

Liz Pulley

From: Sue Jerges <[REDACTED]>
Sent: 11 June 2015 13:25
To: Neighbourhood Planning
Subject: Opposition to the Wisborough Green Neighbourhood Plan
Attachments: Wisborough Green Neighbourhood Plan Comment.doc

Dear Sirs

Please find attached my comments and opposition to the Wisborough Green Neighbourhood Plan.

Yours faithfully

Sue Jerges

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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	Sue Jerges
Address	Whitcroft Newpound Lane Wisborough Green
Postcode	RH14 0EF
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	
Position (if applicable)	
Date	11 th June 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	No paragraph number given	Policy Reference:	No reference given
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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:

I strongly oppose the selection of Winterfold on Durban's Road as a site for building. The 'neighbourhood plan' is supposed to reflect the villagers' stated preferences for building new homes, however, it clearly does not. I am extremely concerned about the following points in relation to the proposal of Winterfold;

- The only time Winterfold was considered by the community as part of a choice with other sites (2006) it came second to last. Including it in the draft plan without taking account of this undermines the entire consultation process especially as there are other alternative sustainable sites preferred by the community available. Including it in the final draft with no options from which to choose does not encourage proper response or allow it to be judged against the merits of other sites.
- Access to the development would be via Durban's Road. Durban's Road is already compromised by cars parking for the Cricketers and the houses around the pub. The road is dangerous and speed is already a concern on this road with traffic accelerating from the bend adjacent Sweaphurst Farm towards the site. This was cited as an objection to the site in 2006 but has not been taken into consideration at all within this plan. No traffic calming has been offered by the developer despite it being cited as an issue within the NP – why has the opportunity not been taken to require this of the developer?
- Winterfold is a greenfield site. Throughout the consultation process the village has favoured brownfield sites. Only one was selected originally (Clarkes Yard) and Greenways was added at the last minute when planning was granted for 10 static mobile homes and another greenfield site was dropped (Glebe Field) to accommodate it – why was the community's view and preference not taken into consideration? We assume because the plan had to comply with national and local policy, but the council's own solicitor has advised when considering an objection to the Loxwood NP that the Neighbourhood plan should reflect the views of the community and does not, legally, have to be in accordance with either national planning policy or the district's local plan. Practically all of the brownfield sites that the villagers preferred have been excluded from the neighbourhood plan, aside from Clarkes Yard and the one forced off them by the successful appeal for the ten mobile homes. Had Greenways been included originally the village may well have ended up with a better class of development at this location. There has been no transparency in the way the public's expressed views have been discounted.

- The visual impact of up to 30 houses in open view when travelling south along Durbans Road would be massively detrimental to the character of the village and severely harm the open characteristic of this part of the village. The NP says it will have “minimal visual impact” this is clearly a totally false statement. The development will also be highly visible from Newpound Lane where it appears to overlap the local gap.
- The footpath opposite the site on Durbans Road that provides access to the village contravenes planning policy. It is 1m wide at best and it should be at least 1.8m wide. How is it possible to increase this without encroaching on the road or into the hedge and private gardens. Is the site deliverable? Access is also proposed via Newpound Lane. The PC have themselves acknowledged that this is a single track road and has issues with speeding traffic. It is not possible to provide pedestrian access from this point and additional traffic will cause an even greater risk to the school – an area already blighted by lack of access and parking at key pick up and drop off times.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

(Continue on separate sheet if necessary)

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