Plaistow & Ifold

Design Guidelines and Codes

Final Report

April 2024

Delivering a better world

Quality information

Prepared by	Check by	Approved by
Stela Kontogianni Associate Urban Designer	Stela Kontogianni Associate Urban Designer	Ben Castell Director
Nicola Jurkiewicz Graduate Urban Designer		

Revision History

Issue no.	Issue date	Details	Issued by	Position
5	220424	Review	Samantha Banks	Locality
4	100424	Review	Jane Bromley	Plaistow & Ifold Parish Council
3	050324	Review	Stela Kontogianni	Associate Urban Designer
2	200224	Research, report	Stela Kontogianni	Associate Urban Designer
1	160224	Research, drawings	Nicola Jurkiewicz	Graduate Urban Designer

Executive Summary

This document has been prepared by AECOM Limited ('AECOM') in accordance with its contract with Locality (the 'Client').

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to Plaistow and Ifold Parish Council.

As the National Planning Policy Framework (NPPF) (paragraph 131) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design[1]) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

Therefore, this document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Chapter 1 sets the scene by explaining the importance of good design, followed by a brief summary of the scope of this report as well as the steps followed upon its completion (Final report), with a brief introduction of Plaistow and Ifold Parish area.

Chapter 2 outlines the local context and key characteristics of Plaistow and Ifold Parish by exploring green infrastructure, built environment, streetscape, heritage, local vernacular, views, topography etc. The analysis will begin with a parish-wide focus to understand the wider context and then take a closer look to Plaistow, Ifold, Durfold Wood and Shillinglee settlements. The findings will then inform and shape the design guidelines and codes (included in Chapter 3) influencing future development.

Chapter 3 *p*resents three sets of design guidelines and codes that should be addressed by applicants and their design teams as appropriate for the local character covering scenarios of small developments (1 or 2 houses), larger developments (above 3 houses), as well as house extensions and building conversions. Sustainability is another key component of this design guide and thus, additional guidelines will be included to provide guidance for new and retrofitted buildings.

Chapter 4 explains why this report is a valuable tool in securing context-driven, high-quality development in the parish and offers recommendations of various ways that this document could be used by each actor in the planning and development process.

It is intended that this report will become an integral part of the Neighbourhood Plan and be given weight in the planning process.

1. https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf

Contents

Introduction

01

1. Introduction

This chapter explains the importance of good design, with a brief summary of the scope and steps taken towards the final report, followed by an overview of the location, the key features and the policies influencing the content of this report.

1.1 The importance of good design

The government is placing significant importance on the quality of design through the development of design guidelines and codes. The role of design guidelines in the development of a Neighbourhood Plan is expressed in the National Planning Policy Framework (NPPF), 2023, paragraph 133:

'To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.'

1.2 The purpose of this document

The NPPF 2023, paragraph 132 states that:

'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'

The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide firm guidance on how sites should be developed.

Plaistow and Ifold Parish is located in a rural setting in the central north part of West Sussex, approximately 29km north of Chichester. It is adjoining the southern boarder of Surrey.

The Parish is managed by the Chichester District Council, with a partial oversight of the South Downs National Park Authority where the national park covers approximately 250ha (12.11%) of the parish to the west.

~1,900
RESIDENTS

2102ha
STUDY AREA

- PLAISTOW AND IFOLD PARISH
- CHICHESTER DISTRICT
- WEST SUSSEX COUNTY

Plaistow and Ifold Parish contains four main settlements: Plaistow, Ifold, Durfold Wood and Shillinglee.

There are a number of local facilities and services in the parish. In Plaistow there are: the Chapel of Ease, a primary school, a public house, a local shop and a village hall. Ifold features a pre-school and social club hall, a small shop and a car repair garage. The remaining hamlets of Durfold Wood and Shillinglee have no facilities.

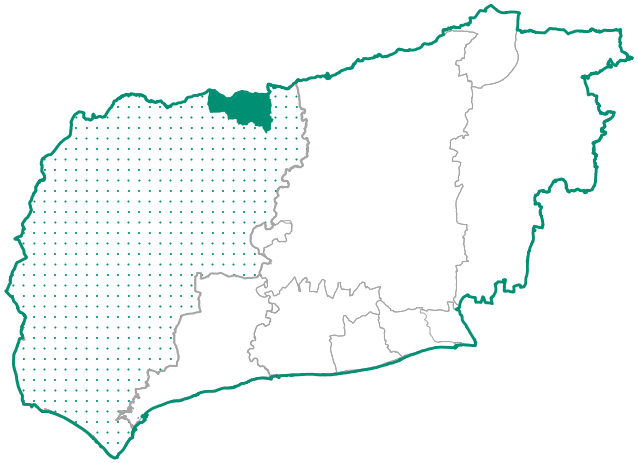


Figure 01: Diagram showing Plaistow and Ifold Parish, Chichester District and West Sussex County boundaries.

At the time of writing, there is a housing requirement of 25 homes for the parish in the pre-submission version of the emerging Chichester Local Plan, which is currently being prepared for submission following the Regulation 19 consultation.

The parish's vision is to preserve the rural character and enhance the area as an appealing place to live. This Design Guidelines and Codes report will provide design guidance to make sure any future design proposal contributes to a consistent and high quality standard of design. Subsequently, guidance will contribute to a sustainable and thriving community that retains its valued character.

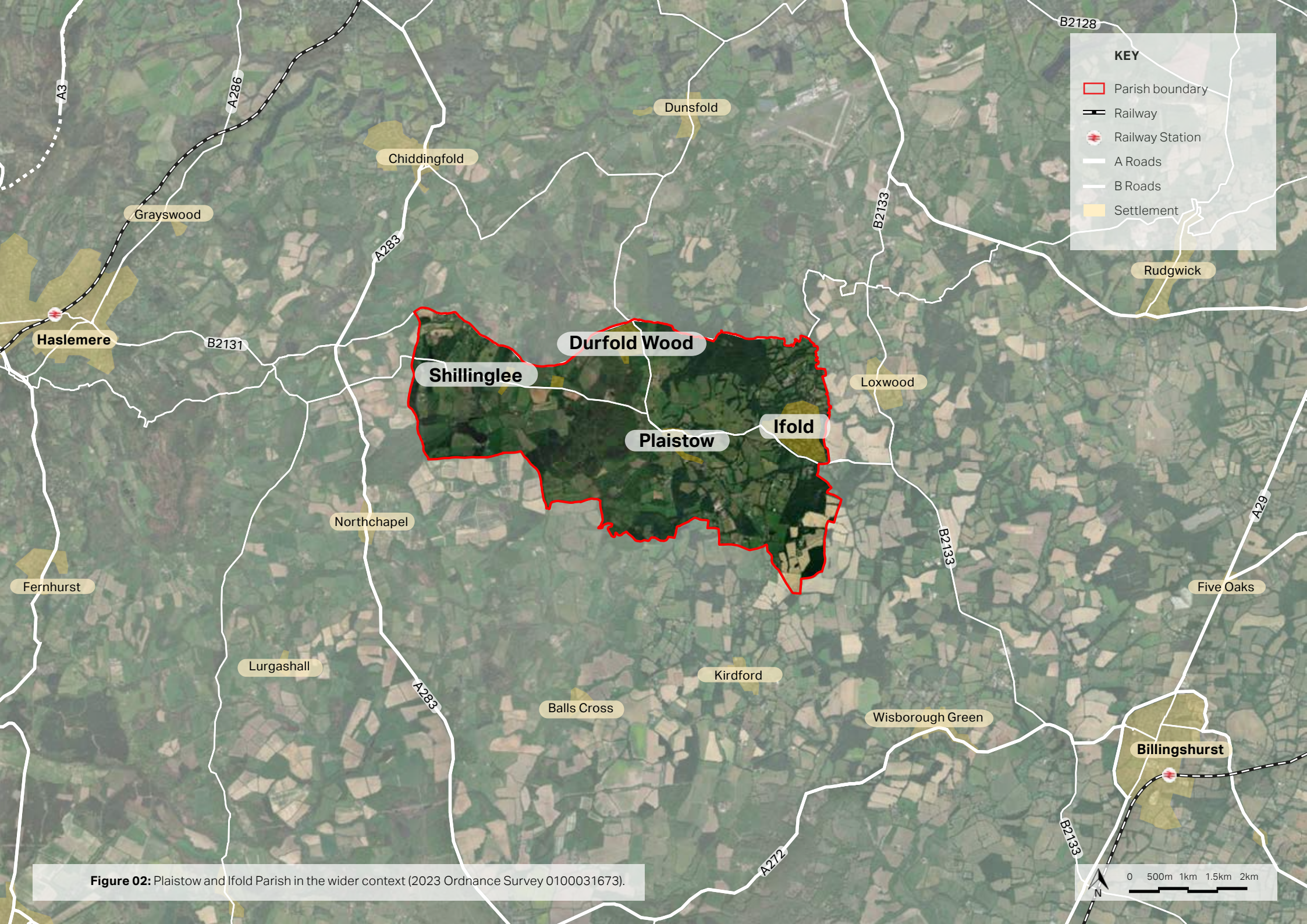
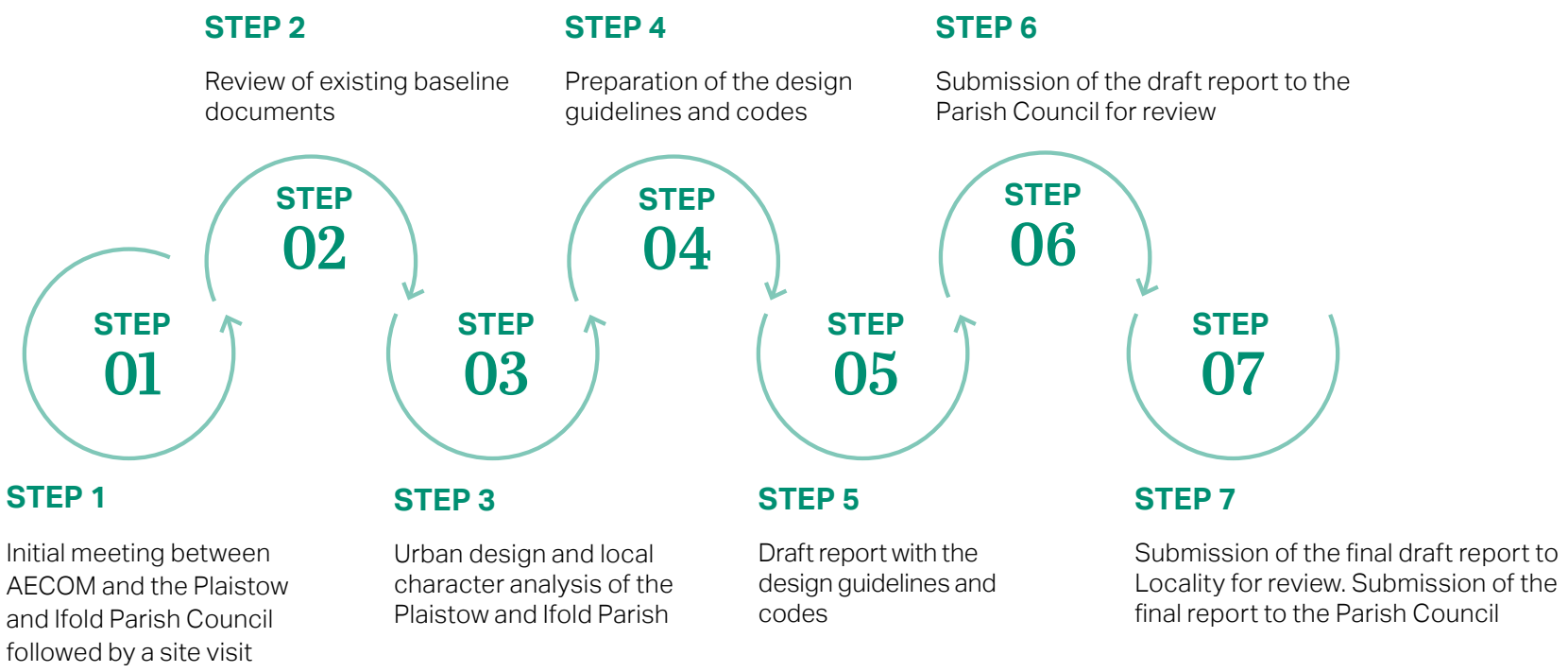


Figure 02: Plaistow and Ifold Parish in the wider context (2023 Ordnance Survey 0100031673).

1.3 Preparing the design code document

Following an inception meeting and a site visit with members of the Plaistow and Ifold Parish Council the following steps were agreed to produce this report:



1.4 Policy and design guidance

The following documents have informed this document. Some of these guidelines have been produced at national, district or parish level.

Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

NATIONAL LEVEL

2023 - National Planning Policy Framework (NPPF)

DLUHC

The NPPF sets out the nationwide planning policies and government's expectations on how these should be applied. The document was updated in 2023 to meet the current challenges of climate change, flooding and coastal resilience. As a result, the update can be a useful tool in decision-making processes to make the most of and improve existing renewable energy capacities.

The NPPF document contains references to the National Design Guide and National Model Design Code and the use of area, neighbourhood, and site-specific design guides, in order to ensure good quality and context sensitive design.

2021 National Model Design Code

DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

2020 - Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help planning authorities in assessing the quality of proposed developments.

2021 - National Design Guide

DLUHC

The updated National Design Guide illustrates how attractive, successful and sustainable placemaking can be achieved in practice.

2007 - Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

REGIONAL & LOCAL LEVEL

Our Council Plan (2020-2025)

West Sussex Council

This document establishes five key commitments of the council in response to the climate urgency: reduction of carbon emissions, adaptation to the climate change, sustainable use of resources, support of local green economy and improvement in the quality of council services.

The Plan refers to design guidelines provided by the council with an aim of achieving community resilience and safety alongside environmental and economic sustainability, for example the Climate Change Strategy 2020-2030 sets out approaches to reach carbon neutrality in 2030.

Chichester Local Plan 2014-2029

Chichester District Council

This document sets out key policies for 2014-2029, in order to establish a vision for and framework for future development within Chichester District outside the South Downs National Park area. This Local Plan guides over local neighbourhood plans and refers to Chichester Sustainable Community Strategy.

Some of the relevant policies in the Chichester Local Plan include:

- Policy 39: Transport, Accessibility and Parking
- Policy 40: Sustainable Design and Construction
- Policy 45: Development in the Countryside

South Downs National Park (SDNP) Local Plan 2019

South Downs National Park Authority

This landscape-led Local Plan document complies with the National Planning Policy Framework and the DEFRA Vision and Circular 2010 on national parks. It seeks to achieve balance between natural conservation and recreation within the National Park and its historic environment.

Adopted Design Guide (SPD) 2022 for SDNP Local Plan

South Downs National Park Authority

This supplementary document is relevant to residential and non-residential developments, providing guidance for design process and design principles built on top of the SDNP Local Plan, such as Strategic Policy SD5: Design; Developments will only be permitted if adapted to the surrounding landscape and local context, positively contributing to the overall character of the area.

Plaistow & Ifold Village Design Statement (VDS) 2020

Plaistow & Ifold Parish Council

The document contains supporting design guidelines for any future development and re-development to buildings, open areas and important vistas based on a thorough analysis of the Parish's built and natural environment.

The VDS guidelines aim towards high-quality building and infrastructure with respect to the local context of each village within the parish and the overall countryside surroundings.

Plaistow Conservation Area: Character Appraisal & Management Proposals (2013)

Chichester District Council

This document outlines the traits of the Plaistow Conservation Area, illustrating its boundary line and raising concerns and suggestions for its administration for the upcoming years.

Plaistow & Ifold Parish Council Policies:

- Plaistow & Ifold Parish Biodiversity Policy

The document lists out some of the important wildlife habitats and species within the Parish and several strategies for the council in order to protect and enhance local biodiversity.

- Tree Management Policy

The policy sets out the Council's duty to manage and protect local trees on top of the Districts' Tree Preservation Orders.

Local character analysis

02

2. Local character analysis

2.1 Parish-wide analysis

This chapter establishes the basis for the design guidelines and codes in Chapter 3.

2.1.1. Access and movement

Road network: There are no A or B class roads in the parish. Uncategorised road runs through Shillinglee, Plaistow and Ifold accommodating majority of vehicular movement, which at time can be congested.

Public Rights of Way: Owing to its rural setting, the parish exhibits an extensive network of footpaths and bridleways connecting the settlements to the countryside.

Cycle routes: There are no designated cycling routes within the parish.

Public transportation: Only Plaistow and Ifold are serviced by limited bus routes (64 and 69), which connect the settlements to Billinghurst and Horsham.

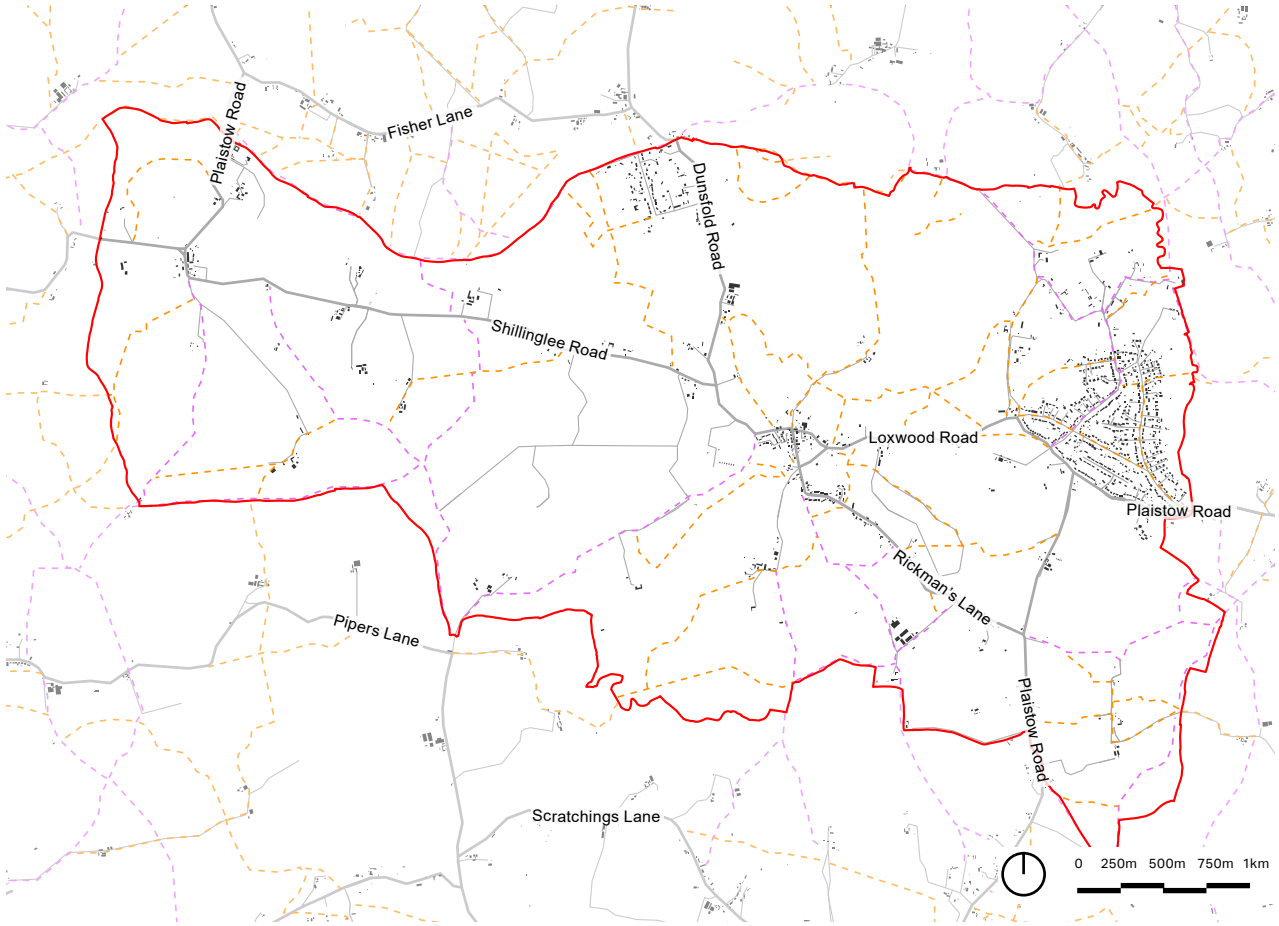


Figure 03: Map showing the movement network in Plaistow and Ifold Parish (Source: OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).

Photo Gallery

Figure 04: View at a road sign placed on a generous pavement with ornamental stone kerb along The Street, Plaistow.

Figure 05: View at a road narrowing as a traffic speed control measure, Ifold.

Figure 06: View at Shillinglee Road and a branching off bridleway, bound by a row of hedges.

Figure 07: View at a junction of the main village road and residential cul-de-sac with large green verge, street furnishing and pavement on one side of the road, Plaistow.

Figure 08: View at pavement and green verge extending the setback of properties form Plaistow Road, Ifold.

Figure 09: View at a pedestrian footpath extending from the end of a cul-de-sac towards the countryside, Durfold Wood.

2.1.2. Green and blue infrastructure

Plaistow and Ifold Parish is characterised by undulating landscape of the Low Weald Area between the North and South Downs. There are a number of local land designations.

