

Wivelsfield Parish Neighbourhood Plan 2015 – 2030

Questions for Hearing

to be held on 9th May 2016 at 10:00am

at

Wivelsfield Church Hall
Church Lane
Wivelsfield
East Sussex
RH17 7RD

Jeremy Edge BSc FRICS MRTPI
Independent Examiner

Edge Planning & Development LLP
38 Northchurch Road, LONDON, N1 4EJ

Agenda

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1.0 Introductions and Purpose of the Hearing

2.0 Matters for Consideration

A) Strategic Assessment / Strategic Environmental Assessment

It is alleged by Boyer Planning made on behalf of Wates that the SA also fails to include a comparative assessment of any reasonable alternative to the preferred policy approach contrary to Regulation 12(2) of The Environmental Assessment of Plans and Programmes Regulations 2004 and the Planning Practice Guidance.

- 1) Has the Strategic Environmental Assessment undertaken a comparative assessment in relation to the Wivelsfield Parish Neighbourhood Plan draft policies, with particular reference to housing?**
- 2) What alternative has been considered and if so is this reasonable?**

B) Policy 7 – Local Green Spaces

The Submission version of the Wivelsfield Parish Neighbourhood Plan (the Plan), which was subject to consultation under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012, resulted in a number of objections in relation to draft Policy 7, which seeks to designate five Local Green Space areas within the Parish at the following locations and shown on the Policies Map M. These are:

- i.* Land to the south of Green Road and west of Wivelsfield Primary School;
- ii.* Land to the south of South Road;
- iii.* Land to the east of Eastern Road;
- iv.* Land to south of Antye House and east of Orchard Close;
- v.* Land on north-west boundary of Parish;

The draft policy states that proposals for development on the land that is not ancillary to the use of the land for public recreational purposes or that it not required for statutory utility purposes will be resisted.

Guidance in the National Planning Policy Framework (NPPF) states at paragraphs 76 and 77:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

- 3) For each of the proposed Local Green Spaces, do they meet the three criteria for designation in paragraph 77 of the NPPF outlined above?**
- 4) In the event that any or all of the proposed Local Green Space designations came into effect, how would the land be managed?**

**Jeremy Edge BSc FRICS MRTPI
Partner
Edge Planning & Development LLP**

18th April 2016