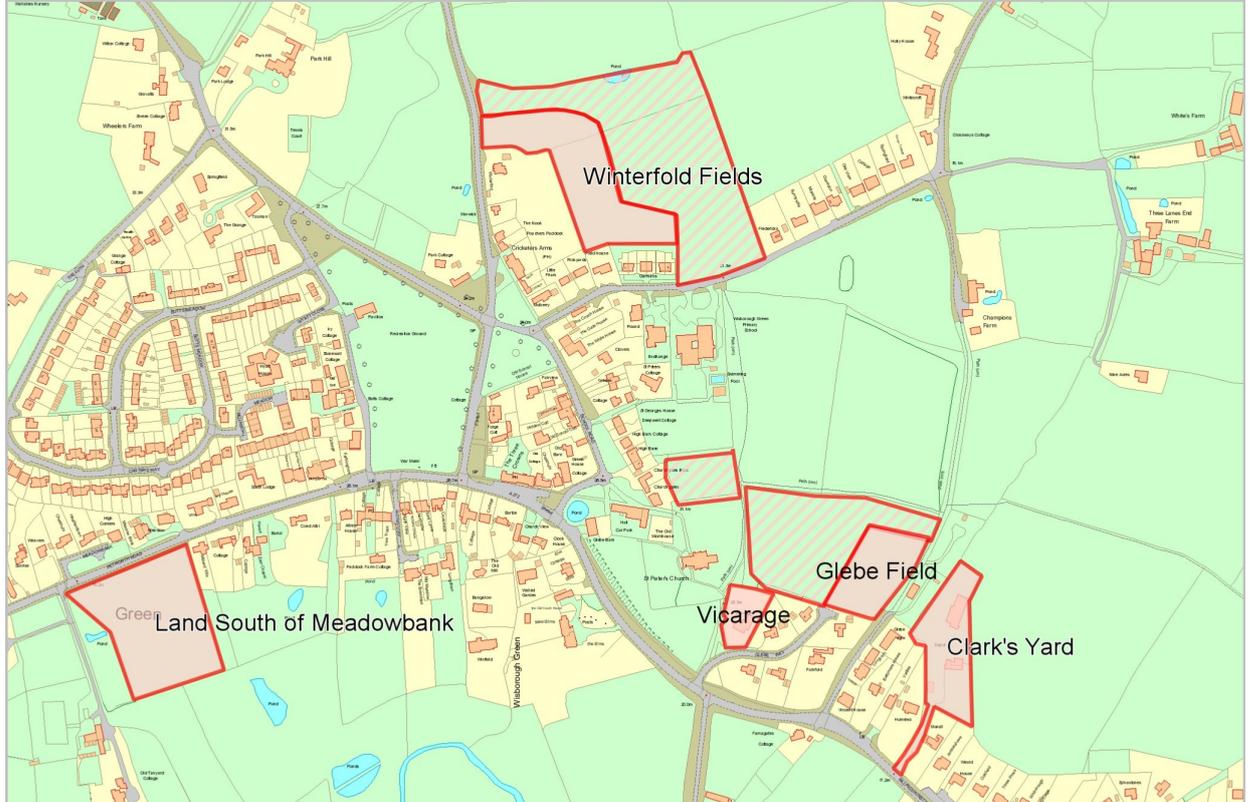
Despite two of the allocated sites being identified south-east of the Church, it was not appropriate to simply enlarge the Settlement Boundary to the south-east. The allocations east of the Church do fit well with the spatial strategy concept of balancing the village settlement. However, with no additional or extended policy boundary to the south-east, it does not open up this area to windfall development which was felt to be inappropriate to the village character and potentially damaging to the Conservation Area.

The final shortlist (as shown in Figure 14 on page 63) delivers the required number of housing units over the period of the Plan, whilst also producing amenity gains for the village. It is this list on which you are now consulted.

SITE ASSESSMENTS AND ALLOCATION

Figure 14:

Solid pink area is the approximate area of proposed development.
Hatched area is the approximate area of land gifted to the community.