South Downs: The predominantly rural countryside is characterised by a scenic, undulating landscape, part of the Low Weald Area between the North and South Downs. Geology is mixed, mainly heavy Weald clay, clay with Greensand sandstone and toward Plaistow, Weald clay with Palundina limestone, known as Petworth Marble or Winklestone. These local stones have been used in the construction of some of the historic houses and public buildings.

In 2003 West Sussex County Council produced a West Sussex Landscape Character Assessment which divided the county into 43 areas of distinct character. The Parish lies within the 'North Western Low Weald' Character Area. This area extends from the Arun valley in the east to Petworth and Northchapel in the west, and represents the western extend of the Low Weald. This Character Area is described as forming part of a scenic, undulating landscape of mixed geology, with gentle, enclosed rural landscapes with a sense of unity conferred by strong patterns of woodland, streams, and rolling pasture interspersed with more arable fields. Overall, the area has a remote and tranquil character.

SSSI: The parish contains multiple Sites of Special Scientific Interest (SSSI) that identify and protect areas of unique nature.

Woodlands: Predominantly oak woodlands, including designated ancient woodlands and traditional orchards, are scattered around the entire parish.

Flood risk: Rivers Lox and the surrounding low-lying meadows of heavy Weald clay geology experience seasonal flooding.

Further aspects of the surrounding scenic land has been assessed in the West Sussex Landscape Character Assessment report[1]. A number of local green spaces have been assessed by the parish and identified in the following pages of this report (Chapter 2.2).

Agriculture: Agriculture, the main occupation in the Parish, has declined steadily through the 19th and 20th Centuries. There remains arable and livestock farms and agricultural based businesses, such as equestrian/livery centres. Commercial farming has declined over the last few decades with land moving to equestrian and private use. There are a few light industrial uses. But the majority of working people now commute to nearby towns by car or travel into London.

1 https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/

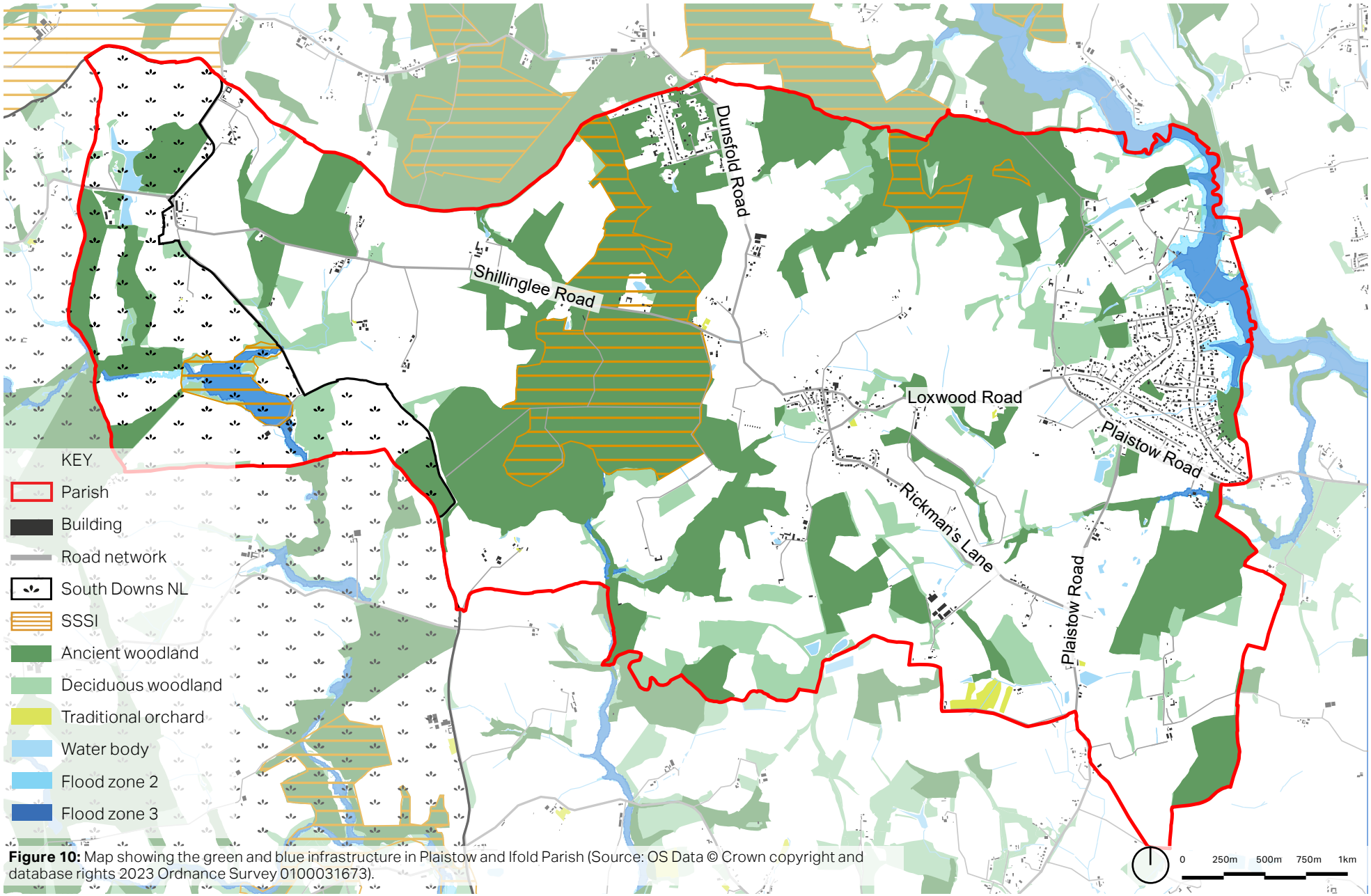


Figure 10: Map showing the green and blue infrastructure in Plaistow and Ifold Parish (Source: OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).

Photo Gallery

Figure 11: View at permeable paving for the driveway and natural boundary treatments including hedges and climbers.

Figure 12: View at Plaistow's Village Green containing playing fields and a playground.

Figure 13: View at a pond in Shillinglee settlement, neighbouring open stretches of countryside, rivers and water bodies.

Figure 14: View at the green open space behind the Holy Trinity Church in Plaistow.

Figure 15: Ifold is characterised by an abundance of natural boundary treatments including green verges, trees and foliage.

Figure 16: Similarly to Ifold, Durfold Wood has a strong presence of green verges, natural boundary treatments and planting.

Summary Table

Key qualities and characteristics in Plaistow and Ifold Parish that should be preserved/ enhanced or improved over the years	Relevance to the design guidelines and codes in Chapter 3
The four settlements in the parish, Plaistow, Ifold, Shillinglee and Durfold Wood, vary enormously in age, character, and development style. Thus, the unique characteristics of each should be preserved and referenced in any new development.	1.1, 1.2, 1.6, 1.7, 1.8, 2.6, 2.7, 2.8
The predominantly rural countryside characterised by a scenic, undulating landscape should be preserved over the years.	1.1, 1.3, 2.1, 2.4
There are more than 60 Grade II listed buildings in the parish with a well-defined Wealden architectural style that needs to be preserved over the years and referenced in any new development.	1.3, 1.4, 1.8
The parish road network comprises local countryside roads enhancing the rural feel of the area, which should be preserved and maintained.	1.2, 2.2, 2.3
There is a large network of footpaths and bridleways offering opportunities for leisure and access to the countryside. These networks should be well-maintained over the years, whilst additions should be proposed as part of new developments to improve connectivity.	2.1, 2.4
The parish has seen progressive change in the built environment (houses, gardens, boundary treatments) over the years which will inevitably change the appearance and feel of the place, strengthening the green assets.	1.4, 1.5, 1.6, 1.7, 1.8
There is a great number of woodlands and ancient woodlands within the parish that helps promote rurality, nature and biodiversity, which ought to be protected.	1.1, 1.2, 1.7, 2.4, 2.5

2.2 The character of the four settlements

Plaistow and Ifold Parish contains four main settlements: Plaistow, Ifold, Durfold Wood and Shillinglee. Figure 17 shows the locations of each of these settlements, as well as the spatial relationship between them.

A spatial analysis of each settlement follows in the next pages and is accompanied by maps and photos.

The design guidelines and codes, presented in Chapter 3 of this document, were shaped and informed by this analysis to ensure that any new development in the area is sensitive to the local character and unique qualities of the parish as a whole, as well as each individual settlement.

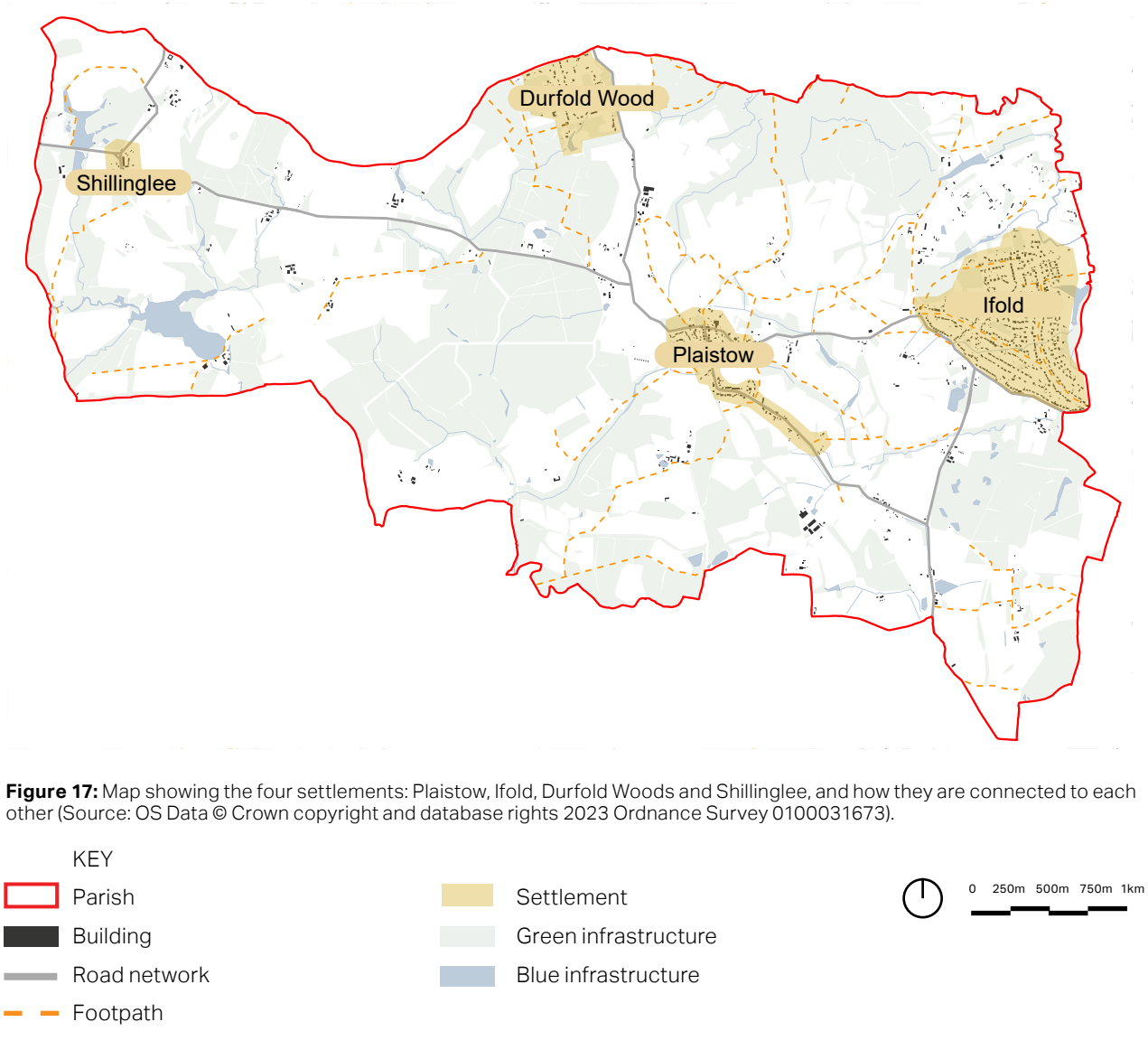


Figure 17: Map showing the four settlements: Plaistow, Ifold, Durfold Woods and Shillinglee, and how they are connected to each other (Source: OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).

2.2.1. Plaistow

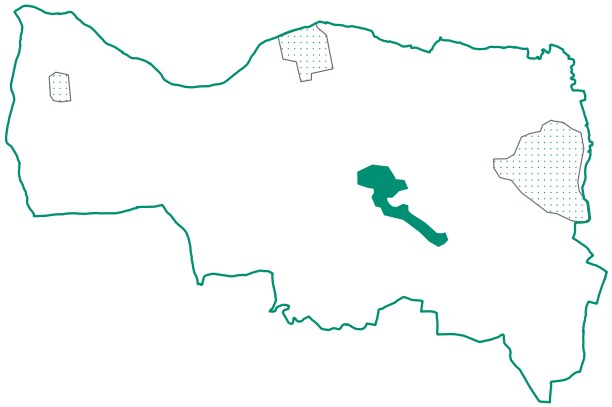


Figure 18: Diagram highlighting Plaistow among three other settlements within the Neighbourhood Area.

Historic background: Plaistow historic settlement of the parish is located centrally within the parish. For its historical background, please refer to the Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013). Plaistow has been little altered and historic maps confirm that until the mid 20th century the village had hardly changed, with the number and density of dwellings remaining almost static since the 1847 Tithe Map.

Geographical background: The village lies in undulating countryside surrounded by fields and woodland. There is a village pond, a focal point in the village, fed from a natural spring, on the north side of Loxwood Road. The centre of the village is relatively flat, with slight changes in level to the principal streets. The underlying geology is mixed (hence the springs); Weald clay, with outcrops of Wealden Greensand sandstone and small amounts of limestone in Weald clay. A hill at the western side of Plaistow Village, called Nell Ball, dominates the landscape of the village. A trigonometry (OS) point is situated near the top and it has been used, even recently, as a Beacon Site for special occasions. The ground also rises to the north of the village to Plaistow Place.

Road network: There are no A or B Class roads and this provides the village with a high degree of tranquillity and slight sense of isolation, reinforced by the countryside setting and the predominantly residential uses. However, there are some occasional issues with traffic.

The streets running through Plaistow have a meandering layout, reinforcing the rural character of the parish. However, there are also examples of linear layouts, such as The Street and Dunsfold Road, that offer visual variety along the streetscape. The road network is generally permeable, formed by the triangular shape at the central core of the village and the countryside lanes branching out and connecting with the other settlements, as well as some cul-de-sacs of short form.

Street typologies are characterised by narrow lanes, green verges on both sides, and occasional pavements on one side, which are especially prominent within the cul-de-sac layouts and the village core.

Due to its rural character and history, the village lacks a developed network of footpaths. Pedestrians rely mainly on roads, except for the path between Nell Ball and the village core. Links to the countryside are available, however open to refinement.

The main car parking typology is on-plot parking, whilst there are also examples of on-street parking within some cul-de-sacs and a parking bay on the Nell Ball approach. There is no street lighting in the village, which enhances the rural feel of the area, protecting dark skies and local wildlife.

Built pattern: There are three building patterns in the village resulting in good diversity along the streetscape. Within the triangle, formed by the main three streets running through the village, there is a number of plots; larger plots to the east and smaller ones to the west side. These patterns mirror the lower densities to the east side of the village (approximately 8 dwellings per hectare) including larger plots and open fields, and the higher densities to the west (approximately 25 dwellings per hectare) with smaller plots and more enclosure. The plots within the cul-de-sacs have similar sizes with little variations. The density drops more along the countryside roads with the most generous plot sizes.

The streetscape also offers visual interest, due to the variations that building setbacks create. More particularly, there are examples of buildings fronting directly onto the street or green verge, whilst others are set back with small or larger front gardens. This variation, in combination with the irregular building lines, generates great views towards local landmarks (e.g. Holy Trinity Church), as well as open spaces (Plaistow Recreation Ground) and the countryside.

Boundary treatments: Another element that adds to the variety of the streetscape is the natural boundary treatments including hedges and trees, occasionally combined with low-height brick or stone walls and timber fencing. The narrow lanes and the rich natural boundary treatments create high levels of enclosure along the streets, which effectively contrast with the openness of the area.

Building heights and roofline: The average building height is two storeys, whilst there are also examples of single storey buildings, either bungalows or out-buildings (storage spaces or garages). Roof types range between gabled, hipped and mansard roofs. The roofline creates an irregular skyline as a result of meandering street latouta and large gaps between buildings, which oftentimes are equipped with tall trees.

Views: Open views to the Recreational Ground are offered along Rumbolds Lane and Loxwood Road, whilst the north and western sides of the village are screened with trees or private properties. Open views to the countryside are mostly available along the outer country lanes, as the core of the village is filled with dense vegetation. Some of the views within the Plaistow Conservation Area[1] have been designated and illustrated in Figure 19.

Buildings and structures: Of special note is the high concentration of listed buildings at least 20 just in the central part of Plaistow village (nearly 30 in all). There are several buildings noted of townscape merit in the Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013). These should be protected for future generations whether Listed or of local interest.

1 Plaistow Conservation Area Townscape Appraisal Map https://plaistowandifold-pc.gov.uk/media/Neighbourhood%20Plan/maps/Plaistow_conservation_area_-_revisions_09.01.13.pdf

Local vernacular: The core village buildings are varied in form, but are united by the use of traditional materials, many local. There was a brick works on the Shillinglee Road 3/4 mile from the village (closed in 1989) and in Ifold a mile away and the use of local timber, oak and hazel for wattle and daube. The materials used include handmade plain clay tiles used on tile roofs of 40-45 degree pitch and also as tile hanging to the upper elevations, often used decoratively. Red brick or blue and red in decorative bonding, heavy oak timber framing with painted panels or stained weather-boarding. There is some limited use of the local Wealden greensand stone, winklestone and Horsham stone.

The architectural details are typical of West Sussex rural vernacular. It would be difficult to identify any particular one that possessed unique or novel features but they embody changing domestic use dating back several hundred years. The buildings exhibit many attractive features including blind gables, open eaves, hipped and half–hipped roofs and original (or near original) fenestration. Black weather-boarded Barns, with half hipped roofs are also a common feature. Collectively the core buildings form a strong anthology of vernacular rural buildings.

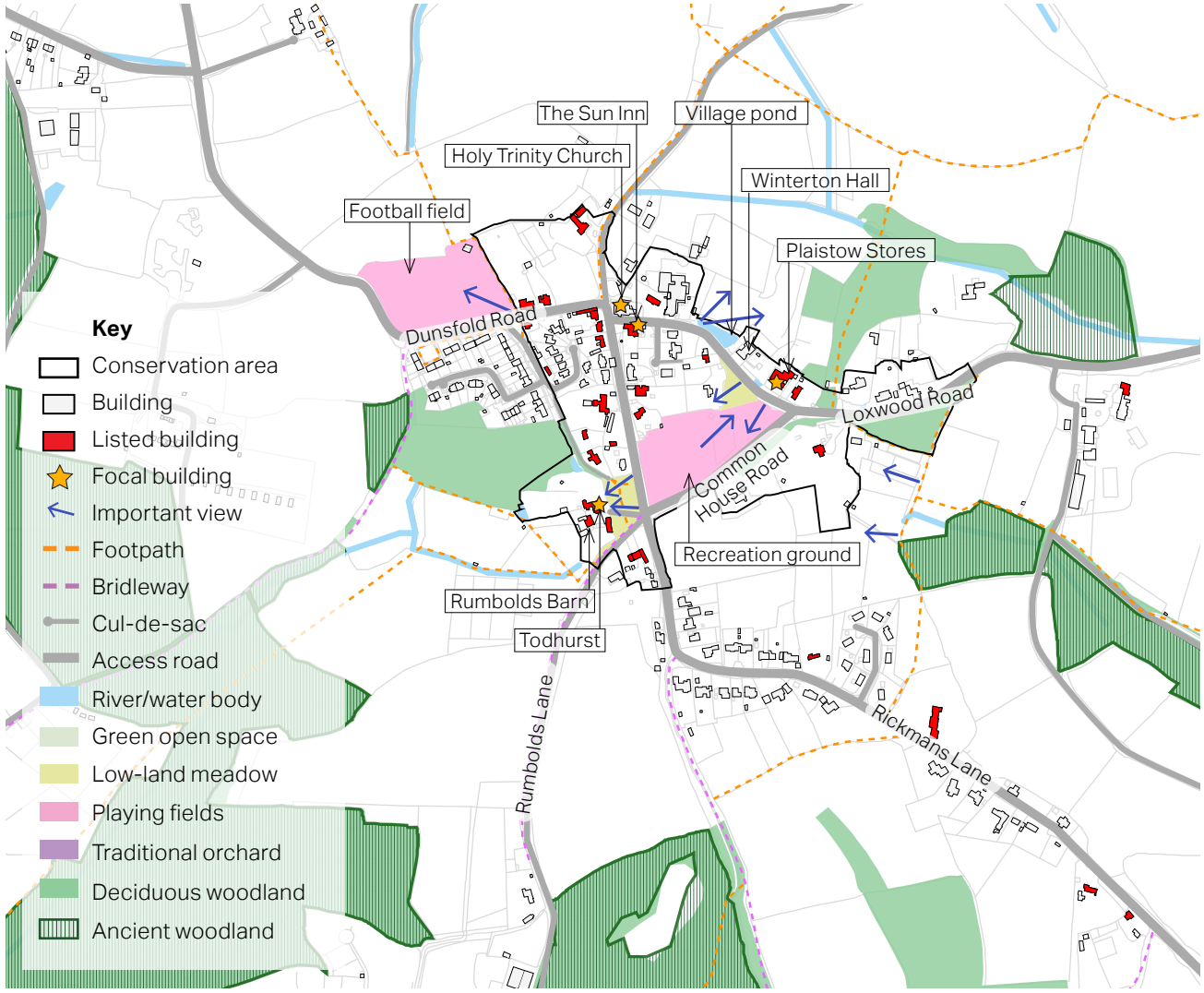


Figure 19: Map showing the main features of Plaistow settlement (Source: OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).

