

## **PVT statement / Land to the South of Rumbolds Lane**

Thank you chair for the opportunity to speak regarding the proposed development on the land to the South of Rumbolds Lane - also affectionately referred to by the residents of this village as “Daphne’s Field”.

I am speaking as the chair and on behalf of the Plaistow Village Trust and our members.

We were established in 1998 and are responsible for the Plaistow Village Conservation area. Our objects speak to conserving the beauty, character and viability of Plaistow and to secure the preservation, protection, development and improvement of features of historic value and public interest, now and for future generations.

This should not be taken to mean that we disagree with appropriate developments within the parish, aimed at meeting its genuine housing needs or to housing allocations by the local plan as part of the broader housing requirements of the district as a whole.

However - it does signal that we would have significant concerns about the impact of, and irreversible precedents that would be set by, the development of Daphne’s field.

The field is located right in the centre of Plaistow Village, at a higher elevation than virtually any other location, overlooking the Village Green within protected views of the conservation area and several dozen listed buildings.

The proposal - to bring it into context for everyone - is to build something larger than Bushfield, Ashfield or Oakfield right in the middle of Plaistow Village - in a commanding position overlooking the village green, pretty much visible from everywhere in the village.

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Our parish is made up of four hamlets. One of which has a settlement boundary.

Plaistow does not have a settlement boundary so by definition - any new development here is in the countryside.

If this development goes ahead then the countryside protection afforded to the land behind the village pond; the football field; the land either side heading north down Rumbolds lane; the Shilinglee Road, Plaistow Road, Rickmans Lane, and in the hamlets of Shilinglee and Durfold Wood - - - will be lost by precedent.

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CDC's planning policies explicitly exclude development of this kind in the countryside and they should be applauded for their intent to protect villages like ours.

The alternative - - an abandonment of the no development in the countryside policy - - would open the floodgates to the type of development we have all seen in Kirdford and Loxwood.

There would be no way back.

Language used by developers often includes "housing will be built in designs sympathetic to the local area".

We've seen clear examples of what this means in reality.

Loxwood and Kirdford are just a few.

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The 15 tile-hung identical square boxes proposed by the development of Daphne's Field are not, by any stretch of the imagination, sympathetic to, or in keeping with, the heart of our village which has over 70 listed buildings - all of which are different in appearance; many of which are centuries old.

The application speaks to 45 car parking spaces - let's say 90 car journeys a day - - plus all the deliveries and visitors, exiting and entering via a road never built for the traffic loads it's dealing with already.

A road that is used everyday by parents and carers, delivering and collecting children to and from school.

A road that is also the only realistic parking option for people enjoying the Lady Hope Playpark and the village green.

All of which reduces it to a single lane road: a poorly maintained one at that.

And let's not forget the kids, now old enough to enjoy the freedom of playing on their own on the village green - only possible because it is currently so safe.

The increased traffic will make our shared-use roads more dangerous for everyone: whether walking; on horseback; or riding or learning to ride a bicycle.

It will infect every road into and out of the village.

And finally - the disruption caused by 2-3 years of construction and the associated dust, noise and pollution will wreck the quality of life for anyone living in the center of the village.

In summary

- Plaistow does not have a settlement boundary: the development proposed would be in the countryside. CDC is right to oppose this kind of development.
- The site is particularly inappropriate given that it overlooks the village green. It would irreversibly alter the character of, and urbanise, our village. The two-storey housing would dominate.
- The proposed site forms part of the boundary of the conservation area.
- It will generate more light pollution on the edge of the South Downs National Park. We enjoy the wonder of being in a dark skies area.
- It does not meet any of the criteria for sustainable development: other than the school there isn't anything reliably sustainable in Plaistow. There isn't access to good transport links. You need a car to get anywhere. There are no health services - for any age group.
- There is no shortage of 2-3 bedroom houses in the Parish.

Sensitive development on appropriate sites with minimal impact to surrounding natural and historical settings must prevail here.

If we ignore this - we will have allowed the heritage and setting for the centuries-old buildings, which the residents invest heavily in maintaining and protecting, and the natural environment, within which we have chosen to live - to have been destroyed - forever.

In 2023 when the Parish Council canvased the Parish for what our priorities should be over the next three years:

Number 1 was to defend the rural character of the Parish from over development or inappropriate development.

And Number 2 was to provide and maintain public open space including Plaistow Village Green, Plaistow Village Pond and Road Verges.

The Plaistow Village Trust strongly urges the Parish Council to OBJECT to this development.