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LAND SOUTH OF MEADOWBANK, PETWORTH ROAD

This site featured in our consultations, but only scored moderately in the preferences of the village, the main concerns relating to pedestrian safety. However, in planning terms it was regarded as suitable and so would feature for a more limited development at the front of the site in our Neighbourhood Plan.

Since then, and in advance of our Plan being published, an outline planning application has been made successfully for developing all of the site, despite objections from the community and the Parish Council.



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Wisborough Green Parish Council expects normal community infrastructure gains from this site, with particular regard to traffic measures in the area of the site.

Benefits

- ◆ Pedestrian access to village facilities.
- ◆ Close to centre and adjacent to existing Settlement Policy Area.

Issues

- ◆ Speed of downhill A272 traffic and narrow pavement compromises safe pedestrian access.
- ◆ Loss of Greenfield site.
- ◆ Site is relatively large in capacity.
- ◆ Site slopes.
- ◆ Mitigation will require surface water management.

Attributes

- ◆ Greenfield
- ◆ Approximately 1.5 hectares
- ◆ Land falls from the northeast corner to the southwest
- ◆ Access off A272
- ◆ Outline Planning Permission for 25 dwellings

LAND SOUTH OF MEADOWBANK, PETWORTH ROAD

Policy SS1: Land South of Meadowbank is allocated for 25 dwellings for the period 2015-2020 in accordance with outline planning consent 14/00748/OUT (agreed in principle –but not issued). Proposals for the site shall include:

Dwelling mix in accordance with outline consent as follows: 2 x 1 bed, 8 x 2 bed, 10 x 3 bed, 5 x 4 bed. Affordable dwellings shall comprise 7 affordable rent and 3 shared ownership.

Notwithstanding condition 3 of outline consent 14/00748/OUT the layout shall be designed to accord with the pattern of development within the village and in particular must avoid an over suburbanised aesthetic. Dwellings proposed along the existing Petworth Road Frontage shall face the road and must respect the scale and rhythm of the existing street pattern.

Access to site was secured through outline planning consent 14/00748/OUT and is from a single point on the Petworth Road. A footway of 1.8 m width will be provided along the northern boundary. Visibility splays of 2.4m by 70m are required.

The site will be developed with sensitively designed properties, no more than two storeys, with pitched roofs. The design and style of dwellings will take into account the proximity to the Conservation Area, and the Village Design Guide, which provides advice on detailing and appropriate materials.

A number of pre-commencement conditions require significant further work before development can commence. Including the following: details of materials and finishes, access details are required in line with the stage 1 safety audit for the site, details of a surface water drainage scheme, management and maintenance of SUDs, details of foul sewage disposal and protection of public sewers in the vicinity of the site, site level details, follow up badger survey, details of external lighting, details of screen walls, fences and planting, details of bin and cycle storage facilities to be provided, details of a construction method statement.

An archaeological investigation is to be carried out in advance of any building works.

A mitigation plan for reptiles (slow-worms) on the site for trapping and relocation and enhancement of existing habitat and buffer strips.

10% of the energy used in the dwellings must be from on-site renewable sources to comply with condition 26. The dwellings will comply with Code 4 of the Code for Sustainable Homes as a minimum to comply with condition 27.

A play space will be provided on site.

The existing tree belt along the western boundary will be retained and the proposal shall include details of enhancements to biodiversity adjacent to the retained tree belt including details of bird boxes to be installed.

Section 106 payments as agreed with Chichester District Council.

CLARK’S YARD, BILLINGSHURST ROAD

A late entrant at our 2012 consultation, this site was strongly supported as a brownfield site. The current use is a base and storage for a civil engineering business, which it is understood, can relocate locally without loss of employment capacity.

This site is well screened and is approached by a narrow drive directly from the A272. It fits all the key criteria the community put forward and the visualisations show a small development of mostly smaller units. Normal community infrastructure levy contributions are expected.