There is only one stone-faced building, called unsurprisingly Stone House, which is also roofed in Horsham stone slates, the only example in the Conservation Area. Many of the listed buildings date to the 17th century or earlier, although their later brick frontages often conceal their true timber frame origins. These properties vary in size from very modest cottages to larger village farmhouses or barns, but none of the houses are of any substantial size, probably because the village was always under the control of Shillinglee House, which lies some three miles to the west.

Apart from the early glass and iron smelting industries, which ceased by 17th century, the agricultural land was hard to work in the heavy clay soil, the area was not particularly prosperous. Many of these properties have large gardens and most can be seen from the public viewpoint, adding to the rural character of the village centre.

Moving away from the historic conservation centre toward Rickmans Lane the style of houses are principally modern 20th century and an eclectic mix of individual designs. Primarily constructed of brick with plain concrete tile pitched roofs. Bushfield was constructed in the early 1970's and is of chalet style with steeply pitched roofs 52degree, rather discordant with the surroundings. The later additions are more sympathetically designed to marry with the historic dwellings. Most recently the old Mission hall was redeveloped with a very modern style prominently positioned on the side of the road at the bend Rickmans Lane runs the Street. Although modern in style, it does use traditional materials. Plot sizes are good and density levels are low as is the plot to building ratio.

To the west Nell Ball housing estate is typical 1950' and 60's local authority housing providing good, simple design of brick and pitched concrete interlocking roof tiles but rather out of character to the older village vernacular. Oakfield, a speculative build in 1970's similarly does not reflect the characteristics of the village, but is predominantly brick, with plain concrete tile but has no design features to relate it to the core of the village. Ashfield makes a greater attempt at a more interesting design but again fails to reflect the older vernacular or to use plain tiles to the roof structures.

Character and pattern of open spaces in connections with wider countryside:
The centre of the village is relatively flat, with slight changes in level to the principal streets, which adds to the attractiveness of the views along them. Entering the village from the South there is a long view up Rickmans Lane as the ground rises to the centre of the village.

The centre of the village is dominated by The Green, which runs from Loxwood Road to The Street. It is owned jointly by the National Trust and Plaistow & Ifold Parish Council and is used by the Parish for community events and recreation; there is a children's playground and a cricket pavilion. The National Trust also owns and manages other tracts of land, such as the verges and the land in front of Todhurst.

The village pond (Cox's pond) provides a further area of open space and is a focal point with views to the meadowland behind, which in Spring are particularly attractive and full of ox-eye daisies.

Ribbon development running from the south to the core of the village has allowed fields to remain behind running to the centre of

the village, creating a further open character and sense of the countryside running into the village.

Large open green spaces and wide verges in the village and its immediate surroundings has created a spacious feel and emphases the rural quality of the village. Much is tree'd, particularly around The Green with mature specimens reducing views through and across the village. The Conservation Area Character Appraisal and Management Proposals (May 2013) identifies the important views into and out of the Conservation Area.

The character of the village edge is predominantly soft and is formed by gardens, bounded by hedges or hedges and trees. This edge is irregular and indented, lacking long straight lines and running into farmland and areas of woodland and Ancient Woodland.

Figure 20: Hung clay tile facade with red brick details, Rickman's Lane, Plaistow.

Figure 21: Painted brick facade and exposed timber frame, The Street, Plaistow.

Figure 22: Painted brick facade, Dunsfold Road, Plaistow.

Figure 23: Wooden sash windows with black frame and mullions.

Figure 24: White sash windows with black frame.

Figure 25: White sash windows with mullions.

Figure 26: Mansard roof and red roof tiles.

Figure 27: Half-hipped roof and corresponding pitch over a dormer window.

Figure 28: Hipped roof with decorative fascia and symmetrical chimneys.

Figure 29: Building setback behind a line of green verge, natural fencing and hedges.

Figure 30: Low-rise brick wall with hedges for privacy and green front garden.

Figure 31: Boundary featuring green verges, low-rise hedge and front garden.

Materials & Colour Palette

- White render
- Beige render
- Red brick
- Dark red tiles
- Brown wooden window frames
- Dark brick and roof tiles
- Black painted timber

2.2.2. Ifold

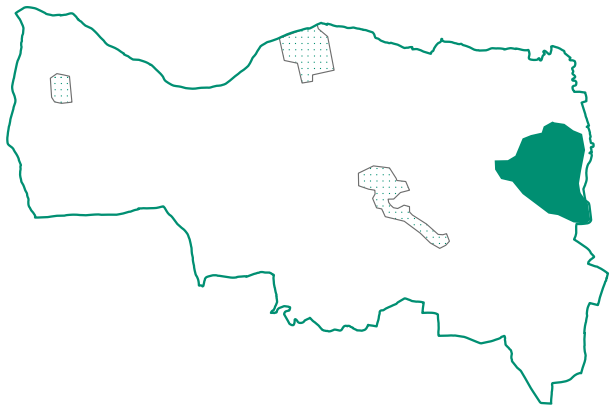


Figure 32: Diagram highlighting Ifold among four other settlements within the Neighbourhood Area.

Geographical background: The settlement is located to the east of the parish on its boundary with Loxwood. It is set in lower lying ground than Plaistow village. The settlement was formed in an area of predominantly oak woodland on heavy weald clay soil running through to the water meadows beside the River Lox. Large tracts of woodland have been lost to previous development, but some remain and are designated as ancient woodland. Essentially, Ifold to this day remains sylvan. Through the Neighbourhood Plan and VDS it is intended to retain and enhance this characteristic.

Historic background: The settlement is modern and dates from the mid 1930's. It is unusual in its formation and with Durfold Wood, is unique in the Chichester District area. It is situated on the former landed Estate of Ifold.

The House and Estate had estate workers cottages plus farms like Hogwood and Woodlands Park. The main house was accessed via a private road now named, The Drive, with a pair of gates situated by The Lodge, which is still present today.

There are a number of other important older properties remaining in Ifold from the original landed estate, namely Trelayne, Ifold Cottage, Butlers (originally known as Alpine Cottage), The Lodge, Hogwood House, The Olde Garden and Keepers Cottage some of which are Grade II Listed buildings. The original houses have been designated as having local merit through the Neighbourhood Plan. The main historic Ifold House was demolished in 1936.

Post 1926, due to bankruptcy of the then owner Ralph Montagu-Scott, H.W. Brake Esq. of Farnborough in Hampshire was responsible for breaking up Ifold Estate into building plots of 1/3 acre up to 5 acres, which were sold off. Initially, basic dwellings were built for weekend holiday retreats. At the time there were no mains services. But during the Second World War more families started to live permanently in Ifold to avoid the London Blitz. By the 1950's all the plots were sold and the form of the settlement, as seen today, was created. The layout of the settlement and the road network, was determined by the original private Estate roads, footpaths and bridleways.

The original settlement was formed utilizing 'selfbuild', with families building their own dwellings, extending and modernising to meet their needs. Very few of the original dwellings remain, having been replaced with an eclectic mix of styles of houses and bungalows, forming permanent family

residences. The density of housing remains low with the village being characterised by its rural quality with a high degree of vegetation, hedges and trees, both native and ornamental in large gardens. In more recent times and since the introduction of the Settlement Boundary by the District Council there has been increased development pressure with subsequent erosion of the established character of the settlement, resulting in pressure on open green spaces, loss of trees and vegetation, a degree of suburbanisation in places and loss of recreational space for public events.

Road network: The streets running through Ifold have a meandering layout, similar to Plaistow, reinforcing the rural character of the parish. The Ride is the only street which has a linear form crossing Chalk Road and The Drive. The road network is generally permeable facilitating vehicular movement. However, there are also cul-de-sac layouts, as well as backland developments, branching out from the main streets.

Street typologies have similar character to Plaistow including narrow lanes, green verges on both sides and occasional pavements on one side, within the cul-de-sac developments.

The main car parking typology is on-plot, whilst there are also examples of on-street parking within the cul-de-sacs.

There is no street lighting in the village which enhances the rurality of the area protecting dark skies and wildlife.

Settlement boundary: Ifold, as a settlement is unusual in that it did not develop over hundreds of years, unlike most rural villages. Nor is it a planned modern village. The settlement pattern was determined by the original Estate roads, bridleways, footpaths and also the distribution of plots of land.

A Settlement Boundary was established by Chichester District Council in 1990 and has been retained in the current Neighbourhood Plan and Chichester Local Plan: Key Policies 2014-2029 (which has a presumption in favour of development with unlimited windfall within the Settlement Boundary).

Built pattern: Plot sizes along the main streets are medium to large and relatively similar with little variations, and are characterised by narrow widths and larger lengths. Building lines are relatively irregular following the street layouts. Building density is lower (~6 dph) compared to the central core of the village where cul-de-sac layouts have been developed over the years (~10 dph). As a result, plot sizes within the cul-de-sacs are significantly smaller with little variations, whilst building lines are more regular. Backland developments are also found in the village and are characterised by long driveways and smaller plots bordered with rich vegetation.

Ifold offers a general feel of openness due to the large front gardens and generous building setbacks.

Boundary treatments: Another element that adds to the variety of the streetscape and feel of openness is the boundary treatments that allow for open views to the properties. More specifically, most of the properties are bordered with low height brick and stone walls, timber fencing or low height hedges and bushes.

However, there are also examples of boundary treatments like high timber gates that create a, less positive, contrast to the general feel of openness in the village, whilst also hindering the movement of species.

Building heights and roofline: The average building height is 2 storeys, whilst there are also examples of 1 storey buildings, either bungalows or out-buildings (storage spaces or garages).

Roof types range between gambled, hipped and mansard roofs. The roofline is non-continuous due to the low density and large gaps between buildings.

Figure 33: Map showing Ifold settlement (Source: OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).

Views: Dense woodlands and dense building layout protect Ifold from views inwards and outwards of the settlement. Open views to the countryside to the south-west are only available at places along Plaistow Road, among which the most significant are looking west from the B2133 junction with Plaistow Road and from public footpaths to Plaistow Place looking east.

Historic buildings and structures: There are a number of original buildings within the settlement. One is Grade II Listed and together with other buildings and structures of local interest, including The Olde Garden (a former potting shed of Ifold House), the historic Estate garden walls and garden footpaths and the lake are key links to the origin of the settlement. These should be protected for future generations whether Listed or of local interest.

Modern buildings and structures: Residential units are all detached, single and two-storey dwellings, with the exception of one pair of semi-detached houses and a terraced group of three (which was from the Ifold shop redevelopment). The dwellings are set in medium to large size plots which has established the character of the settlement as a low density, semi-rural, eclectic, residential community, which originates from its historic past, of being a heavily wooded area of a large private estate (see map). Its distinctiveness is demonstrated by a large number of trees and vegetation providing seclusion, and a quiet sylvan quality, with close proximity to the adjoining countryside.

There are approximately 470 residential units in the settlement. Since 1990 there has been a progression of incremental infill development of 1 through to 5 units at a time. From 2000 to 2016 approximately 103 new houses were built or received planning consent within the Ifold Settlement Boundary: 6 bedrooms – 2; 5 bedrooms – 18; 4 bedrooms – 69; 3 bedrooms – 6; 2 bedrooms – 8.

Local vernacular: In Ifold, of the remaining historic houses, only one is listed and most are predominantly from the Victorian era.

Today's Ifold originated from a self-build movement, with families crafting their own homes and making changes as needed. As a result, the village features a vibrant mix of post-war houses and villa-style bungalows, and more recent properties of larger sizes, which vastly outnumber the original builds. Majority of houses were constructed following trends from the 20th Century.

Despite this growth, low density and rural charm has been preserved, however the area experiences further pressures due to housing needs against the later introduced settlement boundary.

On top of having a verdant boundary of woodlands, Ifold features boasting abundant greenery, native and ornamental hedges, and sprawling gardens.

Figure 34: Example of 20th Century mix of houses in Ifold.

Figure 35: White painted brick facade with quoins, Ifold.

Figure 36: Ornamental brick facade with variety of colours and patterns.

Figure 37: House featuring dark clay roof tiles and brick chimneys.

Figure 38: Red clay roof tiles with symmetrical gables.

Figure 39: Example of 20th Century mix of houses in Ifold.

Figure 40: Dark wooden casement windows and red hung tiles.

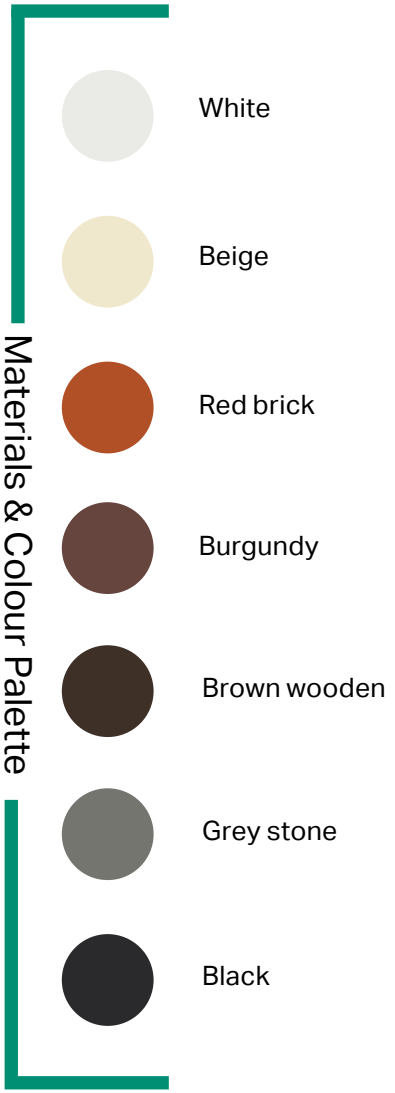
Figure 41: Windows with dark frame and diamond muntins.

Figure 42: White window frame with diamond muntins.

Figure 43: Boundary featuring natural materials and tall hedges for privacy.

Figure 44: Soft boundary with permeable wooden fencing and long driveway.

Figure 45: Green front garden with low-rise trees for privacy maintain verdant effect.



Durfold Wood

Located to the north-west of Plaistow the small village is characterised by low densities (~3 dph) and a permeable road network formed by 3 main roads; Dunsfold Road, Durfold Wood and Fisher Lane.

Buildings are organised in a linear form along Durfold Wood, however building lines are relatively irregular due to the variations in building setbacks and orientations. Dunsfold Road shows a less linear character and its meandering layout affects the building patterns. Plot sizes are generous which justifies the average low density, whilst nature prevails with large patches of deciduous woodland bordering the properties.

Physical boundary treatments prevail over harder surfaces enhancing the rural character of the village.

Footpaths surround the edge of the village offering opportunities for walks into the countryside and open fields. Views onto the countryside can be appreciated along Dunsfold Road.

Figure 46: Map showing Durfold Wood settlement (Source: OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).

Key

- Parish boundary
- Building
- Listed building
- Footpath
- Bridleway
- Cul-de-sac
- Access road
- River/water body
- Deciduous woodland
- Ancient woodland

Figure 47: A bungalow along Durfold Wood with brick wall, slate roof tiles, generous front garden and permeable wooden fencing with some green hedges.

Figure 48: A detached house with extensions and secondary buildings, featuring red brick and clay roof tiles, long permeable gravel driveway and hedges for privacy.

Geographical context: Durfold Wood is located to the North of the parish on the Sussex/ Surrey border approximately 1.8 km from Plaistow village. The geography of the settlement is similar to the rest of the parish. The settlement was formed in a heavily wooded area. It is predominantly heavy weald clay with some iron stone. The topography is reasonably flat, with only slight undulations.

Historic context: Durfold Wood is the most recently formed Hamlet/Settlement; comprising 52 private dwelling properties, on a private road with 12 private dwelling properties situated along the Plaistow/ Dunsfold Road. Like Ifold, Durfold Wood, was part of the Brake Estates Ltd. Plots of land from 1/3 to 5 acres were sold off and homes built after the Second World War, from around 1950. During the Second World War the Canadian Forces used the land as a storage area.

Character and pattern of open spaces in settlement connections with the wider countryside: The main Dunsfold Road forms a barrier to the countryside on the east side, where it runs to agricultural land. To the west, north and south the settlement blends into the surrounding woodland with little distinction between plot boundaries.

Shillinglee

Located to the west of Durfold Wood this hamlet is characterised by a compact core organised along Shillinglee Road.

Buildings are organised in a linear form along Shillinglee Road with small setbacks. Properties to the east of the street face directly onto the green verge creating a continuous frontage, whilst the western edge of the street is bordered with a thick hedgerow screening the properties to the west.

Plot sizes are larger to the west side of the hamlet, where properties are larger too, whilst the eastern side is characterised by a higher density due to the cul-de-sac layout and flat typology.

Arriving at the junction to the north, the streetscene opens up offering long-distance views to the South Downs National Landscape and woodlands.

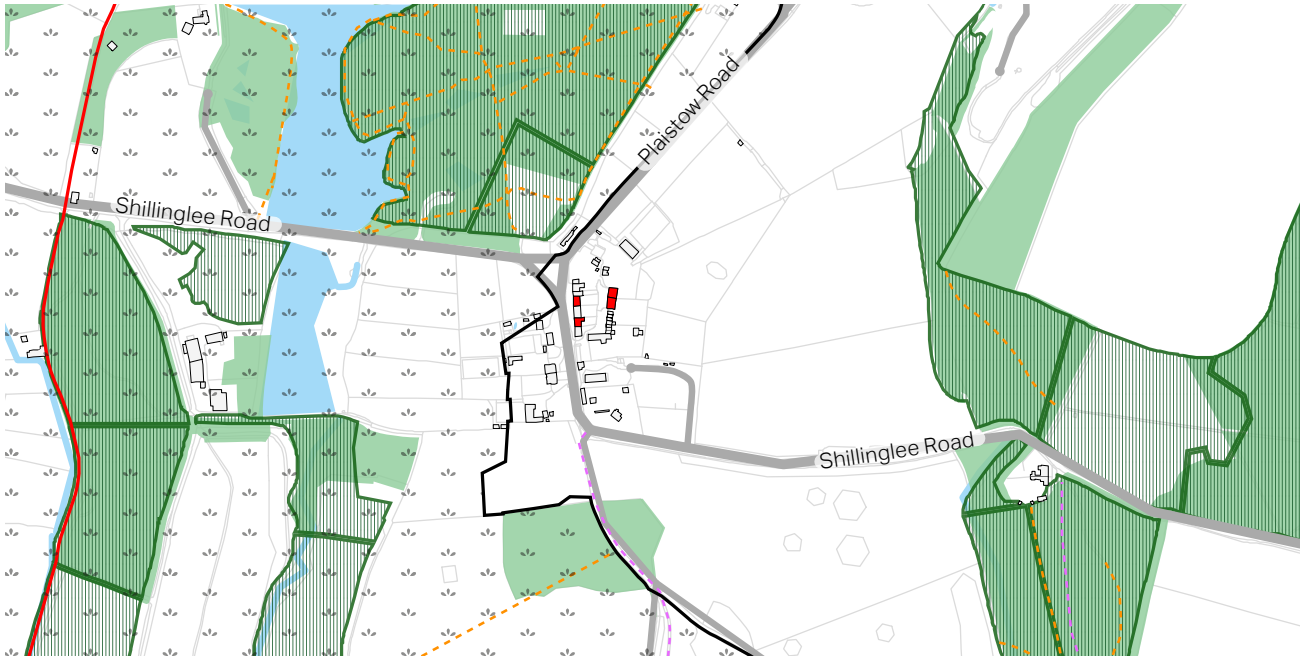


Figure 49: Map showing Shillinglee settlement (Source: OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).

Key

- Parish boundary
- Building
- Listed building
- Footpath
- Bridleway
- Cul-de-sac
- Access road
- River/water body
- Deciduous woodland
- Ancient woodland
- South Downs National Landscape

Figure 50: Home farm barn along Shillinglee Road, featuring half pitched roof in catslide form and black weatherboarding, with brick wall and vegetation separating it from the main road.

Figure 51: Grade II listed housing along Shillinglee Road, featuring a decorative brickwork pattern, a variety of window types, skylights and dormers, and a generous front garden.

Historic background: Shillinglee was originally a Manor of the Arundel Estates, belonging to the Duke of Norfolk's family. They used this and the surrounding areas of the ancient Chiddingfold Forest as a hunting lodge. Until the mid-1970's the Shillinglee Estate was owned for 300 years by the Turnour family. In the mid 1700's Garth Turnour, a member of parliament, was granted a peerage and became the Earl of Winterton. Shillinglee House was built in 1785 in a Georgian style. The 4th and 5th Earls were very keen cricketers, and there was a cricket pitch established close to the house.

