

Date: 26 May 2016

From: The Plaistow & Ifold Parish - Neighbourhood Plan Steering Group

To: Plaistow & Ifold Parish Council

The Neighbourhood Plan Steering Group present to the Parish Council for ratification the development site proposal for the Draft Plaistow & Ifold Neighbourhood Plan, based on the evidence accumulated since 2012 and to meet Chichester District Council's allocation of at least 10 residential units for this parish.

HOUSING NEEDS:

The following points reference the data used to define and clarify the housing needs for this parish.

- 2001 and 2011 ONS censuses data.
- The Neighbourhood Plan Household Survey and Housing Needs Assessment (March 2016 – see Parish Council website Neighbourhood Plan section), confirms the parish has an over supply of 4 to 5 bedroom houses; an under supply of 1 to 3 bedroom houses; and a large and growing elderly population; a high number of families with children and a high proportion of children (greater than the national average). The survey report also notes there is 27.5% of households entirely with people over the age of 65. The significant losses between the censuses 2001 and 2011 are adults 16 to 59 years, especially those in the 30 to 44 years age range (which is a 4.3% drop off from 2001 to 2011 censuses).
- The Strategic Housing Market Assessment (SHMA) contains relevant demographic information context. It identifies the major factor that is driving the parish housing market is the aging population.
- Chichester District Council's Housing Waiting List identifies four people registered for this parish.

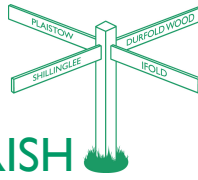
SUSTAINABLE DEVELOPMENT, CORE PLANNING PRINCIPLES AND CHICHESTER DISTRICT COUNCIL'S LOCAL PLAN POLICY:

In determining the site selection the Steering Group have reference to the NPPF with a presumption in favour of sustainable development and the Core Planning Principles. Both are set out in the Appendix to this document for the Parish Council's reference. The Steering Group have also had regard for Chichester District Council's Local Plan and Site Allocation: Preferred Approach Development Plan Document (currently out for consultation).

Sustainability Criteria and this Parish:

It is determined that the parish settlements meeting the highest sustainability criteria are Plaistow and Ifold.

- The parish has no medical facilities, with health services accessed from Loxwood and Chiddingfold Parishes.
- The parish has very restricted Post Office facilities.
- There is limited employment in the parish.
- The parish has no senior school and children must travel by car or bus to The Weald School, Billingshurst.
- Plaistow village has a limited bus service; it has – a primary school; village shop; village hall; Church; Pub; recreational facilities: village Green, football field and tennis courts.
- The settlement of Ifold has a limited bus service; it has provision for a village shop; and it has a village hall and a repair garage (selling no fuel). It is located approx. 1.6 km from Plaistow village centre.
- The settlement of Durfold Wood has a limited bus service and no other services or facilities and is located approx. 2km from Plaistow village stores.
- The settlement of Shillinglee has no services or facilities and is located approx. 4.7km from Plaistow village centre.



DEVELOPMENT SITE SELECTION PROCESS:

Sites across the parish were originally selected and evaluated following a mapping exercise in early 2014. The Steering Group then conducted a physical examination of each site using Chichester District Council's *Strategic Housing Land Availability Assessment* (SHLAA) criteria. Some sites were immediately eliminated because of their unavailability at the time. The Steering Group evaluated each site identified on their sustainability and other physical site constraints, which produced a group of sites classed as the First Sieve. Following this, each site was further appraised on availability and size. This resulted in the four sites of the Second Sieve. The four sites brought forward were then presented at Public Consultations; and via a survey parishioners were able to state their preferences, which were collated and analysed by an independent survey manager.

Immediately prior to the January-February 2016 Public Consultations, the Foxbridge Golf Course site was offered by the new landowner, for consideration as a proposed housing development site with community facilities. Due to the survey already being in production and distribution, this site was not included in the 2016 survey site preferences. However, parishioners were invited to comment on an independent presentation at the Neighbourhood Plan Public Consultations and these responses have been taken into consideration and are published with the other survey documents.

After the Public Consultations had taken place the landowners of Little Springfield Farm notified us their brownfield site was now available and requested their site be brought forward for consideration for proposed housing development in the Neighbourhood Plan.

