

Date: 11th January, 2017

From: Plaistow & Ifold Parish Neighbourhood Plan - Steering Group

To: Plaistow & Ifold Parish Council

Re: Neighbourhood Plan – Report to Parish Council Meeting 17 Jan 2017

The Steering Group recently requested the Parish Council approve an Arboricultural Impact Assessment (AIA) be conducted for the site, Land adjacent to The Dairy. This was completed in mid-December and the report issued (please find that report attached). The purpose was to evaluate the direct and indirect effects of proposed development on trees and hedges on the site and where necessary to consider appropriate mitigation.

The arboricultural report has identified four trees, two of which are on the road frontage of The Street, that are considered to be Category A (high value) and their relationship with each other. The extent of the root protection areas would prevent suitable access being created for an adopted public highway to service 11 units. Following discussion with our consultants, Colin Smith Planning, they are of the view that the impact on the trees and the limitations for access means that The Dairy site cannot be allocated.

The Steering Group have also ascertained and confirmed with Colin Smith Planning, that access from the private, unclassified road, Rumbold's Lane (also a PROW) does not appear to be suitable in terms of its width and geometry to be able to carry an access for development on The Dairy site.

Taking into consideration this recent evidence, the site has been discounted. Consequently the Steering Group ask for a resolution from the Parish Council to take forward the reserve site, Land opposite the Green.

The Parish Councillors are also asked to determine the amount of land to be allocated if they are minded to make this resolution. The site was originally identified as 1.34h, which is the total area marked on the Plan A attached (red and green land). This is a greater area than that which is required to meet our housing allocation of about 10 houses. However, designation of this area would allow for approx 0.6ha of landscaping (area shaded green) to mitigate the impact on surrounding dwellings and the village. This option would bring development into the 'heart' of the site, ie the area marked red on the plan, approx 0.8ha.

The other option is to allocate a more concise parcel of land, as shown in Plan B, approx 0.8h. The site is of sufficient size to allow root ball protection to the hedge, and surrounding trees and allow for some additional planting to boundaries to reduce the impact on adjacent neighbouring properties.

For both options this is a gross built area, which does not take into account the loss of land to provide drainage and an adopted highway access. The 0.8 h size allows flexibility for an architect to create a design scheme that will suit the vernacular of the village and not look like a modern estate, housing scheme.

Set out below is the proposed amended wording for the Draft Neighbourhood Plan Housing policy relating to the allocation of the site, Land opposite The Green.

A *Site Options and Assessment* by AECOM recommended that one or more sites should be allocated in Plaistow village, where an acceptable level of sustainability could be achieved to accord with the Local Plan and NPPF. New housing would be within walking distance of a primary school, shop, pub, Church and recreational facilities, with positive implications for the future of these vital services.

AECOM noted that the evidence suggested the best performing of all the identified sites, as 'Land Adjacent to Todhurst', which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM's assessment, more information came to light that consequently caused the site to be discounted. Chichester District Council informed the Parish in a Housing Needs report and cover letter (17 Aug 2016) of the LPA's housing policy position on affordable housing quotas. The District also outlined the many development constraints of the site as advised to them by The Hyde Group (housing association) who own part of the land needed for access. It was established, through consultation, that the development of this site would be unpopular with the adjoining residents due to concerns over loss of privacy, additional vehicular traffic and loss of amenity/woodland to rear of the existing homes, 23 of which are under the management of the Hyde Group. The Hyde Group later confirmed they did not wish to develop the site as it is their opinion the technical constraints made it unviable. The location of a sewage pumping station and electricity cabinet both inhibit the preferred entry point into the site; and remaining electricity transformer poles and sewer alignments would also require relocation for development to occur. Moreover, the water resources utility, Southern Water, informed that they require unrestricted access to the pumping station for a 9 metre vehicle, incurring further restrictions. It was recognised that parking and traffic issues in the adjacent Nell Ball housing area would be exacerbated by additional housing.