At the start of the 20th century Shillinglee became the summer residence of the Indian Prince Ranjitsinhji, who was thought to be one of the greatest cricketers of all time and was also elevated to the position of Sam jahid to the province of Nawanagar on 11th March 1907. In 1943 the house was burnt out, whilst Canadian troops were billeted there, and remained a ruin for many years.

In the mid 1970's the majority of the estate, which consisted of several dairy farms and both Kingspark and Ashpark forestry, was sold off, mostly to the existing tenant farmers. The main house and the sundry properties behind it were also sold and then restored. The Grade II listed main house now consists of three apartments. The land immediately surrounding the house was transformed into a nine-hole golf course, which also included a putting green within the old walled garden. This has now closed, and a smaller version of Shillinglee house has been built where the clubhouse was and the golf course has reverted to paddocks.

In the mid 1970's the majority of the estate, which consisted of several dairy farms and both Kingspark and Ashpark forestry, was sold off, mostly to the existing tenant farmers. The main house and the sundry properties behind it were also sold and then restored. The Grade II listed main house now consists of three apartments. The land immediately surrounding the house was transformed into a nine-hole golf course, which also included a putting green within the old walled garden. This has now closed, and a smaller version of Shillinglee house has been built where the clubhouse was and the golf course has reverted to paddocks.

Due to its location Shillinglee is an ideal base for those commuting, however there are also a number of people who work from home or have small businesses run from their home.

Local vernacular:

Durfold Wood:

Contemporary standalone houses featuring a diversity of architectural styles were constructed gradually starting in the 1950s. The Durfold Wood Settlement lacks a defined architectural theme, presenting an assorted array of 20th-century modern homes, akin to Ifold. The settlement features a rich palette of materials, including brick, clay tiles, render, weatherboarding and stone, which typically conform to the natural colours of the woody surroundings.

Shillinglee:

Several original farm structures, including Home Court, have been repurposed into residences. The core of the hamlet comprises mostly Grade II-listed buildings. The prevailing architectural style within the Shillinglee is influenced by the abundance of historic structures, primarily crafted from local sandstone. While there are a couple of 20th-century additions, notably a pair of semi-detached brick houses with pitched tiled roofs along the main road, these structures, are simple in design.

Durfold Wood

Figure 52: Example of a mixture of red brick and render wall facade in natural colours.

Figure 53: Pitched roof with red clay roof tiles and dormers.

Figure 54: Casement windows with white frame and muntins.

Figure 55: Soft boundary featuring natural surfacing and hedges for privacy.

Figure 56: Off-white painted brick with red hung tiles.

Figure 57: Hipped roof with dark grey slit roof tiles.

Figure 58: Window proportions tend to vary.

Figure 59: Soft boundary with permeable wooden fencing.

Shillinglee

Figure 60: Black horizontal weatherboarding facade.

Figure 61: Clay roof tiles are the most common in Shillinglee.

Figure 62: White sash windows with muntins and white shutters.

Figure 63: Green front garden with low-rise trees and intense landscaping.

Figure 64: Majority of buildings in Shillinglee feature red brick facade.

Figure 65: Pitched roof with dormers in terraced form.

Figure 66: White arched windows with muntins and decorative brick lintel.

Figure 67: There are instances of high brick walls in Shillinglee with climbers.

Key qualities and characteristics in the 4 settlements that should be preserved/enhanced or improved over the years	Relevance to the design guidelines and codes in Chapter 3
All villages - The existing street typologies and character of the roads reinforces the rurality of the parish. Thus, the meandering layout of the streets, the narrow lanes, green verges, short cul-de-sacs are characteristics that need to be referenced in any new development.	1.2, 2.2
All villages - There is no street lighting in the villages which enhances the rural character of the parish. Thus, any new development should avoid street lighting to protect dark skies and wildlife.	2.10
All villages - Car parking spaces and driveways should include permeable paving and an earthy colour palette to blend nicely into the surrounding rural context.	2.3, 3.4, 3.6
All - Architectural details, materials and techniques should be referenced in any new development to retain the character of the area.	1.8
All - Retain the existing village boundaries to protect the character of the area. Large scale developments on the edges should be avoided.	1.2, 1.4, 1.6, 1.7
All, although there is an extensive footpath network, there are issues of connectivity within, as well as between, villages.	2.1
All, any new development should follow some sustainability principles to ensure lifetime and adaptability	3.1, 3.2, 3.3, 3.5
Plaistow - Variety of building densities in the central core, west and east side and along the country lanes. Any new development should be sensitive to the wider as well as immediate surroundings to ensure the density levels remain intact.	2.7
Plaistow - Variety of building setbacks and sizes of front gardens creates great interest along the streetscape and visuals to landmarks as well as open spaces and fields. Any new development should show similar variety and respect and views towards important landmarks of the area.	1.1, 1.2
Plaistow - Enclosed feel created by built patterns as well as boundary treatments should be referenced in any new development to retain the character of the village.	2.9
Ifold - The general feel of openness should be retained in any future development, whilst any boundary treatment that hinders transparency and movement of species, like long high gates, should be avoided.	1.7, 2.9
Ifold - Backland development should be avoided where accessibility or overlooking issues are created or if it causes rise to the average low density (9 dph) of the village.	1.6
Ifold - Open views to the countryside to the south of Plaistow Road should be retained in any new development.	1.3
Durfold Wood - open views to the countryside to the east should be respected by any new development.	1.3
Shillinglee - Retain the character of the hamlet by preserving the existing low density. The eastern side of the hamlet is characterised by higher density compared to the western side due to the presence of cul-de-sacs and flat typology.	1.1, 1.2, 2.7

Design guidelines & codes

03

3. Design guidelines and codes

This chapter provides design guidance aiming to shape future development, of any scale, in the parish including infill development and house extensions or conversions.

Figure 68: The 10 characteristics of well-designed places. (Source: National Design Guide, page 8).

3.1 Introduction

What urban designers and planners call 'placemaking' is about creating the physical conditions that residents and users find attractive and safe, with good levels of social interaction and layouts that are easily understood.

The design guidelines and codes set out in the following pages should be used to assess the design quality of future development in the parish.

This section is divided into 3 parts:

Part 1. Design guidelines and codes for the parish. These will provide guidance for any new development, either infill or building extension or conversion, that does not significantly alter the settlement boundaries. The focus will be on the proximity to heritage assets, treating the edges sensitively, boundary treatments, architecture and building patterns.

Part 2. Additional design guidelines and codes for new development (above 3 houses) in the parish. These will provide additional guidance for larger developments focusing on street typologies, parking, massing, density, housing mix, lighting schemes etc.

Part 3. Additional design guidelines and codes on sustainability for new houses and retrofits in the parish. These will provide additional guidance related to sustainability focusing on water management, permeable paving, energy use, charging points etc.

Part 1. Design guidelines and codes for the parish

1.1 Set in rural landscape/ development edges

1.2 Patterns of growth within the rural landscape

1.3 Views, landmarks and legibility

1.4 Development in close proximity to heritage assets

1.5 Housing extensions and conversions

1.6 Infill and backland development

1.7 Boundary lines and boundary treatments

1.8 Materials and architectural details

Part 2. Additional design guidelines and codes for new development (above 3 houses) in the parish

2.1 Accessible and attractive footpath network/access to the countryside

2.2 People friendly streets

2.3 Parking

2.4 Create a green network

2.5 Biodiversity

2.6 Building heights

2.7 Building density

2.8 Housing mix

2.9 Continuity and enclosure

2.10 Lighting schemes and protection of dark skies

Part 3. Additional design guidelines and codes on sustainability for new houses and retrofits in the parish

3.1 Minimising energy use

3.2 Lifetime and adaptability

3.3 Water management

3.4 Electric vehicle charging points

3.5 Storage and slow release

3.6 Permeable paving

Part 1. Design guidelines and codes for the parish

1.1. Set in rural landscape/ development edges

The Neighbourhood Area features well-preserved natural spaces both within the village settlement and its surrounding areas. This includes designated ancient woodlands and deciduous woodlands, oftentimes bordering the edges of each village. This verdant characteristic plays a significant role in shaping the local identity and should be preserved and enhanced in the design process:

1.1.1. New development should incorporate existing native trees, shrubs, woodland blocks, shaws and hedgerows into the design. For example, the well-vegetated rural lanes and street trees along Plaistow Road should be preserved as natural boundary treatments to retain the natural local character.

1.1.2. Abrupt edges with minimal vegetation or open landscaping at the development's perimeter should be avoided. Instead, new developments should incorporate dense vegetation to create a seamless transition from urban areas to the rural landscape. Most of the existing built environment within all four villages upholds and maintains this feature, as numerous properties have generously sized rear gardens surrounded by sizable trees and abundant vegetation. For example, the large woodland patches surrounding Durfold Wood and Ifold should be preserved and integrated in any new design.

1.1.3. Whilst vegetation should be preserved and enhanced, views are also important along settlement edges. Thus, they also need to be considered in design and retained. For example, Dunsfold Road and Shillinglee Road offer long distance views towards the countryside, landscape and woodlands which should not be compromised by any new development.

Figure 69: An example of positive development boundary in Shillinglee incorporating long back garden and trees, (image source: OS Data, 2023).

Figure 70: An example of positive development boundary behind properties on Dunsfold Road with dense vegetation merging with the surrounding woodlands (image source: OS Data, 2023).

Figure 71: An example of positive development boundary in Ifold, featuring dense vegetation screening the open countryside (image source: OS Data, 2023).

Figure 72: An example of a recent development from elsewhere in the UK, with little boundary vegetation resulting in a 'hard' landscape with an abrupt transition to the countryside (image source: OS Data, 2023).

1.2. Patterns of growth within the rural landscape

As analysed in Section 2.2, there is a variety of growth patterns within the settlements, namely: linear, meandering, cul-de-sac and permeable developments. Each pattern exhibits distinct characteristics in terms of street arrangement, building alignments, and dimensions of plots. Thus, any new development should promote these variations and avoid producing homogeneity.

1.2.1. New development should be sensitive to the surrounding urban pattern, mimicking its building lines, setback, and placement, all while embodying the essence of the rural landscape. For example, slight irregularities in setbacks and building lines can help achieve a more organic, rural feel. However, this should be avoided where a more linear pattern is already followed, like east side of Shillinglee Road.

1.2.2. The size and pattern of plots should be slightly varied, to contribute to the rural character of the village. Similarly, the sizes and proportions of front and back gardens should embrace slight variety. This is particularly important along cul-de-sac developments which tend to become too rigid disrupting the overall rural feel.

1.2.3. New developments should be set out within the village settlement boundary, Ifold in particular, to help manage urban sprawl and protect surrounding nature. Regarding the rest of the settlements, any development that disrupts the existing settlement boundary should be avoided.

The next page offers specific guidelines and dimensions for each settlement regarding plot sizes and widths, and front and back gardens.

Figure 73: Example of a linear pattern and continuous frontage, Shillinglee.

Figure 74: Example of a relatively linear pattern with subtle variations on the building setbacks, Plaistow.

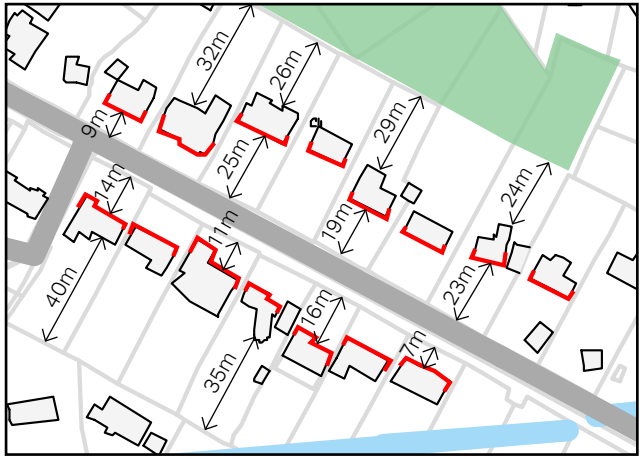


Figure 75: Diagram showing a linear street with an informal layout, along The Ride within Ifold.

Ifold

1. Building lines and rotations are generally regular with slight variations.
2. Front and back gardens vary (Except cul-de-sac developments).
3. Building setback takes min. 7 m, which creates a sense of closeness.

Figure 76: Diagram showing a road meandering pattern and Bushfield cul-de-sac within Plaistow settlement.

Plaistow

1. Building lines and rotations show great variations introducing a rural 'informality'.
2. Front and back gardens vary significantly. Generous back gardens.
3. Buildings either front directly onto the street or have a longer setback.

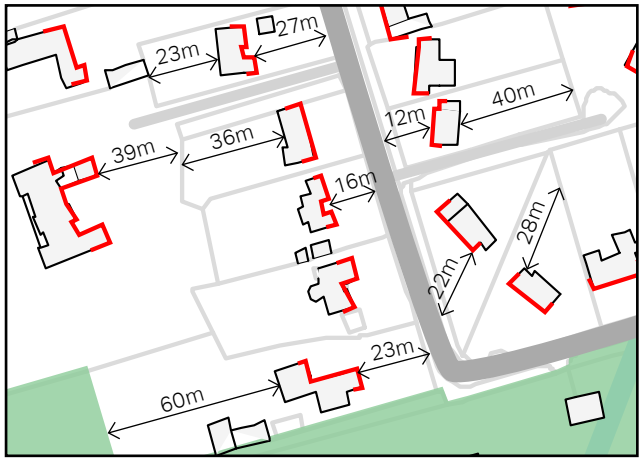


Figure 77: Diagram showing a permeable layout, with front and rear garden parameters, within Durfold Wood.

Durfold Wood

1. Building lines and rotations are irregular contributing to a 'village feel'.
2. Front gardens are usually 12-27m.
3. Back gardens are longer, 23-40m, with cases of very generous back gardens in larger plots.

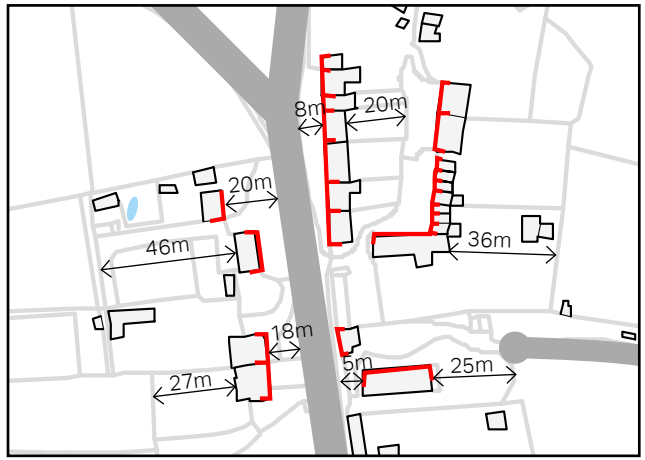


Figure 78: Diagram showing an informal linear layout, with front and rear garden parameters, along Shillinglee.

Shillinglee

1. Building lines and rotations are irregular on the west side of the road, whilst linear and continuous frontage appears on the eastern one.
2. Front gardens vary, as some buildings are set right along Shillinglee Road. Back gardens are longer, usually 20-46m.

1.3. Views, landmarks and legibility

There is a list of views within the parish, namely: long and landscape views, views onto landmarks and other heritage assets, as well as screened views, due to vegetation. These contribute to the rural character of the settlements, whilst also enhancing the open or enclosed feel along the streets.

1.3.1. The development density should ensure spaces between buildings to preserve views towards the countryside or the rich vegetation and woodlands and maintain the openness of the settlements. Visually intrusive proposals that are out of scale with the surrounding context must be avoided.

1.3.2. Short-distance views interrupted by buildings, trees, or landmarks, aid navigation and create memorable routes. Thus, these should be retained and not obstructed by any new development.

The following page contains a map of viewpoints and landmarks within each settlement.

1.3.3. Listed and/or landmark buildings, open spaces, public art, historic signage or large trees can help navigation and legibility within the settlements, whilst creating interesting views along the streetscape. Thus, these features should be preserved and any modern addition should be sensitive in style and scale.

1.3.4. Strategic signage could also be placed in the countryside to highlight local assets and destinations as well as encouraging walking and cycling, as shown in Figure 80.

1.3.5. Applicants are encouraged to use wooden, hand-painted, non-illuminated signage with subtle colours that blend well with the existing rich vegetation, maintaining sensitivity to the rural environment.

1.3.6. Employment buildings should be set back from roads, surrounded by vegetation to mitigate visual impact. Their height should generally not exceed three stories to preserve existing views.

Figure 79: Local style of signage with directions to neighbouring villages, The Street in Plaistow.

Figure 80: Example of signage that could be implemented along footpaths within the open countryside to direct people towards important destinations.

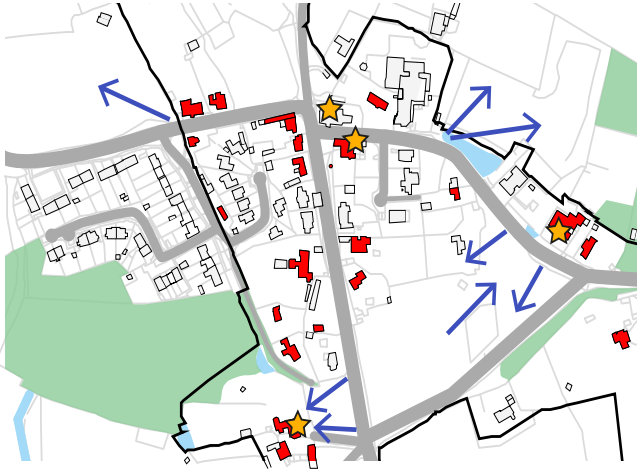


Figure 81: Diagram showing local important views within Plaistow (part of Figure 19).

Important views as identified by NP Group in the Plaistow Conservation Area.

Plaistow

This settlement boasts captivating vistas oriented towards prominent landmarks rather than expansive open countryside. These recognizable landmarks, creating a sense of connection to the town's history and culture.

Figure 82: Enclosed view along a local street in Ifold highlighting the rich vegetation surrounding the settlement.

Ifold

Ifold is surrounded by thick forests, which results in limited views to the countryside. This creates a confined perspective, with surroundings primarily consisting of tall vegetation. This creates an atmosphere of seclusion.

Figure 83: View along Dunsfold Road where the western side of the street is bordered with large trees and hedges, whilst the eastern side opens up to the countryside.

Durfold Wood

This settlement is enveloped by a lush forest, creating an intimate connection with nature, offering a sense of enclosure. The unique feature of this settlement lies in its orientation, as the only vistas to the countryside are found on the eastern side along Dunsfold Road.

Figure 84: View towards the countryside to the west from the northern end of Shillinglee road.

Shillinglee

This settlement offers a striking duality in its views, with open vistas across expansive fields and woodlands to the north, and enclosed views to the south due to dense forests, with the northern view along Shillinglee Road screened off the row of listed buildings.

1.4. Development in close proximity to heritage assets

There is one designated conservation area within the parish, namely within the village centre of Plaistow. Plaistow features the highest density of historic and heritage assets. Ifold holds a smaller number of important heritage buildings along historic roads. Similarly, Shillinglee and Durfold Wood feature some historic treasures along the main road network.

1.4.1. Development near a listed building should acknowledge and uphold its importance, showcasing the enhancement of local distinctiveness. For instance, the new development should include a substantial setback from the asset and adopt a massing and scale that aligns sensibly with neighbouring structures. Essential features like open space, trees, and vegetation, which contribute significantly to understanding the asset's importance, must be preserved.

1.4.2. Proposed developments must not obstruct sightlines to and from heritage assets. This can be accomplished by suggesting suitable density and design elements, incorporating features such as footpaths and green corridors.

1.4.3. Proposed developments ought to suggest architectural details and materials that harmonize with those employed in the neighbouring heritage assets, preserving and honouring the local vernacular. Further information on the local vernacular can be found in Section 2.2.

1.4.4. New dwellings and extensions should reflect the characteristic relationship between the dwellings of that part of the village of Plaistow, having due regard for the rural and tranquil qualities the green spaces contribute to the setting of the listed buildings and conservation area.

1.4.5. Buildings identified of Townscape merit in the village of Plaistow, as identified in the Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013), should be retained together with the external appearance.

1.4.6. To protect historic structures of local interest in Ifold that do not have statutory protection.

1.4.7. The historic building line in Ifold should be retained in redevelopment or extensions, both on the private unadopted roads and the main road.

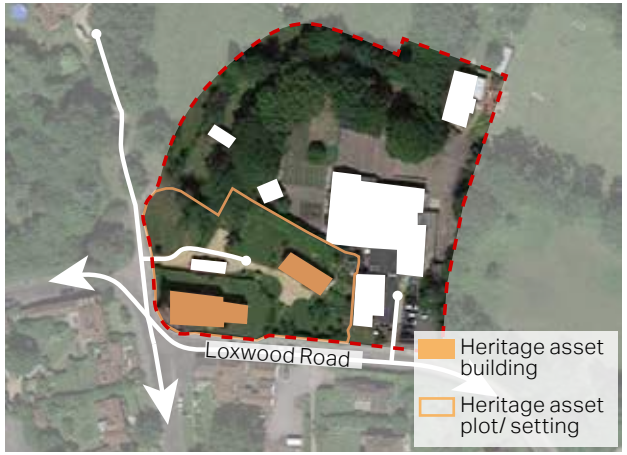


Figure 85: Illustrative plan of the plot where Holy Trinity Church sites showing the location of the heritage asset and the green buffering around it allowing for an appropriate distance from it, Plaistow.