Accordingly the Steering Group have considered the following six sites:

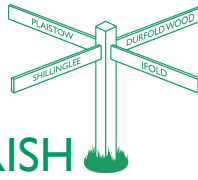
- Site 1: Land Opposite the Green, Plaistow
- Site 2: Land adjacent to Todhurst, Plaistow
- Site 3: Shortlands, Durfold Wood
- Site 4: Land to the North of Little Springfield Farm, Ifold
- Site 5: Land proposed at Foxbridge Golf Course, Plaistow
- Site 6: Little Springfield Farm (brownfield site), Ifold

Reference: A map of each site is appended.

ALLOCATION OF DEVELOPMENT SITE(S) IN THE DRAFT NEIGHBOURHOOD PLAN:

In allocating a site (for a minimum of 10 units) or two sites (for a minimum of 6 units on each) we have considered:

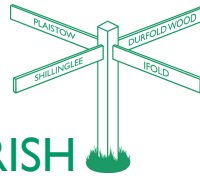
- the parish housing need identified in the 2016 survey (available to view on the Parish Council website).;
- the parish housing need identified by Chichester District Council, as mentioned above.
- the results of the 2012 Parish-wide survey (available to view on the Parish Council website).
- sustainability criteria governed by the NPPF and the Chichester District Council Local Plan 2014 -2029.



FINDINGS:

- The housing need survey (2016) would indicate a need for smaller market housing of 1-3 bedroom suitable for elderly to downsize or those 30-45 year olds not requiring 4-5 bedroom houses or affordable housing.
- The evidence base to-date indicates parish residents have a preference for brownfield sites being developed before greenfield or countryside. This is also in line with Local Plan policy and National planning policy as detailed in the Appendix.
- The 2016 survey shows there was no specific development site that was clearly preferred by a majority of the parish. However it is clear the least preferred site is Site 4: Land to the North of Little Springfield Farm, Ifold.
- **Site 1: Land Opposite the Green, Plaistow:** has a high preference rating but with an equal number of parishioners not preferring the site. Indicating that it is probably both well located for development in the village but also that it is a very sensitive site and would have impact if developed. The site is well located for village amenities and sustainability criteria. The site could meet the parish housing need.
- **Site 2: Land Adjacent to Todhurst, Plaistow:** The site is well located for village amenities and sustainability criteria. The survey preferences were equally balanced for and against the site. The site is sensitive for loss of green space and potential environmental impact. The site could meet the parish housing need.
- **Site 3: Shortlands, Durfold Wood:** While the site has a high preference rating it fails on the grounds of sustainability. The large size and location of the site would make it less suitable to meet the parish housing need.
- **Site 4: Land to the North of Little Springfield Farm:** This is the least preferred site by parishioners in the 2016 survey. This is the site allocated by Chichester District Council's Local Plan and Site Allocation: Preferred Approach Development Plan Document (currently under consultation). It is less sustainable than the Plaistow sites but better than Site 3: Shortlands, Durfold Wood or Site 5: Land proposed at Foxbridge Golf Course. The site could meet the parish housing need.
- **Site 5: Land proposed at Foxbridge Golf Course:** The majority of informal responses from the recent Neighbourhood Plan Public Consultations indicates that residential development of this site is not preferred. Retention of a venue which can be used by the community and expansion of commercial recreational facilities with perhaps small scale, enabling residential development, if necessary, is preferred. The site does not meet the sustainability criteria, its size and location would make it less suitable to meet the parish housing need.
- **Site 6: Little Springfield Farm (brownfield site):** The site meets the National Planning Policy criteria for giving preference to developing brownfield sites over greenfield. The site is no less sustainable than Site 4: Land to the North of Little Springfield Farm or residential development in Ifold generally. The site is relatively small. Development for 10 units is likely to give inappropriate density and massing, however, a smaller number would reduce the impact on the countryside.
- Locating a site in both Plaistow and Ifold will meet the sustainability criteria and allow for a mix of house type to meet the parish housing need. It is determined that 6 units on two sites will meet our housing allocation and would have less impact on the parish and the two settlements.

Reference: Chichester District Council SHLAA definition (see Appendix).



RECOMMENDATION:

The steering group propose that the Parish Council endorse the following two sites to be brought forward for 6 units each into the DRAFT Plaistow & Ifold Parish Neighbourhood Plan which will be taken forward to further public consultation:

- Site 1: Todhurst, Plaistow village with a specification of 6 units (small 1-3 bedroom, market-price housing with 60% *affordable). It is proposed to allocate the entire site with a portion reserved for public open space to be kept naturalized.; and
- Site 6: Little Springfield Farm, Ifold (brownfield site) with a specification of 6 units (small 2-3 bedroom, market-price housing). This includes the area of the former entire B2 (general industrial) and B8 (storage) use class but with the addition of a small, grassed area adjacent to the stream to allow better development layout.