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- Attributes**
- ◆ **Brownfield Site**
 - ◆ **Approximately 0.6 hectares**
 - ◆ **Land falls from north to south**
 - ◆ **Access off A272**

- Benefits**
- ◆ **Brownfield site.**
 - ◆ **Access directly onto A272 just inside 30mph zone.**
 - ◆ **Pedestrian access to village facilities.**
 - ◆ **Site is well screened and will not impact village character.**

- Issues**
- ◆ **Access is narrow and may limit size of development.**
 - ◆ **Mitigation available from adjacent land to widen.**
 - ◆ **Potential loss of employment; mitigation by alternative local site.**



Artistic impression of possible layout which identifies additional visitor parking.

CLARK'S YARD, BILLINGSHURST ROAD**Policy SS2: Land known as Clark's Yard is allocated for a maximum of 11 dwellings for the period 2015-2020. Proposals for the site shall include:**

The proposal must demonstrate that the existing employment use on the site is satisfactorily accommodated off site locally.

Vehicular access to the site is to be provided from a single point on the Billingshurst Road with visibility splays secured appropriate to the speed of traffic.

The site will require detailed invasive surveys to determine contaminants present and any planning application for the site will be accompanied by details of the survey results and a scheme of remediation.

The site will be developed with sensitively designed properties, no more than two storeys, with pitched roofs.

The layout of site should broadly accord with the sketch diagram.

The design and style of dwellings will take into account the proximity to the Conservation Area, and the advice in the Village Design Guide, which provides advice on detailing and appropriate materials.

The site layout shall include surface water drainage features as part of the overall design scheme.

The existing tree belt along the western boundary will be retained and the proposal shall include details of enhancements to biodiversity adjacent to the retained tree belt. Other good quality trees on the site boundaries shall be retained.

Affordable housing must be provided in accordance with the District Council's policy.

10% of the energy used in the dwellings must be from on-site renewable sources. The dwellings will comply with Code 4 of the Code for Sustainable Homes as a minimum to ensure consistency with the outline approval on site SS1.

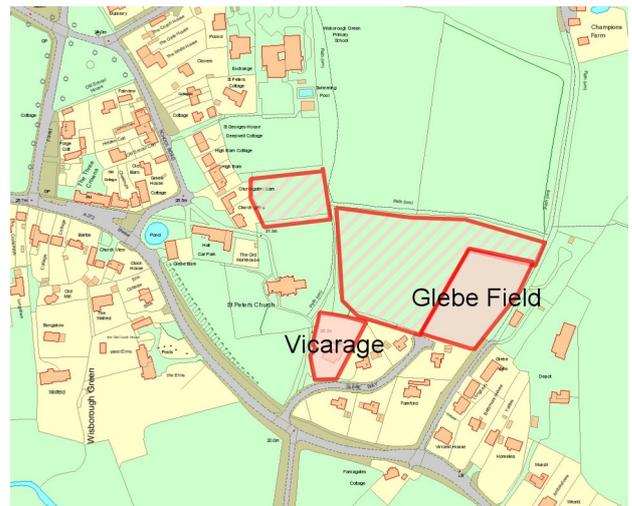
At least 50% of the dwellings provided shall be smaller units (1-2 bedrooms) to provide dwellings for first time buyers, smaller households and built to Lifetime Homes standards to accommodate older residents.

GLEBE FIELD AND VICARAGE

The Glebe Field site was poorly supported in the consultations on the basis that the green space adjacent to the Church was significant and should be retained. However, in planning terms the site is suited to some development and it was decided to include it as a final site in order to ensure achieving our target housing numbers over the life of the Neighbourhood Plan, allowing for some contingency if other sites changed numbers.

The current Vicarage building has proved to be less suitable for incumbents in recent times, and this proposal for Glebe Field includes scope for redevelopment of the adjacent Vicarage site to offer additional or alternative accommodation. As an example, a smaller Vicarage could be constructed within the curtilage and the existing building extended to offer some flats or community facilities within the overall scheme.