Figure 86: Local example of heritage asset Holy Trinity Church in its setting viewed from The Street, Plaistow. Clear views are maintained through sensitive scale, setback and roofline of surrounding buildings in the background.

Figure 87: A local example of retrofitted chapel building along Rickman's Lane, Plaistow with similar setback to the street as the neighbouring property.

Figure 88: Grade II-listed Old Red Hatch cottage. C17 or earlier timber-framed with painted brick infilling, the first floor of the south wall faced with weatherboarding, with half-hipped tiled roof and casement windows, Plaistow.

1.5. Housing extensions and conversions

Expanding the living space of a dwelling through extensions can better accommodate the specific spatial needs of its residents. House extensions can be found across the entire parish, for example among original properties in Plaistow accommodating for garage spaces. Conversions are most prominent in Shillinglee, where a large proportion of farm buildings have been converted into employment spaces.

While many household extensions fall under permitted development rights, meaning they do not require planning permission, the design guidelines outlined here serve to establish expectations for the desired design outcomes.

1.5.1. Careful consideration should be given to the existing building's character, scale, form, materials, and details. External extensions must uphold or improve the visual aesthetics of the original structures and contribute positively to the broader street scene's character.

1.5.2. To maintain visual harmony, extensions should be subordinate in both scale and form, avoiding dominance or greater height compared to the existing building. The extension's roof form should align with that of the original structure, and the use of flat roofs is discouraged.

1.5.3. The design of extensions should either replicate the materials and details of the existing building or employ contrasting materials and details with a contemporary design approach. Further insights into local architecture and materials are explored in Section 2.2.

1.5.4. Privacy and daylight considerations are paramount, necessitating that extensions safeguard the privacy and daylight amenity of neighbouring properties.

1.5.5. Retaining on-site parking capacity and ensuring a viable garden area is essential to meet the future occupants' needs. This approach supports the overall integration of extensions within the existing environment.

1.5.6. Design of extensions and new builds in Plaistow should be in line with Chichester Local Plan: Key Policies 2014-2029 and the emerging Neighbourhood Plan policies and should reflect the rural quality of the settlement and reference the historic rural village vernacular. Use of materials should be sensitive to the palette of existing materials used in the Village and be compatible with the rural and historic characteristics of the settlement.

Figure 89: Local example of positive front and roof extensions applied to an existing bungalow.

Figure 90: Local example of a positive house extension utilising existing material and colour palette.

Building extensions

All design guidelines pertaining to extensions should be considerate of the surrounding environment and avoids obstructing significant views and panoramas towards the open countryside.

Side extensions

1.5.7. Side extensions should not distract from the appearance of the building, its surrounding and the wider rural setting.

1.5.8. Single-storey and double storey side extensions should be set back from the main building and complement its materials and detailing, while the roof of the extension should harmonise with that of the original building.

1.5.9. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Rear extensions

1.5.10. Expanding a house through single storey rear extensions is typically the most straightforward method, offering additional living space.

1.5.11. The extension should be positioned beneath any first-floor windows and crafted to minimize any potential impacts on neighbouring properties, such as obstructing daylight.

1.5.12. The roof form and pitch of double storey rear extensions should reflect the original building and sit slightly lower than the main ridge of the building. A flat roof is generally acceptable for a single storey rear extension.

Front extensions

1.5.13. If front extensions are suggested, they should mimic the structure of the current building, matching the roof pitch, reproducing or having a lower cornice height, and ensuring that their ridge is positioned below the existing ridge height.

1.5.14. The extension can extend up to a maximum of 2 meters beyond the front facade and should not occupy more than 50% of the front elevation.

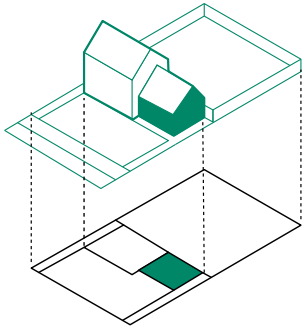


Figure 91: An example diagram of a side extension.

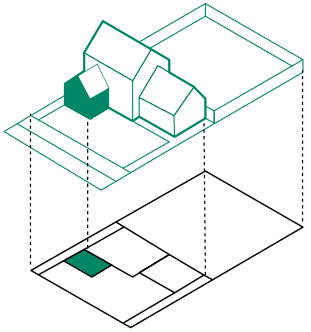


Figure 92: An example diagram of a front extension.

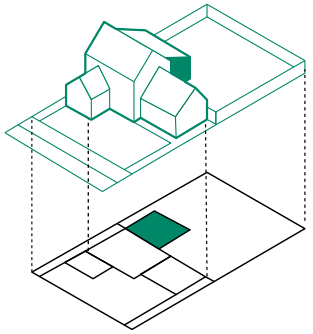


Figure 93: An example diagram of a rear extension.

Upward extensions

Based on government guidance, the new permitted development rights for upward extensions mean that houses, amongst other building types, can add additional storeys to create housing space.

1.5.15. Upward extensions should be sensitive to the surrounding context in terms of materials and massing.

1.5.16. Upward extensions should minimise overlooking to preserve the privacy of adjacent properties and gardens.

1.5.17. Upward extensions should not disturb the existing roofline setting.

Loft conversions

Loft conversions can provide extra liveable space in a house. Additional considerations should apply if the property is located in a conservation area or is a listed building, with respect to the heritage and surrounding historic assets.

1.5.18. Use of skylights are generally the most acceptable form of loft conversion and do not alter the shape of the existing roof. Any skylights should be proportionate in scale to the building and excessive use of glazing should be avoided.

1.5.19. Generally, gabled dormers should use forms which are proportionate to the roof and should reflect the existing window rhythm of the building. In the context of Plaistow and Ifold Parish, dormers are not common, hence incorporation of dormers would visually disrupt the roofline and should be avoided.

1.5.20. Three-storey development, including the installation of dormer windows at second floor is unlikely to be appropriate.

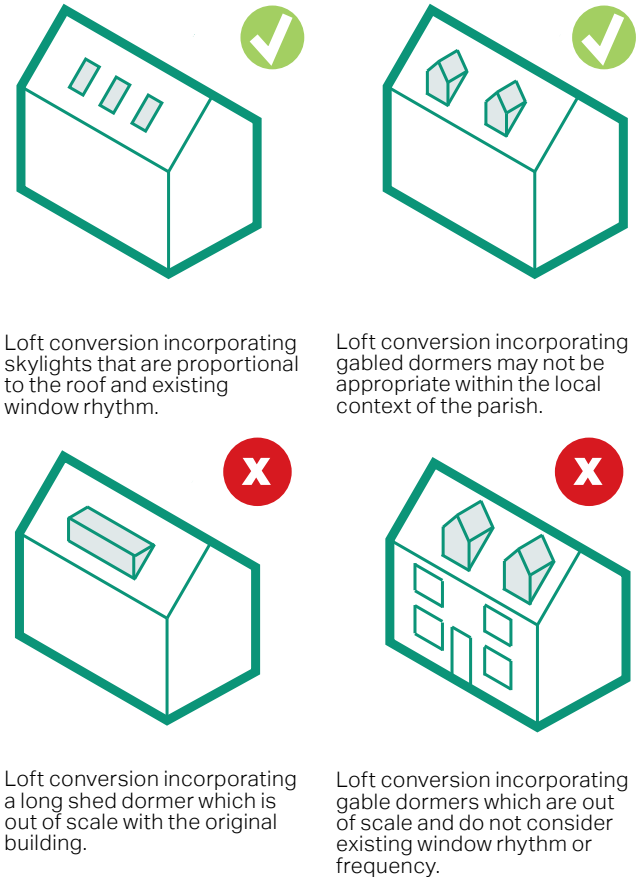


Figure 94: Examples of loft conversions.

Conversion of agricultural buildings into residential

Farmsteads are a dominant feature of the parish. However, over time, working buildings of farms have fallen out of use, except for recent conversions into residential units such as the converted barns within Shillinglee and Plaistow. These are positive examples which retain their historic aesthetic while underpinning a narrative of the local agricultural heritage.

Therefore, design guidance is needed to ensure that any other future conversion does not undermine the original setting and of the farm building.

1.5.21. The general layout and original features of the building's setting which indicate its historic use must be retained. For instance, this may refer to loose courtyard arrangements of buildings, physical boundary treatments, openings or wagon doors. New openings should generally be avoided and kept to a minimum.

1.5.22. The use of domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets should be avoided.

1.5.23. Wall treatments should reflect the existing materials of the building and be sympathetic to its surroundings. Boundary brick or flint walls should be left intact and integrated into the new design.

1.5.24. Features such as dormer windows must be avoided. If rooflights are used, they should be sited discreetly so as to not become dominant in the landscape.

1.5.25. Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls.

1.5.26. New and existing parking spaces should be discreet and not be formally marked out.

Figure 95: Positive examples of the conversion of agricultural buildings, Shillinglee.

Figure 96: Positive examples of the conversion of barn and stable into housing, Shillinglee.

1.6. Infill development and backland development

The nature and extent of infill development depend on the specific location of the infill site. Nevertheless, any suggested infill development holds the potential to greatly influence the overall character of any settlement in the parish.

1.6.1. Incorporating infill development should harmonise with the surrounding street landscape. Infill development should blend with the street landscape, boundary treatments, aligning in size, massing, and layout of existing structures. It's vital to keep a reasonable distance from existing buildings, preventing overshadowing or overpowering presence.

1.6.2. If neighbouring a heritage asset, the design should show sensitivity by considering factors like scale, massing, boundary treatment, and materials. If possible and appropriate, a green buffering area from the heritage asset is recommended.

1.6.3. Infill development's building-to-plot size ratio should guarantee a sufficient outdoor amenity space. Across each settlement, there is variability in the sizes of front and back gardens, but generally, most properties have both. Larger gardens are more prevalent at the rural edges of development.

1.6.4. The density of new infill development should match the village's context and location. It should align with surrounding densities and utilize the land efficiently.

1.6.5. New infill development should not obstruct existing views and vistas, as analysed and illustrated in Chapter 2.2.

Figure 97: Backland development along Ifoldhurst, Ifold.

Figure 98: Infill development along Plaistow Road, Ifold.

Backland development

Tandem backland development involves placing a new dwelling directly behind an existing one, sharing the same access for vehicles. This type of development is generally problematic due to difficulties in accessing the rear house for emergency services and deliveries, as well as causing disturbance and privacy issues for neighbours and the front house.

1.6.6. Backland development should be discouraged to preserve current development patterns. Access roads for such development should meet technical standards for appropriate materials and boundary treatments to fit with surrounding context and incorporate attractive planting.

1.6.7. To ensure good road safety, backland development should not be accessed from main roads or at points in the roads with limited visibility for example junctions.

1.6.8. New backland development should consider neighbouring properties, avoiding issues related to privacy, daylight, and parking. This can be addressed by proposing appropriate massing that respects the surrounding properties.

1.6.9. Green buffers are encouraged to mitigate visual impacts with surrounding properties, as illustrated in Figures 69-72.

1.6.10. Any proposals must consider the effect on wildlife, biodiversity, and amenity space of neighbouring properties.

Privacy and space between buildings

Hedges and fences typically provide privacy at the ground floor, but privacy concerns often arise from upstairs windows overlooking neighbours' windows.

1.6.11. A minimum separation distance of 21m should be achieved between rear elevations having windows. Distances between back-to-back properties should be minimum 19m. Distances between back-to-side properties should be at least 15m, which can be reduced to 12m in case of windowless façades.

1.6.12. When dwellings with facing elevations are situated at different levels, increase the above separation distances by 2m for every 1m difference in level. In cases of level differences and increased distances, the lower dwelling should have a longer garden to account for slopes.

1.6.13. In future housing developments, spacing between dwellings should be designed to allow for the later addition of garden and cycle storage, and sustainable features like air source heat pumps.

Figure 99: Illustrative plan of backland development in Ifold highlighting the pattern and layout of buildings, creating a local character, which differs from the rest of Ifold.

1.7. Boundary treatments

Boundary treatments can either be hard surfaces, such as fences and walls, as well as soft ones, like hedges, flowerbeds and trees. Both types can be found in each settlement, contributing to their distinct character.

In Shillinglee, the west side of the road features distinct physical boundary treatments, hedges and bushes, creating a clear separation between properties. On the east side, buildings front directly onto the green verge creating a continuous frontage.

In Plaistow, the character is defined by an overall sense of enclosure, achieved through various boundary treatments like timber fencing, low height brick walls, or hedges and bushes. Additionally, the presence of rich vegetation further enhances the surroundings.

In Durfold Wood, rich vegetation contributes to an enclosed feel, similar to Plaistow. This is achieved through the use of physical elements like fences, walls, or hedges.

Akin to Durfold Wood, Ifold, features more dense boundary treatments including hedgerows, generous vegetation and fencing.

1.7.1. Boundary treatments should be of forms and materials appropriate to the character of the settlement, and that of the wider parish area. Thus, soft surfaces should prevail and combined with harder ones occasionally to offer variety along the streets.

1.7.2. In the case of edge lanes, natural boundary treatments can act as buffer zones between the site and the countryside and offer a level of protection to the natural environment and open unobstructed views.

1.7.3. Although harder surfaces are also welcomed, they should allow for filtered views into the properties offering a similar feel to the natural boundary treatments. Thus, any examples of high non-permeable fences and gates should be avoided as it detracts from the overall rural scene whilst impeding the movement of species.

1.7.4. To the central area of Plaistow village brick or stone low walling may be appropriate similar to existing examples.

1.7.5. Boundaries between properties are encouraged to be maintained in native hedging and planting with timber post and rail fencing with chicken wire or stock fencing in order to provide additional security or Chestnut paling fencing. Where properties are re-developed landscaping schemes should include a high proportion of native species to include hedges shrubs and trees. Where it is necessary to remove trees, hedges or other shrubs mitigation should be undertaken with additional planting elsewhere on site to ensure that the green screening remains. The use of extensive runs of close-boarded boundary fencing should be resisted and other boundary treatments used, where possible.

Figure 100: Open front garden with green verge and permeable wooden fencing on The Ride, Ifold.

Figure 101: A spacious front garden paired with permeable fencing encourages the presence of wildlife, Plaistow.

1.7.6. Boundary treatment along the road frontages should be primarily native hedges and plants or, if fenced, timber chestnut paling or post and rail with stock or chicken wire infill where additional security is required. Further screening should be provided by native hedges and planting. Gates should primarily be timber, five bar or similar style with timber post supports or small-scale brick or stone piers. Fencing and gates should not generally exceed 1.3m height on road frontages

Figure 102: Effective boundary treatment with a low-rise wooden fence and hedges harmonises with the rest of Plaistow.

Figure 103: Natural boundary treatment ad large front garden with foliage conforms to the overall verdant atmosphere of Durfold Wood.

Figure 104: A negative local example of lack of boundary treatment introduces incongruity with the overall character of the settlement.

1.8. Materials and architectural details

As described in the character area analysis in Chapter 2.2, the four settlements within the Parish have their own unique characteristics and distinctive architecture.

In summary, Plaistow's architecture incorporates distinctive West Sussex vernacular elements, including historic timber casement windows with mullions and diamond-shaped panes, ornate brickwork around windows, and half-hip roof details, contributing to a charming asymmetry and visual complexity.

Similarly, Shillinglee exhibits uniformity of design, characterised by converted agricultural structures of red brick, clay roof tiles, and traditional sash windows with mullions.

In contrast, Ifold and Durfold Wood contain a variety of architectural forms and materials, most of which employ natural colours that harmonise with the surrounding nature, despite some examples of very modern designs.

Future constructions must demonstrate respect for existing architectural styles and utilise materials that are considerate of those employed in nearby residences. Key materials and finishes found across the villages are listed on the following page.

1.8.1. New developments should draw inspiration from the high-quality local design references. It is essential for these designs to make a meaningful contribution to preserving the rural character of the village.

1.8.2. New development shall only use appropriate materials that contribute to the local vernacular (see Chapter 2.2). The use of traditional, natural and preferably locally sourced materials is more appropriate than man-made synthetics as they lack the variation on colour and texture found in natural materials. Generally, vibrant colours may not blend well with rural surroundings, making muted and darker tones a more suitable choice.

1.8.3. New development must ensure that it puts forward a comparable level of greenery, incorporating native and context-appropriate plant species, to establish a cohesive and harmonious setting that aligns with the existing natural environment.

1.8.4. New development should prioritise soft boundaries over hard ones to match the surrounding styles along the streetscape. In particular, there are stretches of trees or grass greens, as well as low-rise brick walls bordering some properties in the village combined with tree planting or decorative foliage.

1.8.5. Use of materials on roofs that encourage moss growth is favoured and any chemical or physical treatment to remove moss growth should be discouraged. In principle, the use of moss on the roof can help reducing heating costs, thanks to its insulating properties, apart from improving biodiversity.

This table summarises some of the key materials and finishes found across the settlements (where materials are seen recurring in a character area, cells are marked with "**x**"):

		Plaistow	Ifold	Durfold Wood	Shillinglee
Roof	Gabled roof	x	x	x	x
	Hipped roof	x	x	x	x
	Half hips	x			
	Clay tiles	x	x	x	x
	Grey slate tiles	x	x	x	x
	Brick chimney	x	x	x	x
	Gabled dormers		x	x	x
Facade	Red brick	x	x	x	x
	Stone walls	x	x		
	Render	x	x	x	x
	Weatherboarding	x	x	x	x
	Tudor planking	x			
	Tile hanging	x	x	x	
Windows	Casement windows	x	x	x	
	Sash windows	x	x	x	x
	Brick detailing around	x			
	Mullioned windows	x			x
	Timber lintel	x			
	Masonry lintel	x	x	x	x

Figure 105: Example of highly ornamental brick facade with hung tiles and slate roof tiles, timber porch, brick quoins and windows with diamond mullions, Ifold.

Figure 106: Example of highly decorative facades comprising red brickwork, Tudor box frame with painted brick, hung tiles and half hipped roof clad in slate tiles with tall chimney, Plaistow.

Part 2. Additional design codes for new development (above 3 houses) in the parish

2.1. Accessible and attractive footpath network/ access to the countryside

The connectivity within a settlement and its permeability are key aspects of urban planning that directly impact the quality of life. Effective internal permeability is crucial, but it's equally important for the area to be well-linked with the surrounding street networks.

A vast network of footpaths and bridleways offers recreational access to the countryside from each settlement. This is especially visible towards the north-eastern border of the parish, along the partially restored Wey and Arun canal serves as a linear 'park' and a tourist attraction.

Pedestrian movement within settlements is limited to individual developments, as many areas lack established paving due to the rural nature of the build environment.

2.1.1. New developments should maintain or create direct and appealing footpaths connecting adjacent streets and nearby facilities. The creation of a strong pedestrian network can help achieve good connectivity and encourage walking and cycling.

2.1.2. A minimum of 2m pavement width should be allowed within residential developments. In open countryside or if integrated into roads as shared lanes, a preferred width exceeds 2m.

2.1.3. Footpath networks should be in place before first occupation of houses. Both walking and cycle routes within new communities should be the primary network and first consideration for movement.

2.1.4. Pedestrian and cycle links within residential communities should always be overlooked by properties to create natural surveillance and sense of safety.

2.1.5. Design features such as barriers to vehicle movement, gates to new developments, or footpaths between high fences are not in line with the local character and must be avoided.

2.1.6. Paving should, in principle, be permeable (see guidance on permeable surfaces in Section 3.6.) In addition, materials used should maintain overall earthy palette to harmonise with the rural surroundings.

Figure 107: Positive example of well-spaced vehicular barriers of low scale and natural materials that do not obstruct movement.

Figure 108: Example of poles positioned centrally on a narrow pavement which obstruct pedestrian and cycling movements, which should be avoided.

2.2. People friendly streets

In the event of a larger development (above 3 houses), it is essential that the design of the streets and pavements addresses the needs of pedestrians, cyclists and drivers displaying the people and planet friendly design.

2.2.1. Roads and driveways should adhere to technical highway standards, considering the requirements of pedestrians, cyclists, and drivers, adhering to the Manual for Streets.

2.2.2. New streets and driveways should be well vegetated to match the surrounding context and the use of permeable paving with earthy palette should be promoted.

2.2.3. New streets should be appropriate to the existing street typologies, such as meandering and/or linear streets and edge lanes.

2.2.4. Traffic calming measures should be appropriate for the rural context. For example, 'visual narrowing' of a street with the edge paved in a different material to the carriageway can encourage slower speeds.

2.2.5. Lower speed limits within the villages make streets more comfortable for pedestrian and cyclist use. They should be indicated and enforced using appropriate signage for the village context.

2.2.6. New driveways should be relatively short and provide onward pedestrian links to nearby transport links and amenities, should they exist.

2.2.7. Roads, street signage /furniture and road markings should be limited and used with care to ensure public highway safety but to maintain the rural character.

2.2.8. Verges should be maintained as grass, any new development should seek to retain grass verges within the scheme. Formal pavements should only be provided where absolutely essential for safety or access.

2.2.9. To the roads, road finish curbs should be granite sets up stands in preference to concrete kerbs to maintain the rural quality of the roads.

2.2.10. To the private Ifold estate roads, street signage /furniture and road markings should be limited and used with care to ensure public safety but to maintain the rural character of the settlement. Timber street furniture should be used in preference to a metal or plastic.

2.2.11. To the private estate roads and main road in Ifold, verges generally should be maintained as grass with any additional planting in native species to maintain the local rural biodiversity and character.