Reference:

- Map Site 2 - Land adjacent to Todhurst, Plaistow
- Map Site 6 - Little Springfield Farm brownfield site, Ifold.

Further Consideration For Each Proposed Development Site:

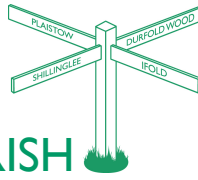
The Steering Group will undertake the following as further consideration with each of the two proposed development sites being brought forward in The Plan:

- Full environmental assessment and investigation, with mitigation and controls, as necessary.
- Any scheme, for each of the sites, will be of high quality bespoke design to reflect village/ rural vernacular and rural landscape.
- Removal of permitted development rights to ensure dwellings continue to meet housing need and further development does not impact on surroundings.
- A condition of development for Site 2: Land adjacent to Todhurst, would be a review and improvement of car parking and access through Nell Ball housing estate.
- A condition of development would be to ensure preference is given to those who have a *local connection* to the Parish.

LIAISON WITH CHICHESTER DISTRICT COUNCIL:

Prior to the formal consultation exercise under Regulation 14, carried out by the Parish Council, it is intended to share the draft Neighbourhood Plan with Chichester District Council in order that they are kept advised of progress.

A date of July 2016 has been agreed to submit the first draft of the Plaistow & Ifold Parish Neighbourhood Plan to Chichester District Council for an informal consultation.



APPENDIX

***What is Affordable Housing?** Chichester District Council Local Plan 2014-2029:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision:

- **Social rented housing** is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- **Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- **Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing
- Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Supporting Housing Development on Brownfield Land and Small Sites: The revised National Planning Policy Framework (NPPF) includes an explicit reference to prioritising brownfield land for development. In a consultation on the changes to National Planning Policy, published in December 2015 by the Department for Communities and Local Government (DCLG), they noted that the government intended to make clearer that substantial weight should be given to the benefits of using brownfield land for housing (in effect, a form of 'presumption' in favour of brownfield land); and that proposals for development on small sites immediately adjacent to settlement boundaries should be carefully considered and supported if they are sustainable. Reference:

- The National Planning Policy Framework (NPPF) found online:
www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Department for Communities and Local Government: Consultation on Proposed Changes to National Planning Policy (December 2015)

CHICHESTER DISTRICT COUNCIL: SHLAA Definitions

Suitable - A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. The assessment needs to look at the following restrictions:

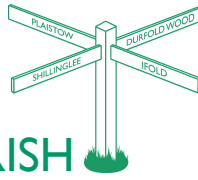
- policy restrictions – such as designations, protected areas, existing planning policy and corporate, or community strategy policy
- physical problems or limitations – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts – including effect upon landscape features and conservation; and
- the environmental conditions – which would be experienced by prospective residents.

Available - A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Achievable - A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period.

Deliverable – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.

Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.



SUSTAINABLE DEVELOPMENT AND CORE PLANNING PRINCIPLES

Sustainable development:

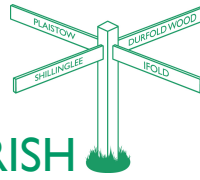
At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development with three dimensions: economic, social and environmental which give rise to the need for the planning system to perform a number of roles:

- an **economic** role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a **social** role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an **environmental** role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Core planning principles:

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.



CONSULTANCY APPOINTMENT:

The Steering Group thanks the Parish Council for approving the appointment of Colin Smith Planning to support review of the evidence base, development of the Draft Neighbourhood Plan including policy writing, through to Review of the Examiners report and feedback stage.

Agreement: 30 days consultancy. The total fee is capped at £7,500.

Colin Smith Planning Limited (Company Number 08608141)
The Logans, 146 Brambletye Park Road, Redhill, Surrey RH1 6ED

Colin Smith bio:

He is a qualified town planner (BA MRPTI) with over 20 years experience of general planning practice, but particularly in development control/development management. He has 15 years of local authority experience. He is a member of the Royal Town Planning Institute and started his career in planning after graduating from Bristol in 1990. Initially he worked at Reigate and Banstead Borough Council for 7 years as a planning assistant in the Development Control teams, before moving to Sevenoaks District Council in 1997 where he held the positions of Senior Planning Officer and Area Planning Officer, dealing with planning applications for the redevelopment of part of Sevenoaks town centre and the Grand Prix circuit at Brands Hatch. As Area Planning Officer, he was responsible for managing a development control team of planners and administrative staff covering half the District.