The Glebe Field development is envisaged to be restricted to the eastern end of the site, with the remainder of the field kept as green space. Together with the Vicarage these sites offer a potential benefit to the community so that the Church is able to offer a more appropriate Vicarage, and green space adjacent to the Church grounds is given to the village to be retained as a community asset.



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Artistic impression of possible layout with retained 'green' areas, a characteristic of the village

Benefits

- ◆ **Pedestrian access to village facilities.**
- ◆ **Close to centre.**
- ◆ **Could offer community green space in remainder of Glebe Field and 'Bonfire' site.**
- ◆ **The combination of the proposed layout and gifted land protects the remaining Glebe Fields from development.**
- ◆ **Could offer more suitable Vicarage home.**

Issues

- ◆ **Sensitive site.**
- ◆ **Loss of some Greenfield**
- ◆ **Mitigation by constraining development of Glebe Field to eastern section.**

Attributes

- ◆ **Greenfield Site**
- ◆ **Proposed development on approximately 0.5 hectares**
- ◆ **Land relatively flat**
- ◆ **Access from A272 through Glebe Way**

GLEBE FIELD AND VICARAGE

Policy SS3: Land known as Glebe Field and Vicarage is allocated for no more than 3 dwellings within Glebe Field creating an extension to Glebe Way for the period 2020-2025 and 3/4 dwellings on the Vicarage for the period 2015-2020. Proposals for the site shall include:

Vehicular access to the Glebe Field site is to be provided from Glebe Way, and the Vicarage site through the existing access.

A pedestrian footpath link will be provided to link to the existing public footpath to the north from the extension to Glebe Way, with an appropriate stile/gate arrangement and signage.

The Glebe Field and Vicarage site will be developed with sensitively designed properties, no more than two storeys, with pitched roofs.

The plan will permit redevelopment of the Vicarage site within its curtilage. Due to the sensitivity of the area and close proximity to the Grade I Listed Church, all significant trees and vegetation in the north-west corner of the site are to be retained.

The layout of the Glebe Field site should broadly accord with the sketch diagram.

The design and style of dwellings will take into account the proximity to the Conservation Area, and the advice in the Village Design Guide, which provides advice on detailing and appropriate materials.

The site layout shall include surface water drainage features as part of the overall design scheme.

The existing tree belt along the eastern boundary on the Glebe Field will be retained and the proposal shall include details of enhancements to biodiversity adjacent to the retained tree belt.

Affordable housing must be provided in accordance with the District Council's policy.

The area west of the proposed dwellings known as Glebe Field, together with the field to the north of the Churchyard, will provide an area of open space/biodiversity area with conservation management to act as a buffer to the Listed Church and provide an appropriate setting to the Church consistent with the Conservation Area. This land will be gifted to the Parish Council with an appropriate sum for maintenance in the medium term (30 years).

For the new dwellings 10% of the energy used in the dwellings must be from on-site renewable sources. The dwellings will comply with Code 4 of the Code for Sustainable Homes as a minimum to ensure consistency with the outline approval on site SS1.

Dwellings will be built to Lifetime Homes standards to accommodate older residents.

WINTERFOLD, DURBANS ROAD

Policy SS4: Land to the rear of Winterfold is allocated for a maximum of 22 dwellings for the period 2025-2029. Proposals for the site shall include:

Vehicular access to the site is to be provided from a single point on the Durbans Road.

A pedestrian only access shall be provided to Newpound Lane.

The site will be developed with sensitively designed properties, no more than two storeys, with pitched roofs.

The layout of site should broadly accord with the sketch diagram.

The design and style of dwellings will take into account the proximity to the Conservation Area, and the Village Design Guide, which provides advice on detailing and appropriate materials.

Dwellings proposed adjacent to the open space shall face the open space to reinforce local distinctiveness.

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 with an appropriate sum for maintenance in the medium term (30 years).

Parking to service the active recreational uses shall be provided at the local authority's parking standard in an informal style with gravel surface to aid drainage.