2.2.12. To the private Ifold estate roads curbs preferably should be flush concrete dished gully type or granite set upstands to maintain the rural quality of the unadopted roads.

Residential streets

Residential streets possess a distinct private ambiance and offer direct entry to residential properties.

2.2.13. Residential streets must be designed for low traffic volumes and low speed, hence they should include design elements that support lower speeds, as mentioned in 2.2.4.

2.2.14. Carriageways should accommodate two-way traffic.

2.2.15. Cul-de-sacs should have pedestrian paths that connect them to surrounding areas and increase their connectivity.

2.2.16. Shared street and edge lanes typology is recommended in cul-de-sac developments.

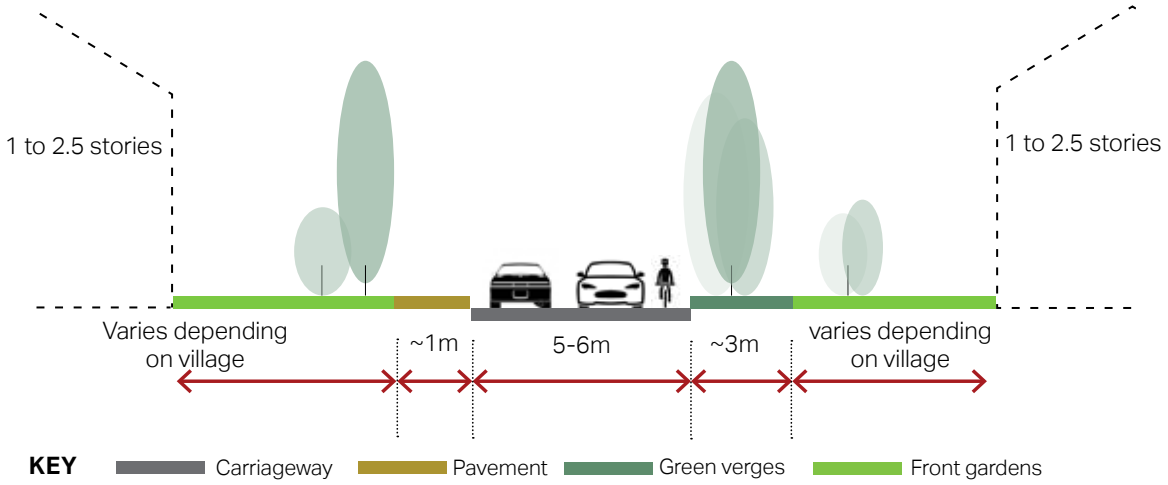


Figure 109: Illustrative section of a residential street typology, with guide dimensions, for Plaistow and Ifold.

1. Shared carriageway (neighbourhood traffic).
2. Pavements - utilities typically located underneath.
3. Residential frontage with boundary hedges and front gardens.

Figure 110: Example of a dual carriageway in residential context, Plaistow.

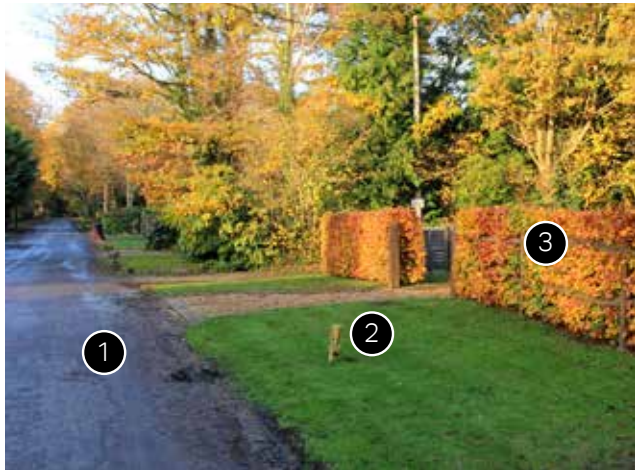


Figure 111: Example of a residential street (1), separated with green verges (2) from the adjoining property's front garden (3) in Durfold Wood.

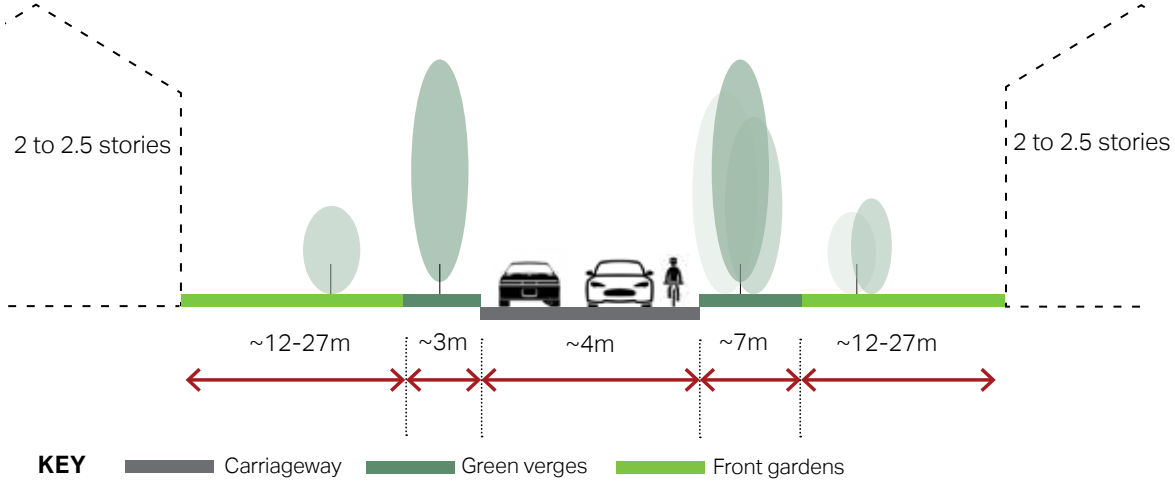


Figure 112: Illustrative section of a residential street typology, with guide dimensions, for Durfold Wood.

Figure 113: Example of a residential street in Shillinglee (1), separated with green verges (2) from the front garden (3).

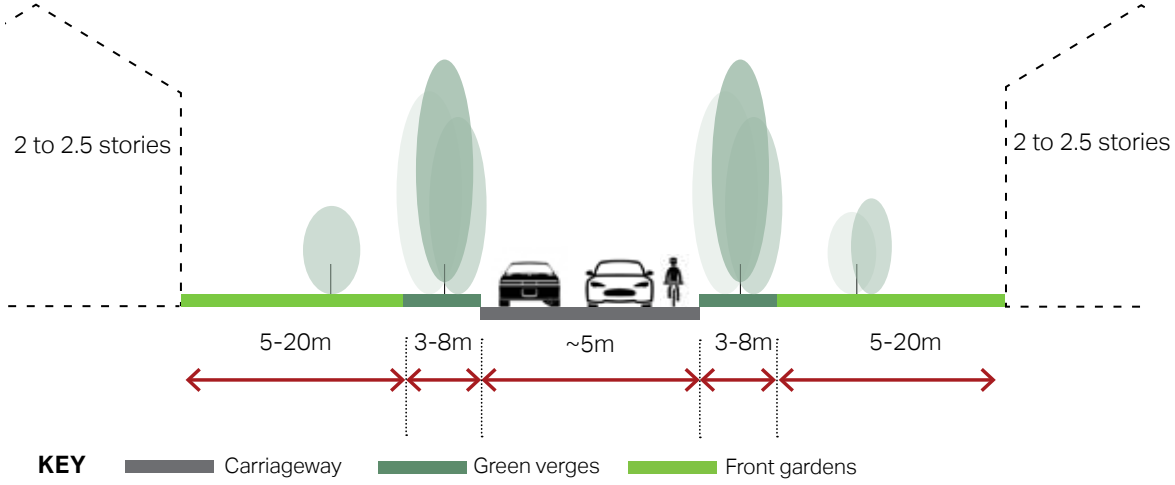


Figure 114: Illustrative section of a residential street typology, with guide dimensions, for Shillinglee.

Edge Lanes

Edge lanes should be proposed when a street is adjacent to the countryside or large open spaces.

2.2.17. Edge lanes must be low-speed roads (20 mph or less), typically single lane of traffic in either direction shared with pedestrians and cyclists, nominally 6 to 8m wide, with front houses with gardens on one side opposite open landscape.

2.2.18. Edge lanes should provide a planting buffer between the edge of the carriageway and the countryside to provide gradual transition. This buffer future-proofs the site against further development that might front onto the edge.

2.2.19. Edge lanes should connect to paths and other public rights of way, if possible.

2.2.20. The lane should meander for visual interest and incorporate changes in width to reduce speeding. Contrasting paving materials can be used instead of kerbs or road markings.

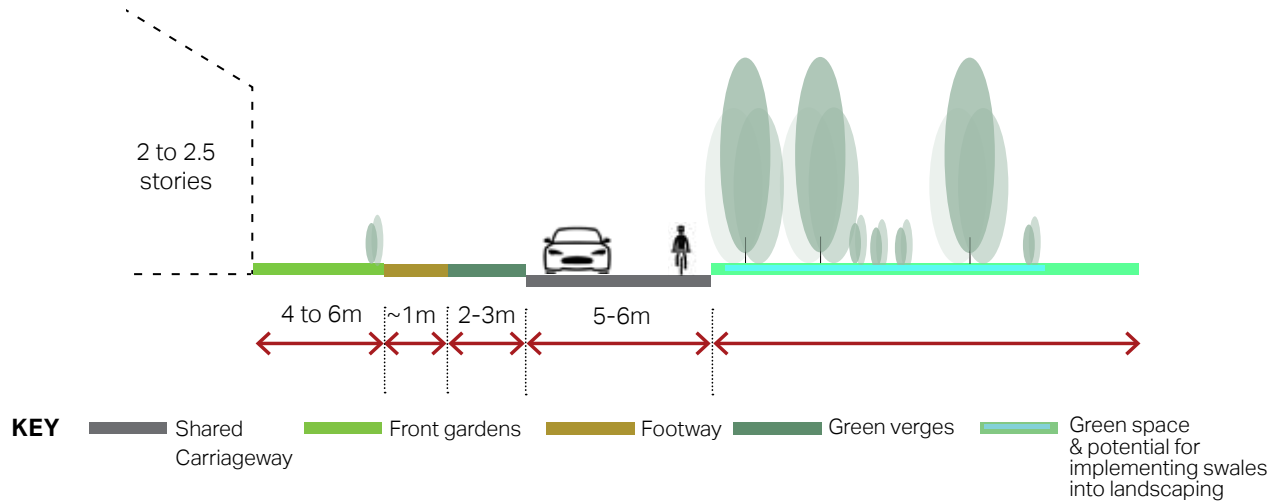


Figure 115: Illustrative section of an edge lane typology, with .guide dimensions.

1. Footway (optional).
2. Residential frontage with front gardens, looking over the landscape on the opposite side.
3. Green space with potential for implementing swales into the landscaping.

Figure 116: Example of an edge lane typology, Plaistow.

Private lane

Lanes and private drives are the access-only types of streets that usually serve a small number of houses.

2.2.21. Private lanes must be minimum 6m wide and serve all types of transport modes including walking and cycling, and allow sufficient space for parking manoeuvre.

2.2.22. Opportunities to include green infrastructure, hedges, and/or private gardens to soften the edges must be maximised.

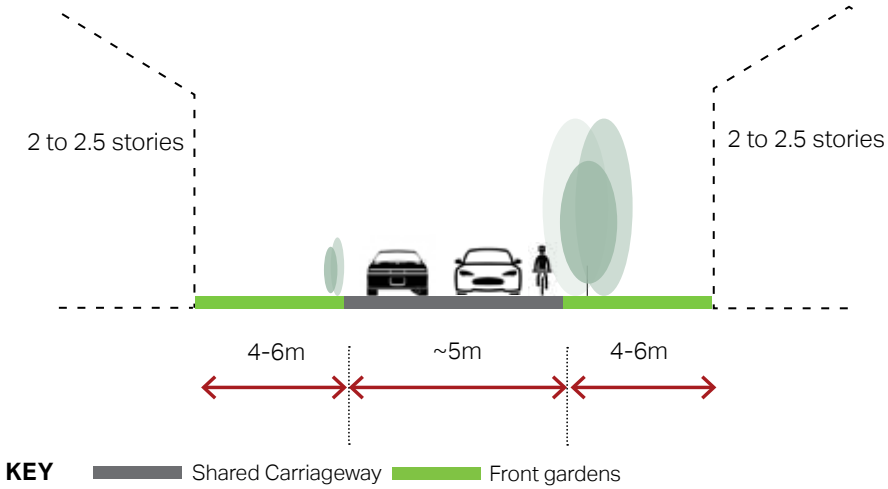


Figure 117: Illustrative section of a private lane typology, with .guide dimensions.

Figure 118: Local example of a private lane, Ifold.

1. Private access lane of shared typology (neighbourhood traffic) utilising different textures and colours.
2. Residential frontage with boundary hedges and front gardens.

2.3. Parking

Due to the remote location of the parish, the demand for private cars and car parking remains high. Car parking typologies across villages include on-plot parking (front and side). There are instances of parking bays, parking courts and garages, which are most prominent in Plaistow. Therefore, the design guidelines on the next pages will focus on the prevailing typologies.

On-plot car parking

2.3.1. On-plot parking should be sufficient to the local residents' needs to avoid issues of parking overflow along the narrow rural lanes. The level of car parking provision should be in accordance with current West Sussex County Council guidance[1].

Front parking

2.3.2. As a general rule, a third of the front garden space should be dedicated to parting, while two-thirds of the front garden should remain as green space.

2.3.3. Parking should be well integrated into design so as not to dominate the public realm. Especially, high-quality and well-designed soft landscaping, hedges, hedgerows, and trees, should be used to increase the visual appeal of the parking, at the same time increasing local biodiversity and enhancing the natural character of the Parish.

2.3.4. Hard standing and driveways must be constructed from porous materials, to minimise surface water run-off and therefore, help mitigate potential flooding. More details on surface materials can be found in design guidance on permeable paving (Chapter 3.6).

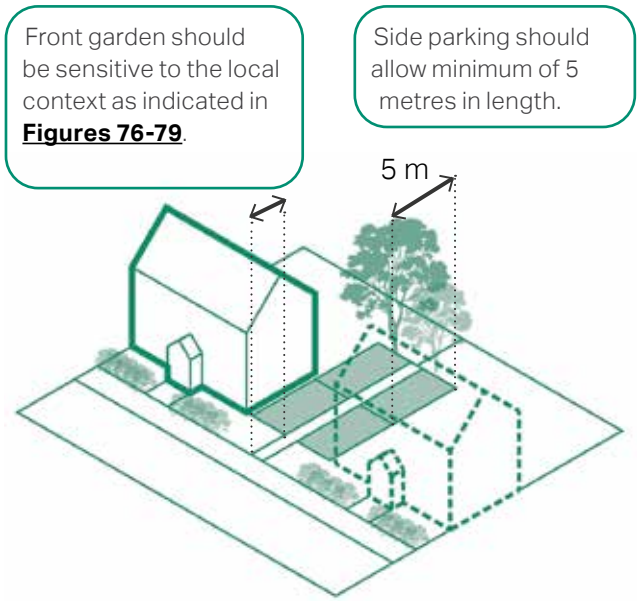


Figure 119: An illustrative diagram showing the indicative layout of and minimum dimensions of on-plot front parking.

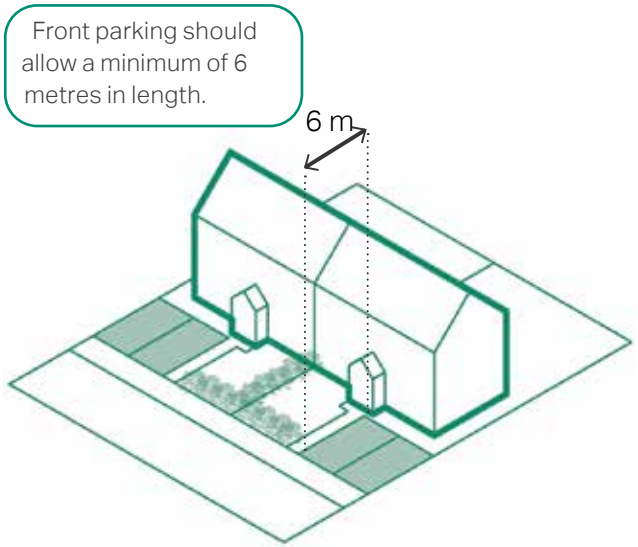


Figure 120: An illustrative diagram showing the indicative layout of and minimum dimensions of on-plot side parking.

1 West Sussex County Council Guidance on Parking at New Developments (September 2020) https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf

Parking courts and bays

2.3.5. Parking courts are acceptable for small building clusters and permeable paving should be used where possible.

2.3.6. Parking courts must be overlooked by properties to increase natural surveillance.

2.3.7. Planting and vegetation should be integrated into design to soften the presence of cars and preserve the local rural character.

Garages

2.3.8. Garages must not dominate the appearance of dwellings and must not reduce the amount of active frontage to the street.

2.3.9. The design of any garage enclosure should integrate well with the surroundings in terms of visual and physical impact.

2.3.10. Open car barns could offer an attractive parking solution that harmonise with the surrounding character, which is especially applicable to Shillinglee and Plaistow.

2.3.11. Garages should provide minimum 4m x 7m internal space to park a car and provide space for storage to avoid the garage to be used for storage purposes only.

For further information about car parking see the principles that are listed in Building for a Healthy Life[1] and Manual for Streets[2] documents.

1 Building for a Healthy Life https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf
2 Manual for Streets https://assets.publishing.service.gov.uk/media/6270d4838fa8f57a360f8b91/Essex_Manual_for_Streets_Redacted.pdf

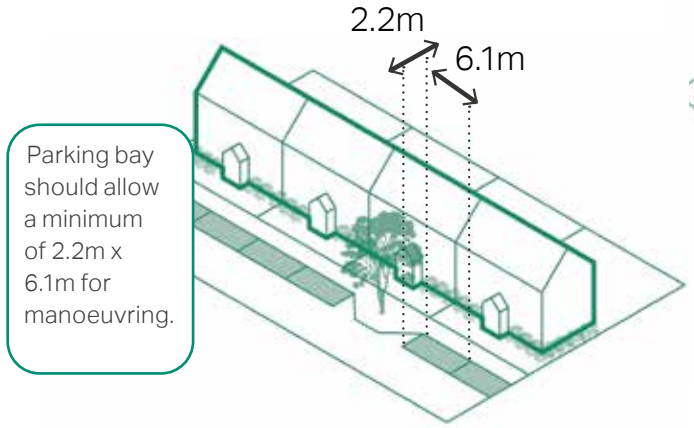


Figure 121: Illustrative diagram showing an indicative layout and minimum dimensions of on-street parking bay.

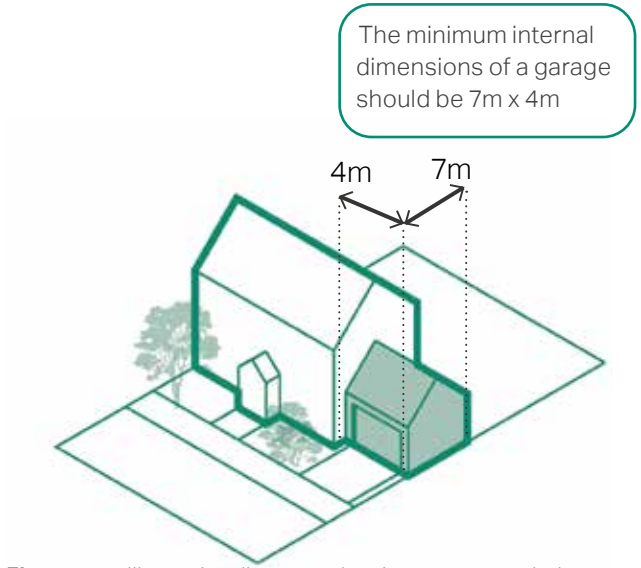


Figure 122: Illustrative diagrams showing recommended measurements of garage parking.

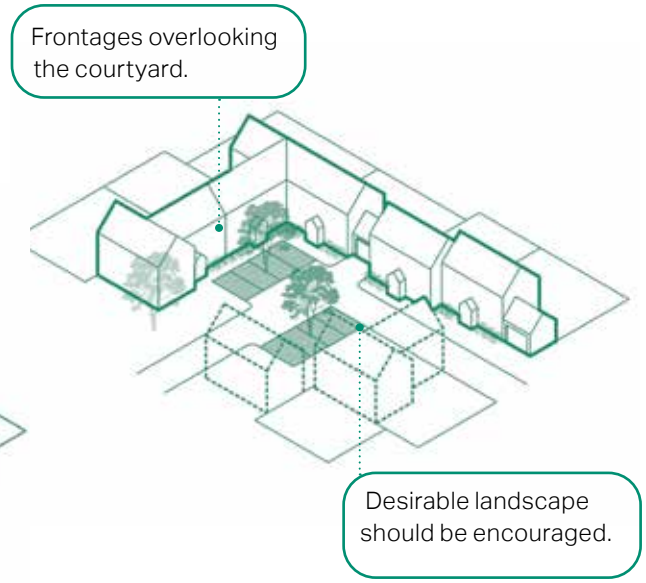


Figure 123: Illustrative diagrams showing the indicative layout of courtyard parking.