Following that he rose to the position of Service and Performance Manager, responsible for reviewing and improving the performance of the development control function, and managing the development control and enforcement teams.

Colin left Sevenoaks District Council in 2005 to join WS Planning (now WS Planning & Architecture), initially as Associate Director, and then as Director. During this time he acted for a wide range of clients in securing planning permissions, carrying out development appraisals and advising on enforcement matters. He has represented Local Authorities and private clients at written representation appeals, hearings, and public inquiries throughout his career.

Having worked in urban contexts, with many clients active in London boroughs, and in rural areas, where Green Belt and other policy constraints apply, he has a working knowledge of central government policy and how to analyse, interpret and communicate it effectively at the local level.

Colin has been appointed as an Associate at Maddox & Associates, town planners who provide advice to clients on a range of projects specialising in promoting major growth locations, large scale urban regeneration schemes through the development plan process and leading multi-disciplinary teams on planning applications and appeals.

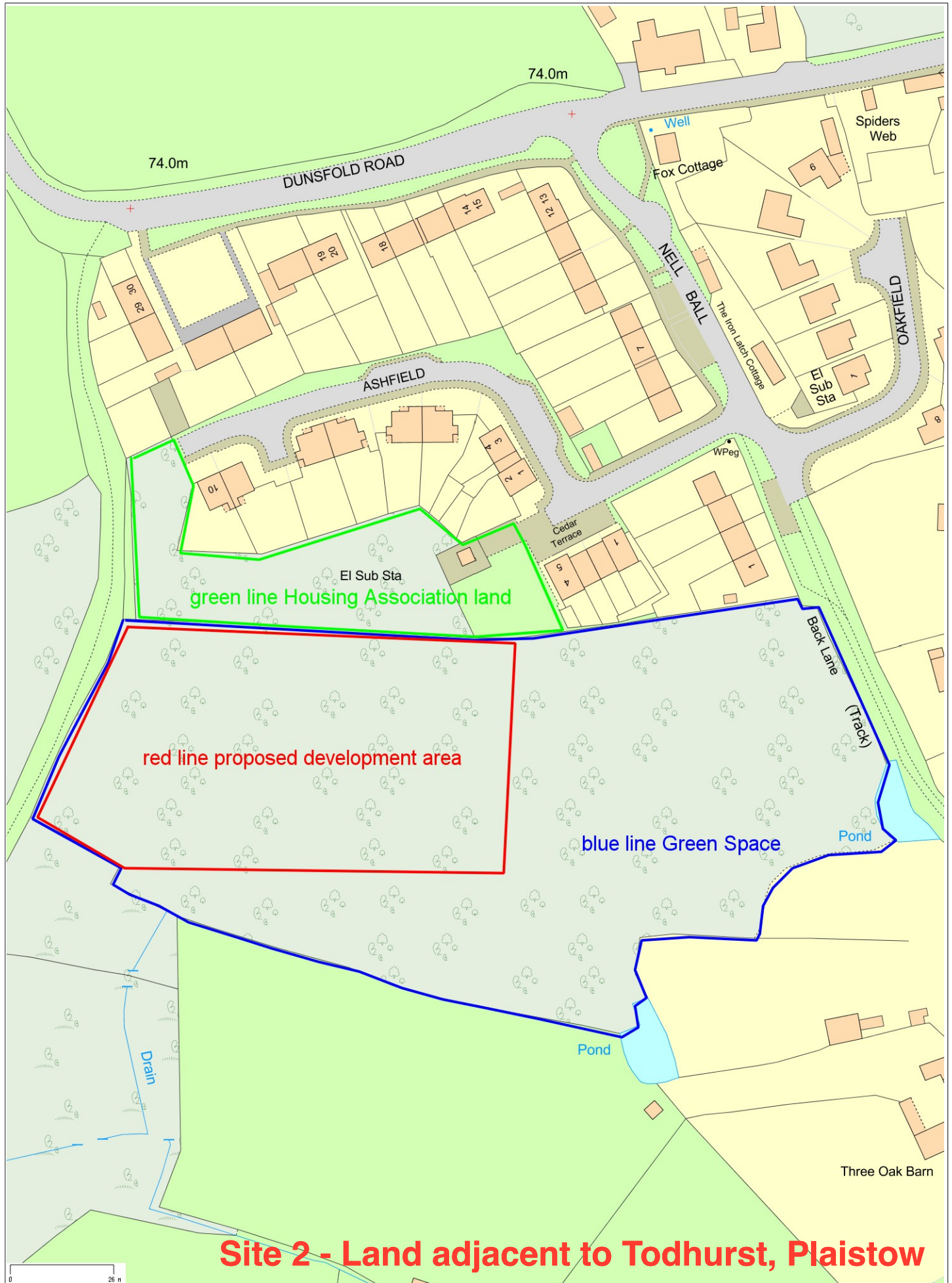
Maggie Williams' bio:

- Involved in policy planning for over ten years, including Neighbourhood Planning, in both the public and private sector.
- She is a former colleague of Colin Smith at WS Planning & Architecture where she held the role of Principal Planner. A Director of that company advised that she is very experienced and that she was with WS Planning for approximately 10 years. They highly recommend her for this consultancy work.

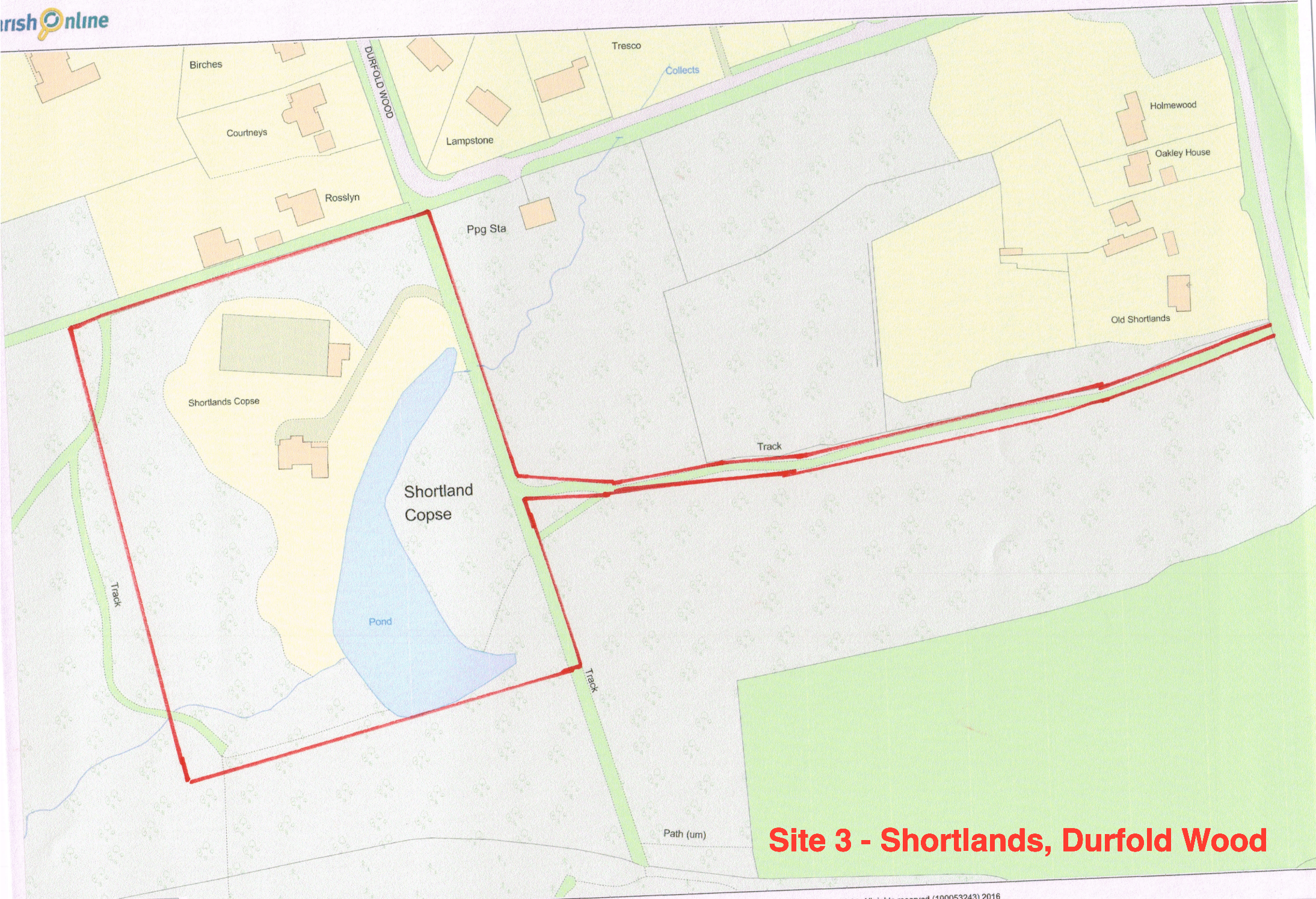


Plaistow

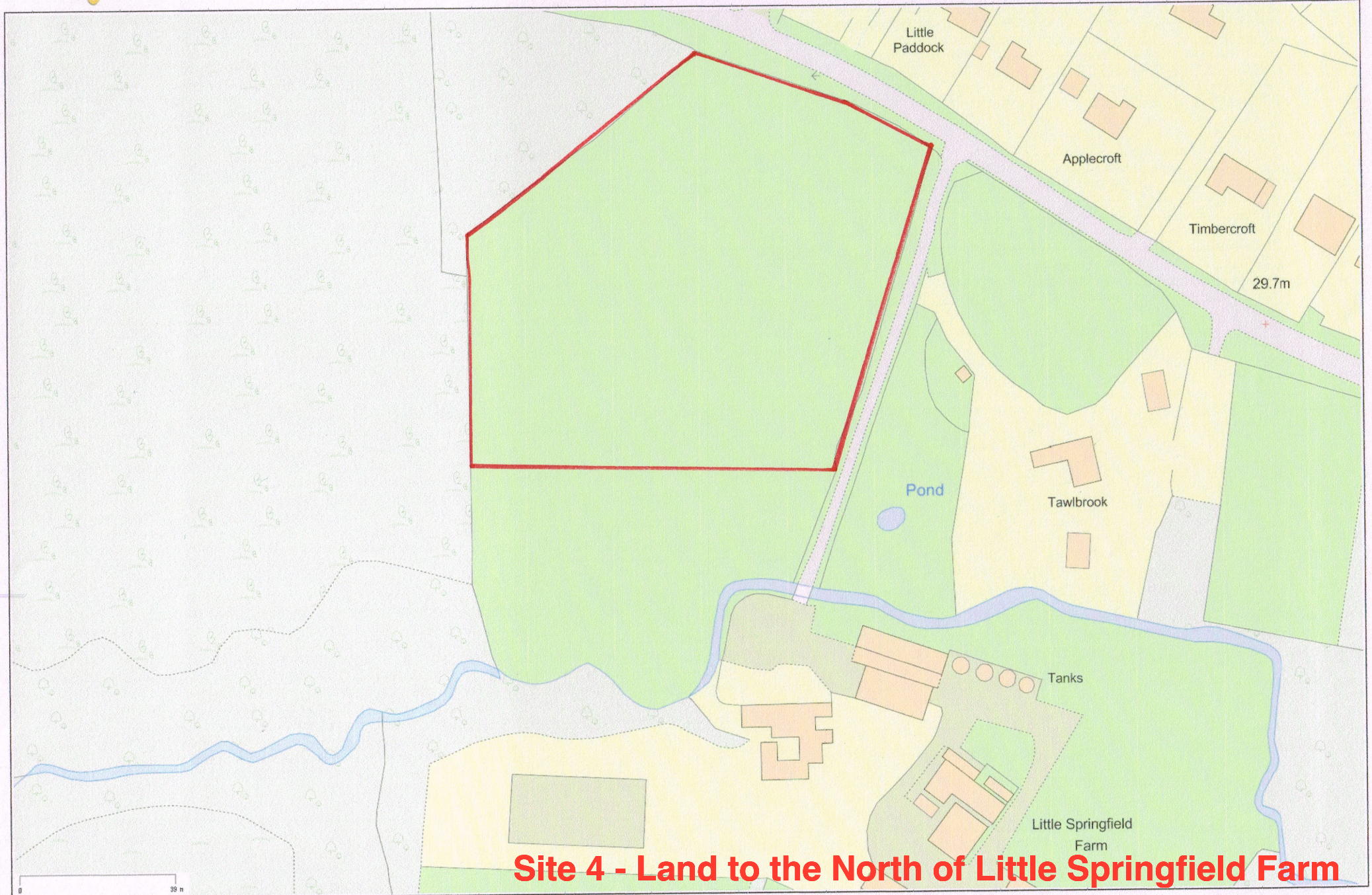
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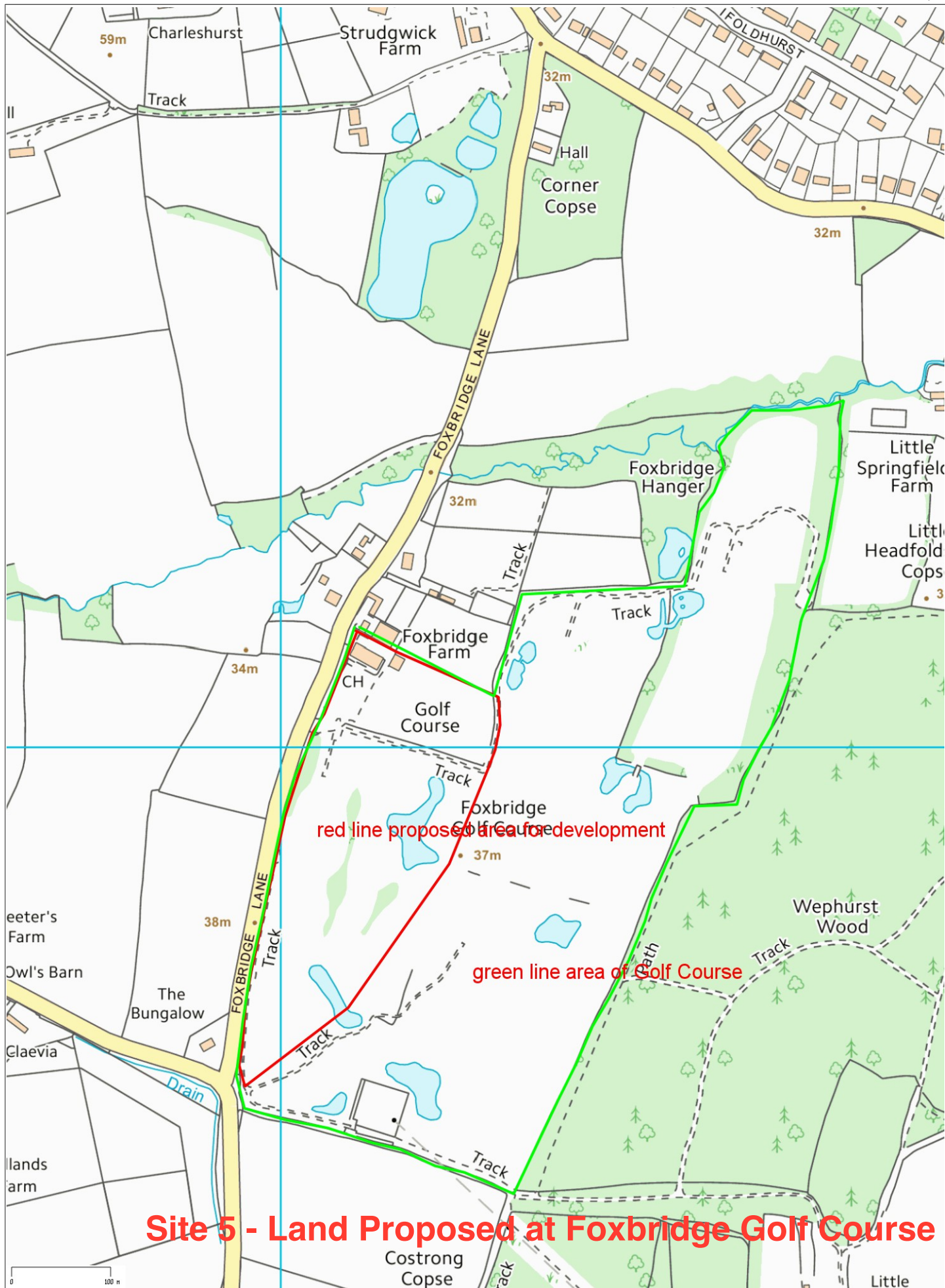
Site 2 - Land adjacent to Todhurst, Plaistow



Site 3 - Shortlands, Durfold Wood



Site 4 - Land to the North of Little Springfield Farm



Site 5 - Land Proposed at Foxbridge Golf Course



Site 6: Little Springfield Farm (Brownfield Site), Ifold