

Liz Pulley

From: Wisborough Green Parish Council <clerk@wisboroughgreenpc.org>
Sent: 11 June 2015 14:31
To: Neighbourhood Planning
Subject: Wisborough Green Reg 16 consultation - response again
Attachments: Reg 16 consultation response form.doc

Please ignore earlier email. Noted a missed word after sending.
Completed document now attached.

Regards

Louise

Louise Davies
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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	Mrs Louise Davies
Address	Wisborough Green Parish Council PO Box 255 Wisborough Green Billingshurst, West Sussex
Postcode	RH14 0WT
Telephone	01403 701102
Email	clerk@wisboroughgreenpc.org
Organisation (if applicable)	Parish Council
Position (if applicable)	Clerk
Date	4 th June 2015

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	
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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:

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Please note:

Blue – explanation for proposed change

Red – proposed new wording

Amendment 1: SS4 Winterfold, Durbans Road Page 73, Para 11

A full site survey has now been undertaken by the landowner. At a meeting held with the agents, it was explained that the survey identified the north-east corner of the site as potentially being a more suitable area for a biodiversity area due to an existing pond; a further balancing pond would be created in this area. Confirmation has also been received from the school that the area might be used, but on an ad hoc basis, hence close proximity to the school is not necessary. For these reasons, the Parish Council has approved an amendment to the policy and would like to submit this change.

Current Paragraph: 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 wider village.

To be replaced with: An area for biodiversity to achieve a net gain of approximately a third of a hectare will be located on the site in addition to areas within the site requiring protection due to the presence of protected species.

Amendment 2: Development Allocation Policy

The rationale behind adding a planning condition on occupation is that this is seen as the only way to successfully influence phasing of construction. Cash flow issues mean that developers will not build if they cannot be sure of occupation; therefore the performance condition potentially requires collaboration between sites and developers. In reality it is expected that delivery will be site by site so having a limit of 25 units per year allows sites to come forward independently. Normal output for house builders is one unit per month, so there is an expectation for the larger sites to be built out in two years. This policy may serve to make developers compete to be the first to develop in the village and that serves to assist with housing supply in the short term.

Performance conditions on occupation are commonly used and meet the six tests in the NPPF.

Necessary - It is necessary to make the development acceptable in relation to impact on the village.

Relevant to planning - The impacts are readily attributable to the development for which permission is sought.

Relevant to the development to be permitted - As above, the development proposed are dwellings where the additional impacts from the population may impact on the village.

Enforceable - It can be readily enforced against by requiring the developers to stop occupying the dwellings if the condition is exceeded - it may need to be registered as a land charge to take full effect.

Precise - The wording proposed is precise .

Reasonable in all other respects - Given there is no alternative to secure phasing, the condition seems reasonable to allow the developments to assimilate successfully in the village.

Amend justification text, para 6, page 30 to reinforce the community's wish for phasing of development. To read as follows :

~~Through~~ During 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. The importance of phasing has been emphasised by the community, to not only lessen the impact upon the village but to allow for gradual social integration of new residents.

Amend Policy OA1: Development Allocation Policy Page 31The policy to now read:

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. A phased approach will be taken according to local need and requirements for housing, but also in order to minimise disruption to the village and its transport network. Planning conditions will be applied to the planning approvals to ensure that there are no more than 25 additional dwellings being occupied in any one calendar year.

Amendment 3: Housing Background, Page 21, Figure 5

Percentage figure in table deleted in error during editing of Pre-Submission document.
9% to be inserted in blank column for 'No Bedrooms/1 Bedroom Property'

(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.