Cycle parking

Encouraging cycling and providing secure cycle storage options can help reduce dependence on cars, leading to a decrease in traffic-related issues, parking demand, and overall congestion. Accessible cycle storage encourages people to choose cycling as a viable mode of transportation, supporting a healthier community.

Houses without garages

2.3.12. For residential units, where there is no on-plot garage, covered and secured cycle parking should be provided within the domestic curtilage.

2.3.13. Cycle storage must be provided at a convenient location with an easy access.

2.3.14. When provided within the footprint of the dwelling or as a free standing shed, cycle parking should be accessed by means of a door at least 900mm and the structure should be at least 2m deep.

2.3.15. The use of planting and smaller trees alongside cycle parking can be used.

Houses with garages

2.3.16. Where possible, cycle parking should be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage.

2.3.17. Bicycles must be easily removable without having to move the vehicle.

Figure 124: Example of cycle parking storage that fits sensitively within a rural environment, elsewhere in UK.

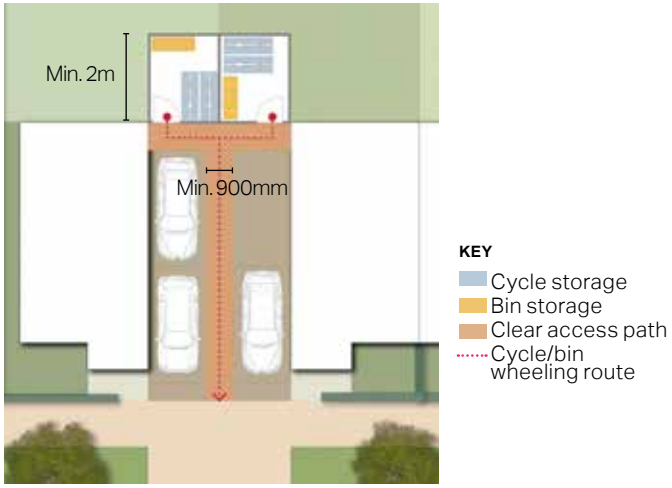


Figure 125: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties.

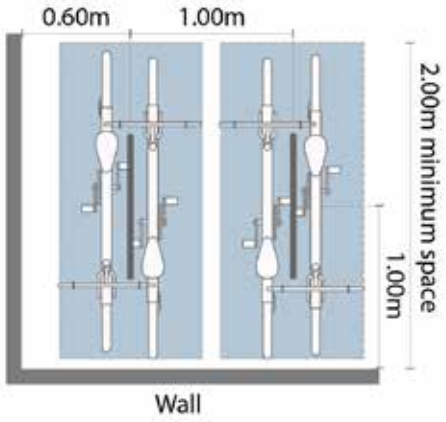


Figure 126: Sheffield cycle stands for visitors and cycle parking illustration.

Servicing

Due to contemporary demands for waste segregation and recycling, there has been a rise in both the quantity and dimensions of residential bins. This presents challenges related to the visual appeal of properties and the effective management of these bins. Consequently, upcoming developments should consider incorporating waste storage solutions that align with the rural character of the parish.

2.3.18. When dealing with waste storage, servicing arrangements and site conditions should be taken into account. In some cases waste management should be from the front of the building and in others, from the rear. It is recommended that bins are located away from areas used as amenity space and placed within easy access from the street.

2.3.19. A specific enclosure of sufficient size should be created for all the necessary bins.

2.3.20. Bins should be placed as close to the dwelling's boundary and the public highway, such as against a wall, fence, hedge but not in a way as to obstruct the shared surface for pedestrian and vehicle movements.

2.3.21. Soft surfaces could be added on or around the bins to improve the aesthetics of the front garden.

Figure 128: Example of bin storage surrounded by flowers and plants improving the surroundings and enhancing biodiversity.

Figure 127: Good example of bin storage solution for a number of houses in amongst trees, improving visual appearance of the bins when stored on the side of the lane, elsewhere in the UK.

Figure 129: Good example of shed bin storage, while the side wall is decorated with flowers and plants to improve the environment, elsewhere in the UK.

2.4. Create a green network

Plaistow and Ifold Parish offers a wide variety of green and blue infrastructure assets. Establishing interconnected networks (green networks) within new developments is crucial for linking individuals to the countryside and connecting various habitats. It is advisable to actively seek opportunities to incorporate green elements into the design, thereby enhancing biodiversity.

2.4.1. Green networks should link existing and newly proposed street trees, green verges, front and rear gardens, open spaces, habitat sites and the countryside together. All these assets, if linked successfully, could promote biodiversity and enhance the movement of species. A successful link can be achieved by ensuring there are no abrupt edges in development plots, front and back gardens are well vegetated with natural boundary treatments, green verges border streets, and/or footpaths offer access to water bodies, open spaces and the countryside.

2.4.2. New development should avoid threatening existing ecological assets, e.g. South Downs National Landscape or SSSI. Green links should be created to enhance connectivity with those natural habitats, as shown in Figure 130 and Figure 131.

2.4.3. New development should propose green links (examples mentioned in 2.4.1) to enhance the pedestrian and cycle movement within the village connecting new and existing residential neighbourhoods to each other and with the village centre and other open space and green routes.

2.4.4. New development should front onto green assets.

2.4.5. SuDS should be introduced, where possible, and incorporated into design of the green network to mitigate any flooding issue.

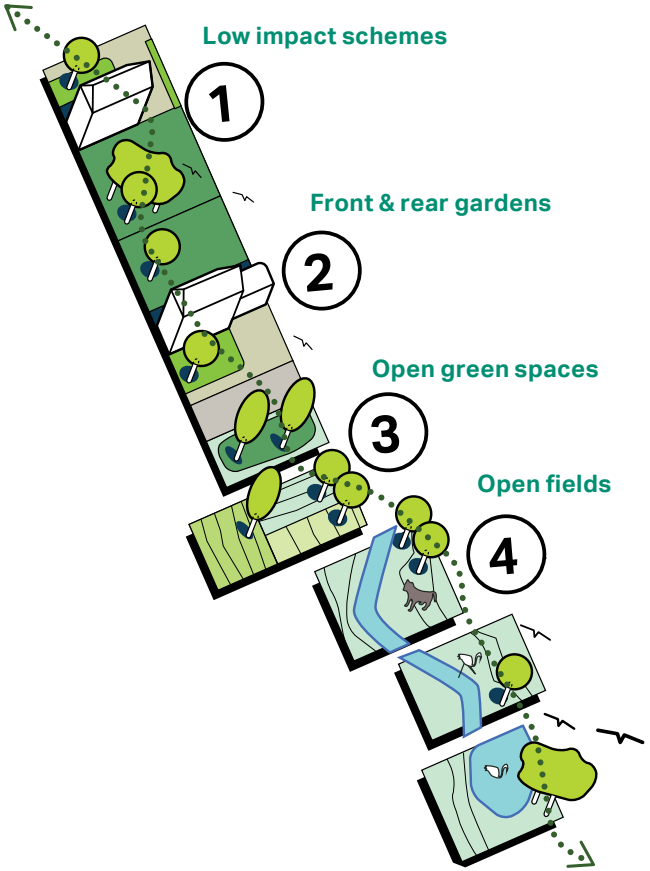


Figure 130: Diagram to illustrate the green assets that can play an important role as wildlife corridors.

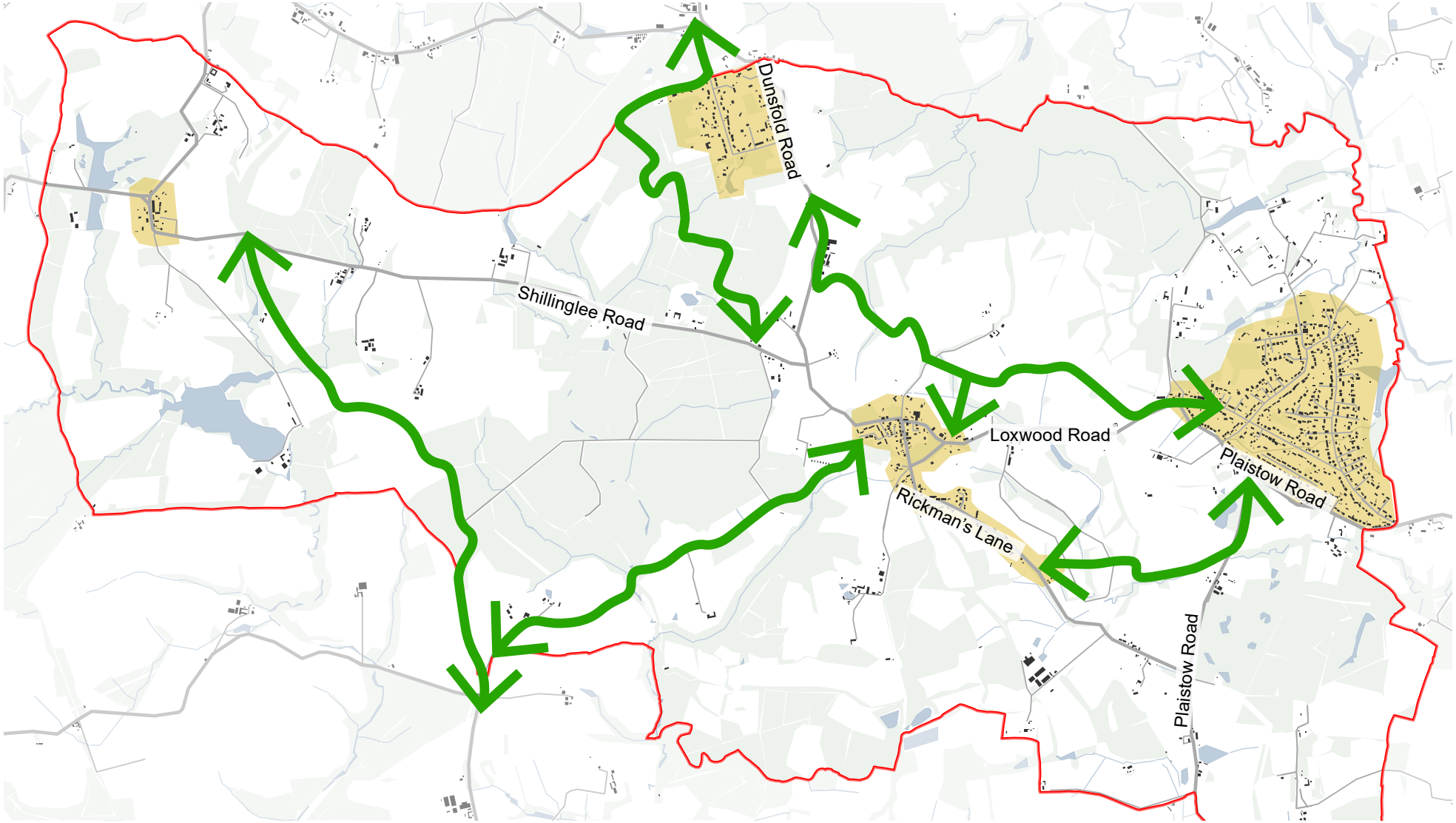


Figure 131: Illustrative map of some indicative green corridors that could be promoted between Plaistow, Ifold, Durfold Wood and Shillinglee settlements, as well as to the outside of the parish.

2.5. Biodiversity

Against the broader context of climate change and global warming, safeguarding biodiversity is gaining increasing significance and should commence at the community level. Thus, it is in the best interest of new developments to give priority to enhancing biodiversity through thoughtful design

2.5.1. New development should protect and enhance the existing habitats and wildlife corridors (as identified in Green and Blue Infrastructure map in the analysis chapter) to enhance biodiversity.

2.5.2. New development can propose small interventions into the built environment to provide species with cover from predators and shelter during bad weather. Some examples, shown in the next page, are bat boxes, bug hotels and frog houses. These interventions can also help create new habitats and wildlife corridors.

2.5.3. Biodiversity interventions in the public space could help improve the environment as well as inform and educate the community about the existing species and habitats. For instance, having hedgehog streets, wildlife friendly show gardens or designated areas within green space for wildlife could raise awareness about biodiversity. In addition, illustrative signage could be placed next to these interventions to offer more information and photos about the available species and habitats in the area.

2.5.4. Biodiversity, woodlands, hedgerows, ditches should be protected and enhanced where possible and be an integrated part of the design process rather than an afterthought. For examples, existing green assets should be integrated into the new proposals and help define the location of green spaces, green buffers, aligned back and front gardens or development edges.

2.5.5. Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches and streams should be considered in design proposals, in the form of ponds or pollinator gardens, when planning for wildlife corridors.

2.5.6. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested, whilst non-permeable high gates and fencing should be avoided. This could also be enhanced by the high level green network strategy shown in Figure 131.

2.5.7. New development proposals should aim for the creation of new habitats and wildlife corridors, e.g. by aligning back and front gardens or installing bird boxes or bricks in walls.

2.5.8. Biodiversity, woodlands, hedgerows, ditches should be protected and enhanced where possible and be an integrated part of the design process rather than an afterthought. The choice of plants in new development should be appropriate to the setting of the proposal and its proximity to the designated National Landscape and SSSI.

2.5.9. Blue assets can also contribute to biodiversity connectivity. Therefore, the existing ditches and lakes should be considered in design proposals when planning for wildlife corridors.

Figure 132: Example of a bug hotel that could be placed in the front or rear garden of a property.

Figure 133: An example of a hedgehog tunnel within a garden fence.

Figure 134: Example of signage located within the countryside to provide information on the species that can be found in the area, elsewhere in UK.

Figure 135: Example of a bat box placed in the front or rear garden of a property,

Figure 136: Example of a bird feeder located on a grass area opposite a public footpath.

Figure 137: Example of a pollinator garden that could be placed in a communal green space within the built environment.

2.6. Building heights

The height of a building largely influences the sense of scale and enclosure within a neighbourhood. Therefore, building height is a key parameter that should be designed and decided with careful consideration of the parish's rural context.

Overall, there is a low housing density in the parish reinforcing its rural character. More specifically, properties tend to be between 1-2 storeys high with decent-sized rear gardens and front gardens of varying sizes. The church spire in Plaistow is the tallest built element.

The rooflines are generally irregular and they are often visually interrupted with nature where building density is reduced.

2.6.1. New development should propose maximum height of 2 storeys to preserve the existing context, as well as respecting the surrounding countryside and heritage assets. Buildings could reach 2.5 storeys, as an exception, but they should be adequately justified and not negatively affect views to the backdrop vegetation or surrounding residential neighbourhoods.

2.6.2. Monotonous building elevations should be avoided, therefore subtle changes in setback and roofline should be incorporated during the design process. Chimneys and dormers could decorate the roof as well.

2.6.3. Local roof detailing elements such as chimney stacks and edge treatments should be considered and implemented where possible in cases of new development, renovations and extensions.

2.6.4. Roofline and building gaps should allow views of the surrounding countryside to be maintained. Topography and how this would impact the roofline and backdrop vegetation should also be taken into account.

2.6.5. The scale, mass and bulk of development should be compatible with existing development in the settlement Three-storey development, including the installation of dormer windows at second floor is unlikely to be appropriate.

Figure 138: Majority of properties in Ifold are two storeys high.

Figure 139: The Holy Trinity Church is the tallest built structure in the parish.

Figure 140: Local example of a two-storey building set along a carriageway allowing views to the public realm over the hedgerows, Plaistow.

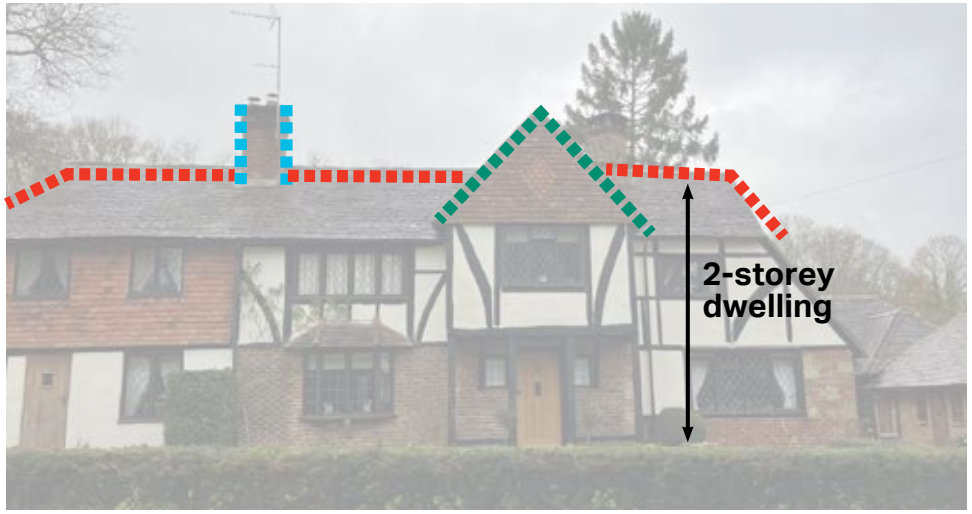


Figure 141: Local example of a two-storey house with set along a carriageway, Plaistow Road, allowing views to the street over a row of hedges, Ifold.

Figure 142: Local example of a 1.5-storey buildings, the roofline of which has gabled dormer windows which add visual interest, Plaistow.

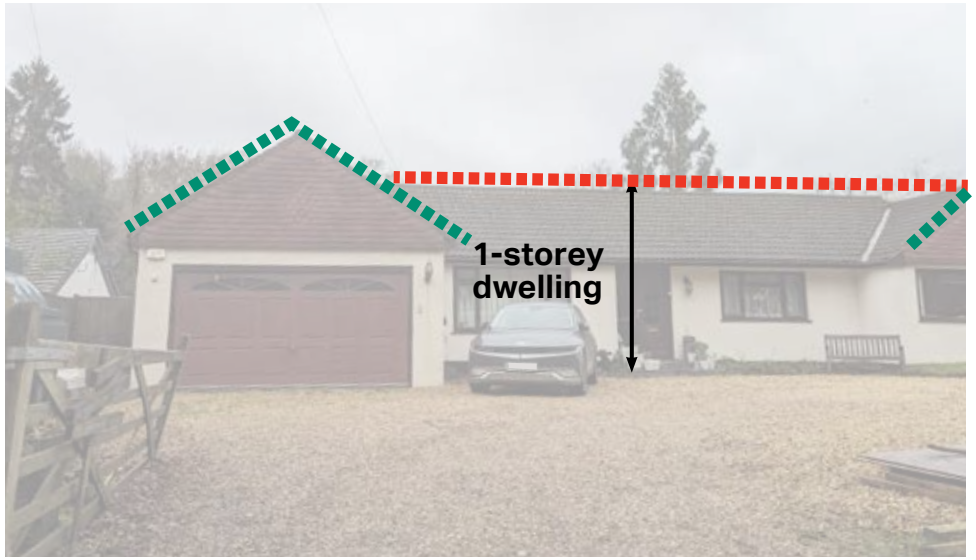


Figure 143: Local example of a bungalow, the roofline of which has a gable on both sides, Durfold Wood.

2.7. Building density

In Plaistow and Ifold Parish, the density is generally low, aligning with its rural character. To maintain harmony with the existing rural character, it is deemed essential to establish guidelines for new developments, ensuring that they respect and adhere to the prevailing housing density norms.

2.7.1. The building densities of any new development should reflect the rural character of each village and should be of generally low density. However, each design should be treated separately based on the immediate surrounding context. For example building densities in Plaistow vary between 8 to 25 dph, in Ifold around 10 dph, whilst in the other two smaller settlements is below 10 dph. In addition, green buffers between existing and new developments are important to mitigate visual impact or affect buildings of historic significance.

2.7.2. Housing densities should be reduced towards development edges and along rural edges in order to create a gradual density transition towards the countryside. In all settlements, edge lanes should have a below 10 dph density to allow for large front and back gardens and open views towards either the countryside or the surrounding vegetation.

2.7.3. Only small scale development and infills are supported in the parish because they follow the scale and pattern of existing grain and streets and therefore, retain the character of the area. However infill development should not result in an overcrowded appearance.

2.7.4. Across the parish there is a variety of typologies including farmsteads, farm estates, cottages, terraces, linear development and modern houses. Therefore new development should show a similar variety and juxtaposition in housing density to maintain interest and character.

2.7.5. New development should comply with characteristic density of the settlement and reflect the density of the immediate surroundings in that part of the settlement and conform to the Neighbourhood Plan: Policy H3–Housing Density and Design Principles.

2.7.6. New development should comply with the characteristic density of the settlement for Ifold and should conform to the emerging Neighbourhood Plan policy H4.

2.7.7. New dwellings and extensions should be designed to retain the characteristic generous spaces between neighbouring dwellings in the settlement, having due regard for the rural and tranquil qualities the green spaces contribute to the settlement of Ifold.

Figure 144: Aerial view showing Ifold settlement, with outlined areas of density study (source: OS Data).

Ifold

The average building density within Ifold is approximately **3** to **8 dph**.

Recent cul-de-sac lanes and backland developments have raised the upper value, reaching **9 dph** in locations.

Figure 145: Aerial view showing Plaistow settlement with outlined areas of density study (source: OS Data).

Plaistow

Individual schemes within Plaistow can range from **8 dph** up to **25 dph,** and are especially high among more recent developments and infills. Therefore, it is crucial to consider the immediate context for any development.

Figure 146: Aerial view showing Durfold Wood settlement with outlined areas of density study (source: OS Data).

Durfold Wood

This settlement has a low average density value of **2-3 dph** due to large plots, especially on the western side neighbouring the woodland.

