

Liz Pulley

From: Ellie White <[REDACTED]>
Sent: 10 June 2015 17:20
To: Neighbourhood Planning
Subject: Wisborough Green Neighbourhood Plan Representations
Attachments: Wisborough Green Neighbourhood Representations Form.pdf

Dear Sirs,

Please find attached the representation form in respect to the Wisborough Green Neighbourhood Plan.

Kind Regards,

Ellie White MPlan MRTPI
Land & Planning Manager
[REDACTED]



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Representation Form

Wisborough Green Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

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

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

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

There are a number of ways to make your comments:

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

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

How to use this form

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

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

PART A	Your Details
Full Name	Miss E White
Address	Unit 4, Park Farm, Chichester Road Arundel
Postcode	BN18 0AG
Telephone	
Email	
Organisation (if applicable)	MCC Planning
Position (if applicable)	Land and Planning Manager
Date	09/06/2015

PART B

To which part of the document does your representation relate?

Paragraph Number	Page 73	Policy Reference:	SS4
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

We recognise the hard work and time that has been spent formulating the submission plan and we would like to support the plan moving forward. However, we do currently have one concern for which we would like to suggest a modification.

In order to meet local housing need, the Neighbourhood Plan identifies a number of sites to be suitable for housing development within the plan period. Whilst we welcome the inclusion of Policy SS4, land at Winterfold, Durbans Road, we also note that all sites identified for housing development are restricted to specific time frames and phasing periods.

Whilst we specifically reference policy SS4, Land at Winterfold, Durbans Road, we note that all sites are given phasing timeframes and we are of the opinion that these should be removed for the following three reasons.

Unfortunately, we are not able to locate any substantial evidence that suggests how these timeframes have arisen or why each site was put into each phasing category. For example, land at Winterfold, Durbans Road, is considered for inclusion within the period 2025-2029, yet the site is sustainable, available now and the landowner is able to submit a planning application within the next 5 years.

The National Planning Policy Framework (NPPF) requires sustainable development to be approved without delay. The NPPF also requires planning authorities to deliver a five year supply of housing land. Whilst Chichester District Council are moving towards the adoption of a new Local Plan, new targets are not in line with the districts objectively assessed needs and the examiner has therefore requested that, should the plan be adopted, a review take place within the next 5 years. Introducing phasing periods and therefore restricting the development of sustainable sites means suitable sites are not able to contribute towards this need. This therefore means that sustainable development cannot be brought forward without delay and the neighbourhood plan is not in accordance with the key policies of the NPPF.

We would also like to make specific reference to the Newick Neighbourhood Plan Examiners Report. Newick Neighbourhood Plan was similar to this submission plan in that it sought to introduce specific timeframes for development. The Examiner concluded in his report that this approach failed to have regard to the NPPF as it did not allow for sustainable development to be approved without delay. The Examiner also determined that introducing timeslots would severely limit the ability of the plan to be flexible. The NPPF requires affordable housing policies to be flexible in order to take account of market conditions over time. Introducing policies that do not conform with the NPPF do not meet the basic conditions. The Examiner therefore recommended that the phasing slots be removed in order to ensure the delivery of a wide choice of high quality homes in line with the NPPF. These recommendations were taken on board within the Referendum Version.

Page 72 specifically states that the site was identified as suitable due to its proximity to the village centre and the ability to develop the site with minimal visual effects. There is pedestrian access to village facilities and the school, it is close to the village centre and it could seek to offer additional green and recreational space for use by the community. The site is sustainable in economic, social and environmental terms and should therefore be bought forward without delay in line with the NPPF and district requirements as opposed to being restricted due to phasing requirements.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

We would suggest removing the phasing periods to allow sustainable, deliverable sites to be developed without delay to meet the district objectively assessed needs. This would help to ensure that the Neighbourhood Plan meets the basic conditions and conforms with the overarching policies outlined within the National Planning Policy Framework.

(Continue on separate sheet if necessary)