The next best performing of the remaining sites in Plaistow, in AECOM's assessment, when taking all relevant criteria into account, was 'Land Adjacent to the Dairy' which was subsequently brought forward for incorporation into the Neighbourhood Plan by the Parish. However, further investigations and evidence demonstrated that the impact of providing an access to this site would result in potential harm to significant trees and the hedge adjacent to the road verge. Such an impact would be harmful to the setting of the Conservation Area. Therefore, this site is now discounted.

The site now chosen for inclusion in the Draft Neighbourhood Plan is Land opposite The Green, Common House Road, Plaistow (see attached map).

Land opposite The Green, Plaistow is allocated for a residential development of up to 11 units subject to the following criteria, that any design scheme:

- **positively responds to the prevailing character of the area;**
- **is of a bespoke design to reflect the village vernacular;**
- **has reference to the historic surrounding dwellings, both in terms of mass and bulk; and materials (for example: plain clay tile hung, pitch gable roof).**
- **has proposals to protect the setting of the Plaistow Conservation Area and nearby listed buildings (Stone House and Golden Cross Cottages Nos. 1 & 2; Todhurst and Common House);**
- **has regard for the amenity of other adjacent, residential dwellings (Sunnymead and Little Coppice);**
- **allows for the retention of existing mature trees and hedges;**
- **makes provision for suitable landscaping to replace any that may be lost;**
- **makes provision for safe vehicular access and off-street parking provision.**
- **meets the identified Parish Housing Need of 1, 2 or 3 bedroom units, with some accommodation suitable for older residents;**
- **Permitted Development rights will be removed to ensure the dwellings continue to meet the defined housing need for smaller dwellings;**
- **has reference to the emerging Village Design Statement: Plaistow section.**

To ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies design principles are being proposed in the revised Draft Plan.

Due to the rural nature of the Parish there is a total reliance on motor cars in order to live and work here. Accordingly, car ownership is high and car-parking provision within any development needs to be good in order that it does not result in inappropriate on-street parking or parking on road side

verges, which may result in danger or social discord. Therefore, the car parking standards set by the Local Authority (CDC) should be regarded as a minimum.

Any new residential development, whether for new units or extensions or conversions of existing dwellings will be supported provided:

- it is of a density which is in keeping with these policies and existing densities in the surrounding area;
- the design and materials are in keeping with the character of the area and local distinctiveness, having regard to the scale, massing, bulk, appearance and site layout of development in the surrounding area;
- a satisfactory road access is provided that does not result in increased danger and inconvenience to other highway users, including pedestrians and cyclists;
- off-street car parking is provided in accordance with currently adopted Chichester District Council car parking standards unless there is justified evidence to indicate otherwise; these car parking standards should be a minimum in view of the reliance of all households on car usage;
- the disposal of surface water and waste water complies with drainage policies of the development plan, and the Community Infrastructure policies;
- there is appropriate provision of landscaping to minimise the visual impact, particularly on the countryside and neighbouring plots;
- there is compliance with the emerging Village Design Statement: Plaistow section.

The Steering Group seeks a resolution from Plaistow & Ifold Parish Council to endorse the site, Land opposite The Green, to be brought forward for a maximum of 11 units into the Draft Plaistow & Ifold Parish Neighbourhood Plan; and to determine the area of the site to be allocated.

This site will be presented to Chichester District Council for further evaluation via a Screening Opinion of the three statutory bodies (Natural England, Historic England and the Environment Agency) in order for the revision of the Draft Plan to be completed and presented to the Parish Council in the near future.

The Parish Council is reminded that a further 6-week public consultation will occur during Regulation 14 and this is where residents (registered on the electoral roll) and landowners may make representations on the Draft Plan.