The site layout shall include surface water drainage features as part of the overall design scheme.

The existing tree belt along the western boundary will be retained and the proposal shall include details of enhancements to biodiversity adjacent to the retained tree belt. Other good quality trees on the site boundaries shall be retained.

An area facing Newpound Lane and adjacent to Garmans will form an area dedicated to biodiversity to act as a resource for the school and the wider village.

The development of the site must demonstrate that disposal of foul sewage does not exacerbate existing foul sewage disposal problems in the village, particularly at Moonsbrook.

Affordable housing must be provided in accordance with the District Council's policy.

10% of the energy used in the dwellings must be from on-site renewable sources. The dwellings will comply with Code 4 of the Code for Sustainable Homes as a minimum to ensure consistency with the outline approval on site SS1.

At least 50% of the dwellings provided shall be smaller units (1-2 bedrooms) to provide dwellings for first time buyers, smaller households and built to Lifetime Homes standards to accommodate older residents.

COMMUNITY ACTION PLAN

This section details the Non Statutory Community Aspirations. These aspirations do not form part of the development and land use policies in the Plan and do not go forward to referendum.

These projects have all be identified during the Neighbourhood Plan consultation process, and are ideas and proposals that residents consider should be addressed to improve the quality and wellbeing of the Parish, for residents and visitors. The Community Action Plan, and Policies detailed in the previous section, will guide the Parish Council, residents and other stakeholders on how the community seeks to deliver the issues and objectives as set out in the Plan.

Prioritisation of the listed projects will be determined by the Parish Council against the following criteria:

- ◆ Availability of funding
- ◆ Local authority initiatives and grant funding cycles
- ◆ Parish Council workload commitment
- ◆ Availability of community volunteers
- ◆ Sufficient local support

The Community Action Plan sets our projects in the following categories:

- ◆ Countryside and Environmental Projects
- ◆ Community Wellbeing Projects
- ◆ Business and Services projects
- ◆ Road and Transport Projects

COUNTRYSIDE AND ENVIRONMENTAL PROJECTS			
ASPIRATION	JUSTIFICATION	WHO	FUNDING
Local walks booklet	To encourage health and wellbeing in the Parish and to support and encourage tourism and the local economy.	Parish Council Volunteers	Parish Council Grants
Tree Action Group	To monitor Parish trees to report concerns and identify maintenance issues. To instigate replanting schemes as necessary.	Parish Council Volunteers	Parish Council Grants
Ditch/stream/gully survey	Establish volunteer group to identify and monitor existing network to help reduce flooding incidents.	Parish Council Volunteers WSCC Land owners	Parish Council Grants
Communal composting scheme	To encourage recycling that has a positive benefit for the community.	Parish Council Volunteers	Parish Council Grants
Review and monitor CDC Conservation Area Management Plan	Maintain public areas. Encourage sympathetic boundary improvements.	Parish Council Residents	Parish Council- Affected residents
Nature conservation areas and nature trails	Promote areas of biodiversity to encourage preservation of wildlife and associated education.	Parish Council Residents	Parish Council Grants

COMMUNITY WELLBEING PROJECTS

ASPIRATION	JUSTIFICATION	WHO	FUNDING
'Welcome to new residents information booklet'	To promote the societies/organisations within the village and create a 'Sense of Community'. To encourage and motivate residents to take on active roles in the community.	Parish Council Volunteers	Parish Council Grants
Encourage community cohesion between village organisations	Organise annual meeting to update/ share issues and create a 'Sense of Community'.	Parish Council	N/A
Sport facility improvements	Support future plans to improve the current Sports Pavilion to modernise the facilities to meet the sporting and access for all requirements.	Sports Assoc. Parish Council	Grants S106/CIL Funding
Sports pitch provision	Provide additional practice facilities to reduce pressure on the use of the Village Green.	Parish Council & any other appropriate stakeholder	Grants S106/CIL Funding
Health Service provision	To investigate options that would improve access to medical facilities.	Parish Council & any other appropriate stakeholders	
Village Hall improvement	Upgrade facility to be DDA compliant and modernised to better serve the community.	Parish Council Village Hall Committee	Grants S106/CIL Funding
Public toilet improvement	Upgrade facilities to be fully inclusive and DDA compliant to meet the needs of residents and visitors.	Parish Council CDC	Parish Council Grants
Playground surfacing	To provide wetpour safety surfacing under junior swing unit and see-saw to remove current wear concerns.	Parish Council	Parish Council Grants
Community notice board outside village shop	To give organisations an opportunity to advertise local events.	Parish Council	Parish Council Grants