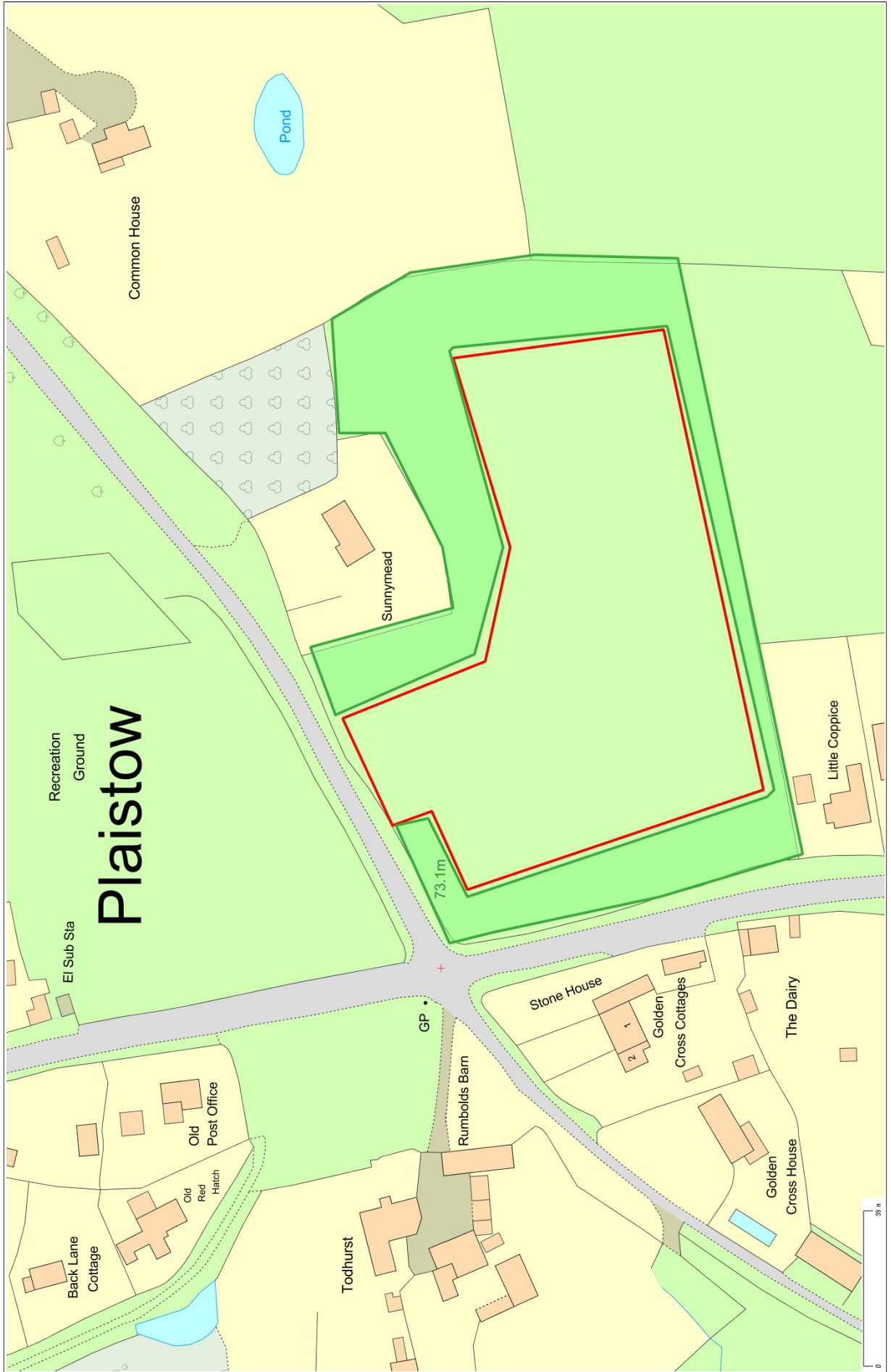
Kind regards,

Christine Gibson-Pierce

on behalf of the Neighbourhood Plan – Steering Group

Land Opposite the Green PLAN A

Area marked red 0.8h for development
Area marked and shaded green landscaping



Land Opposite the Green PLAN B

Area edged red 0.8h development
Area edged and shaded green landscape buffer