BUSINESS AND SERVICES PROJECTS

ASPIRATION	JUSTIFICATION	WHO	FUNDING
Promotion of the village as a gateway to the SDNP. - Production of a self guided tourist trail around the village centre with information leaflet, map on village green with points of interest highlighted. - Conversation of BT Telephone Kiosk into Tourist Information point.	To support and encourage tourism and the local economy.	Parish Council Local History Group & other volunteers	Parish Council Grants
Improvement to current general advertising noticeboard	Fully enclose to weatherproof and improve appearance of opportunity for local businesses and organisations to advertise services and events.	Parish Council	Parish Council Grants

ROAD AND TRANSPORT PROJECTS			
ASPIRATION	JUSTIFICATION	WHO	FUNDING
A272 speed reduction - village gateway (west side)	To reduce speed of traffic entering the village—creation of a gateway and 40 mph buffer zone (as per east side).	Parish Council WSCC	Section 106/ CIL
Traffic speed reduction	Investigate options to reduce speed in Kirdford and Durbans Roads, and B2133 at Newpound Re-activate Community Speed Watch group.	Parish Council WSCC Volunteers	Section 106/ CIL
Improve village parking	To increase and enhance current parking areas to reduce congestion and improve road safety around the village centre	Parish Council WSCC	Section 106/ CIL
Improve residents parking on estates	To review current land use to reduce on-road parking congestion and promote more efficient parking.	Parish Council WSCC Hyde Martlet Residents	Section 106/ CIL
School traffic	To investigate possible options to alleviate current congestion associated with school drop-off and pick-up.	Parish Council WSCC School	Section 106/ CIL
Verge maintenance	Reinstate and maintain verges where eroded to maintain existing road width and rural character	Parish Council WSCC	Section 106/ CIL Parish Funds WSCC

EVIDENCE BASE

A comprehensive list of all documents and information that supports the content of this Neighbourhood Plan can found on the village website site (www.wisboroughgreen.org) under the Neighbourhood Plan tab. This includes the following:

Housing Survey 2006
Community Led Plan Survey November 2011
Community Led Plan Survey Report November 2011

Community Consultation Event 'Past, Present and Future' April 2012

Community Issues Report
Mapping Results
Site Selection Report
Case Study prepared by CDC as exemplar of good consultation

Community Consultation Event May 2013 - Site Selection

The Research Factor Solutions - Summary report of site information
Village Design Guide Development Work

- Character Area Appraisals
- Style and Design

Village Design Guide 2013

Individual Site Analysis

Wisborough Green Neighbourhood Plan Area Designation Letter (CDC)
Wisborough Green Neighbourhood Plan Area Designation Letter (SDNP)
CDC Strategic Housing Land Availability Assessment (SHLAA)

ACKNOWLEDGEMENTS

Wisborough Green Parish Council would like to thank all those who have contributed in any way to the production of this Neighbourhood Plan. Your help has been invaluable and much appreciated. It has been a long and sometimes complex process, but we hope that together, with the support and help of the village, we have evolved a secure and creative Plan that will protect Wisborough Green into the future.

Special thanks are also extended to Liz Sargeant, a former village resident, whose book 'Wisborough Green West Sussex—An Illustrated History' has proved to be an invaluable source of reference for both the Village Design Guide and this Neighbourhood Plan.