Figure 147: Aerial view showing Shillinglee settlement with outlined areas of density study (source: OS Data).

Shillinglee

The dwellings within Shillinglee village tend to be scattered along the Shillinglee road. The main settlement shown in Figure 147 has an average density value of **7-9 dph.**

2.8. Housing mix

Plaistow and Ifold Parish aims for appropriate mix of housing types and supply of social and affordable housing to cater for the diverse population. The existing housing in the village encompasses bungalows, detached and semi-detached houses, terraces, and converted farm buildings. Consequently, any new developments should strive to incorporate a variety of building types and sizes, aiming to attract a broad demographic and, in turn, contribute to the enhancement of the local economy.

2.8.1. New development should propose a mix of housing to include a range of house types and sizes, both developer and self built, to allow for a variety of options and bring balance to the population profile. The existing mix of housing in the parish should be enhanced.

2.8.2. Affordable housing should be a priority in new development and its quality and architectural design should be of high standards to complement the local vernacular.

Figure 148: Traditional two-storey detached house with extension, Plaistow.

Figure 149: Bungalow, Ifold.

Figure 150: Modern two-storey detached house with garage, Ifold.

2.9. Continuity and enclosure

Clearly outlined spaces contribute to establishing a suitable sense of enclosure, emphasizing the connection between a specific area (such as a lane, street, or square) and the vertical boundary elements that frame it, such as buildings, walls, or trees.

In Plaistow, there is much greater sense of enclosure from densely laid out buildings and hard boundaries, such as brick walls. Rich vegetation and some tall structures, such as churches, add to the visual effect of well-enveloped public realm.

Ifold and Durfold Wood both experience similar sense of enclosure, however much more influenced by dense vegetation, especially tall trees that enclose streets and views outwards from the settlements. The plots in these two settlements are medium to high with larger front gardens, which introduce balance to the woodlands surrounding the houses.

Contrastingly, Shillinglee displays a very open form with low enclosure from either buildings or vegetation, with long distance views.

Along the approach to the main Shillinglee settlements (following Shillinglee road), the grade II-listed no. 2 Home Farm Courts, St Mellion and The Oat House create a memorable visual enclosure, opening the view to the west and towards the neighbouring woodland to the north, as shown in Figure 153.

2.9.1. When designing building setbacks, there must be an appropriate ratio between the width of the street and the building height. Ratios between 1:2 and 1:3 (building height/ street width) will generally create spaces with a strong sense of enclosure. However, lower levels of enclosure are also acceptable within the parish, in particular locations, such as Shillinglee, where the feel of openness must be preserved such as in the smaller settlements where housing density is lower.

2.9.2. Careful positioning of walls, landscaping and paving can achieve visual continuity and well-defined open spaces to link buildings together and define public and private spaces.

2.9.3. Trees, hedges, and other landscaping features can help create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain; and

2.9.4. In the case of terraced and adjoining buildings, it is recommended that a variety of plot widths, land use, building heights, and façade depths should be considered during the design process to create an attractive streetscape and break the monotony.

Typical street parameters within each settlement are illustrated on the next page.

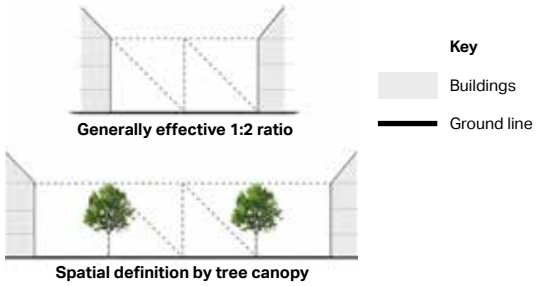


Figure 151: A ratio of 1:2 (top) or 1:3 (bottom) are generally appropriate for residential streets. In addition, enclosure can be defined by trees instead of buildings.

Local examples of enclosure

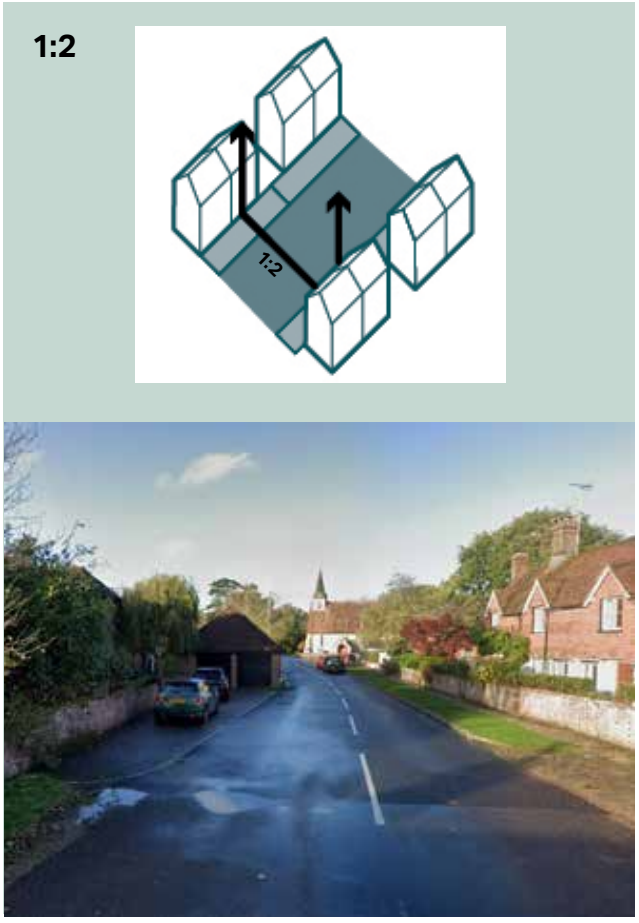


Figure 152: Local example of 1:2 enclosure, which is created by the road bordered with house frontage on one side and rich vegetation on the other side which buffers another property, Plaistow.

Figure 153: Local example of open enclosure, which is created by the narrow 2 lane Shillinglee road in combination with varied front gardens and 2-storey buildings heights on one side.

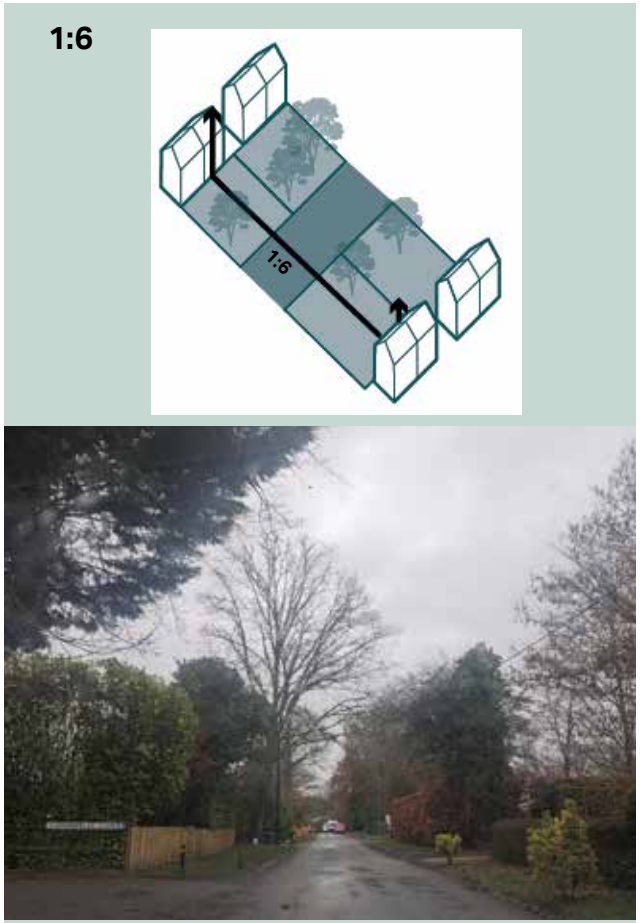


Figure 154: Local example of a subtle enclosure, which is created through the use of green verges in combination with soft boundary treatments shielding large front gardens, Ifold.

2.10. Lighting schemes and protection of dark skies

Careful consideration and thoughtful design of lighting schemes within properties, whether in front or back gardens, are essential in any new development. This is crucial to maintain the rural character of Plaistow and Ifold Parish and minimise light pollution under the protection of dark skies, benefiting both the residents and the local wildlife.

2.10.1. In general, street lighting is not supported in the village and thus, any large lighting scheme must be avoided. However, low-impact lightning can improve the aesthetics and offer safety during the night.

This page offers examples of low-level lighting solutions that can be implemented in private properties and improve the aesthetics and safety, whilst retaining dark skies and the rural character of the Parish.

These examples include lighting schemes that could be turned off when not needed ('part-night lighting') as well as low-impact lighting oriented downwards.

Up-lighting: Focus light and attention on an object or tree from a low fixed location.

Figure 155: Example of up-lighting which is used to illuminate the trees within a property.

Backlighting: Fixtures placed at the back of an object to create a 'glowing' effect.

Figure 156: Example of backlighting used at the back of a bush to create a glowing effect.

Downlighting: Bullet type fixture placed well above eye level on an object or tree.

Figure 157: Example of down lighting which was used to illuminate the pathway.

Path lighting: Use of low fixtures which direct illumination downward and outward.

Figure 158: Example of down lighting which was used to illuminate the pathway.

Part 3. Additional design codes on sustainability for new houses in the Parish

3.1. Minimising energy use

The climate emergency has created the need to decrease our carbon footprint towards net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings, as buildings contribute almost half (46%) of carbon dioxide (CO2) emissions in the UK. The government has set rigorous targets for the reduction of CO2 emissions and minimising fossil fuel energy use.

Reducing energy calls for passive design principles for homes (window orientation, solar gain, solar shading, high-performance insulation, ventilation with heat-recovery).

3.1.1. Maximise on-site renewable energy generation (solar, ground source, air source and wind driven).

3.1.2. Consider building form and thermal efficiency: point-block / terraced / semi-detached / detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations for development.

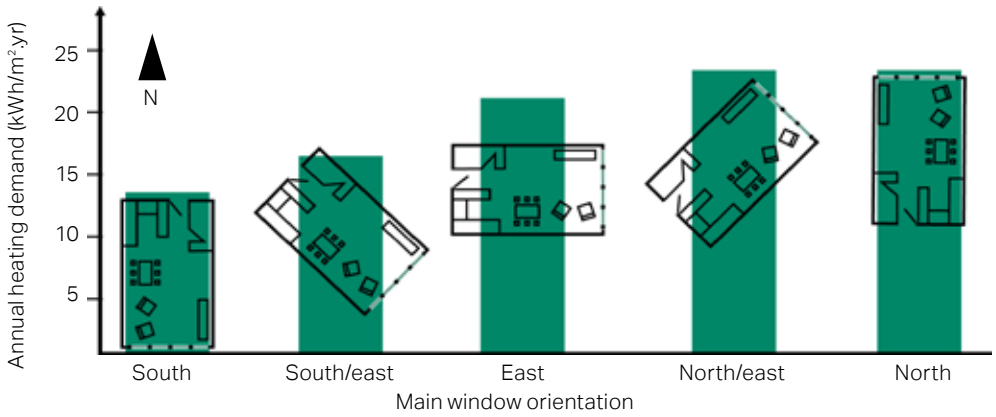


Figure 159: An illustrative graph showing solar orientation of a room against the annual heating demand.

Figure 160: Diagrams showing energy gain depending on the orientation of PV panels on the different types of roof form.

Figure 161: PV panels incorporated in the roof design, Ifold.

3.2. Lifetime and adaptability

The fastest route to building a functional and supportive community is to build homes that people can and want to live in for most of their lives. 'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension - both vertically and horizontally. This is particularly important for the aging population who may be dependent on nearby friends and family for emotional and physical support.

In present day, 'Lifetime' design also depends on climate adaptation and resilience. Therefore, all new development must demonstrate that it is responding to climate change and reducing its carbon dependency. The government's forthcoming Future Homes Standard, including changes to Part L and Part F of the Building Regulations, will aim to cut carbon emissions by 80% in all new homes by 2025.

Additional features for new build homes

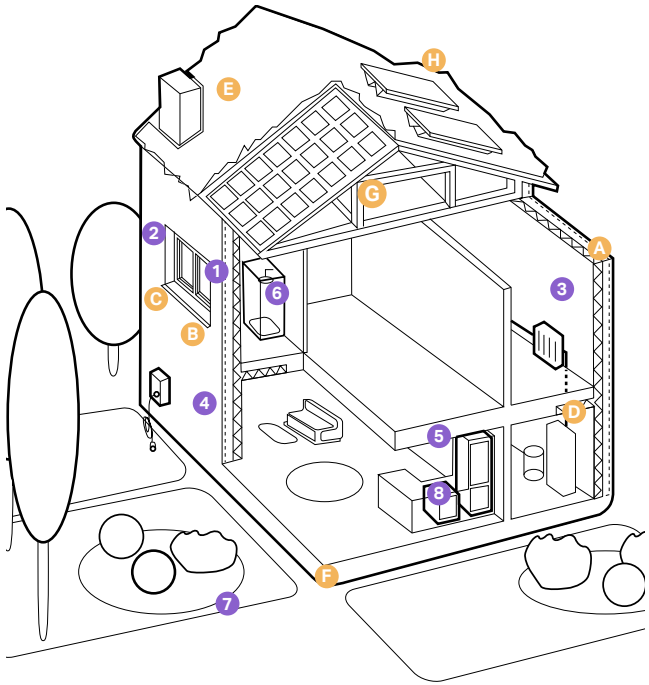


Figure 162: Diagram showing low-carbon homes in both existing and new build conditions.

1 **Insulation** in lofts and walls (cavity and solid)

2 **Double or triple glazing with shading** (e.g. blinds, curtains and trees outside)

3 **Low- carbon heating** with heat pumps or connections to heat network

4 **Draught proofing** of floors, windows and doors

5 **Highly energy-efficient appliances** (A++ or A+++ rating)

6 **Highly waste-efficient devices** with low-flow taps, insulated tanks and thermostats

7 **Green space (e.g. gardens and trees)** that help reduce risks and impacts of flooding

8 **Flood resilience and resistance** with removable air back covers, treated wooden floors etc.

A **High levels of airtightness**

B **Triple glazed windows and external shading** especially on south and west faces

C **Low-carbon heating** plus no new homes on the gas grid by 2025

D **More fresh air** with mechanical ventilation, passive systems

E **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting

F **Flood resilience and resistance** e.g. raised floors and greening the garden space

G **Construction and site planning** timber frames, active travel etc.

H **Solar panels**

3.3. Water management

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution, by considering the strategies illustrated below:

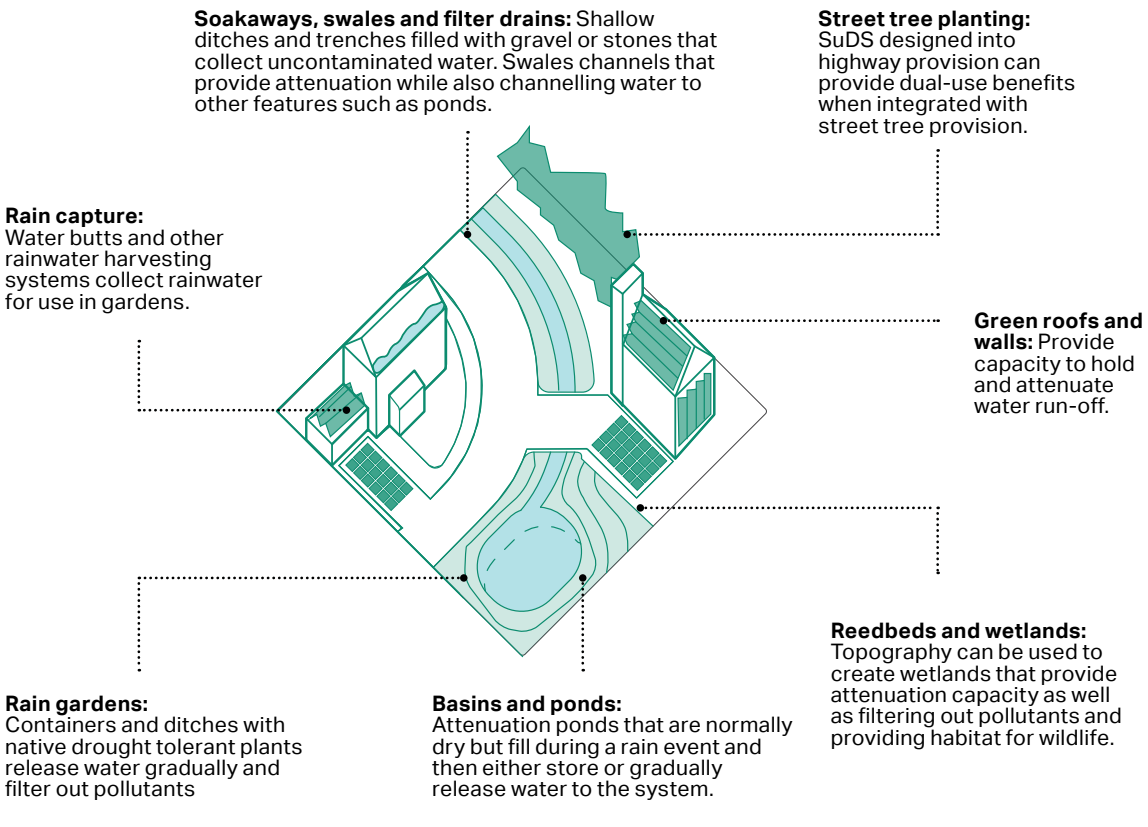


Figure 163: Example of a local pond in an infill development in rural countryside, elsewhere in the UK.

Figure 164: Example of SuDS designed as a public amenity and filly integrated into the design of the public realm, Stockholm.

3.4. Electric vehicle charging points

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. Two key areas are explored below - public parking areas and private parking for homes.

3.4.1. EV charging infrastructure should be designed in close proximity to homes, within well-designed parking spaces, for example, within car ports and garages.

3.4.2. New developments, especially of higher density, should consider providing secure, serviced communal parking with EV charging.

3.4.3. EV charging points should be installed sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture. This is particularly important within conservation areas, where charging points should not visually impact neighbouring heritage assets. For example, parking can be set behind the building line or behind native hedgerow planting

3.4.4. Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking.

3.4.5. Cluttering elevations, especially main façades and front elevations, should be avoided.

Figure 165: Example of off-street electric vehicle charging points.

3.5. Storage and slow release

There are several alternative energy sources for housing that can help reduce reliance on traditional fossil fuels and decrease environmental impact. Some commonly used alternatives include (but are not limited to):

Solar power
Optimising solar orientation of streets and buildings with an aim to increase the number of buildings on site that are oriented within 30° to the south (both main fenestration and roof plane) to maximise solar gain, effectiveness of solar panels and natural daylighting.

Wind power
Incorporating wind turbines utilising local wind speed and direction.

Heat pumps
Accommodating loops for ground source heat and space for air source heat pump units.

Biomass
Burning of compressed wood pellets for space heating and generating biomass from organic waste, as well as linking to local estates for harvesting or recycling of biomass fuels.

Energy management
Using batteries to store excess energy generated by renewables for later use, and using smart devices to optimise energy consumption and to reduce waste

Also, collaborating with utilities, authorities and other stakeholders when designing and delivering projects to minimise energy usage during the construction.

Rainwater harvesting
Utilising systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation that can have multiple application areas like toilets and irrigation.

3.5.1. Any environmental solution should be considered prior to design and integrated appropriately into the design.

3.5.2. Tanks and pipes should be concealed from visual impact, for example by cladding them in suitable, locally used materials.

3.5.3. Landscaping and planters should incorporate water capture systems to make the most of naturally available resources.

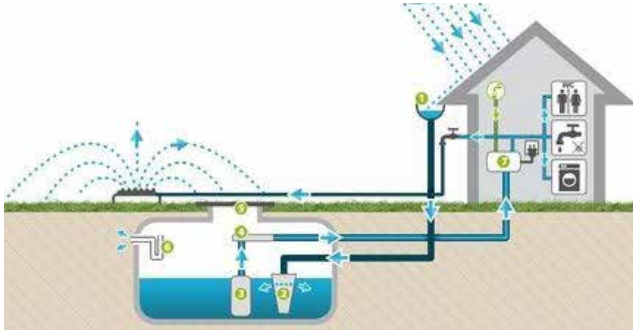


Figure 166: Diagram illustrating rainwater harvesting systems that could be integrated into open space and residential developments.

Figure 167: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

3.6. Permeable paving

The increased prevalence of impervious surfaces like roads and driveways leads to reduced natural absorption of rainwater, resulting in increased surface water runoff. This can contribute to a range of environmental issues, including surface water flooding, erosion, and water pollution.

Incorporating permeable paving is an effective strategy to mitigate the impact of impervious surfaces on runoff water and reduce the risk of surface water flooding.

3.6.1. The choice of permeable paving units must be made depending on the local context. The surfaces may include unbound gravel, clay pavers, or stone setts.

3.6.2. Permeable paving can be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.

3.6.3. Permeable street surface must consider the load-bearing capacity (traffic loads), durability, and maintenance requirements of permeable materials. On top of that, the surface must be appropriate to the type of soil, depth and permeability.

3.6.4. The design of permeable paving should avoid slopes and ensure even water distribution.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems[1].
- The SuDS Manual (C753)[2].
- Guidance on the Permeable Surfacing of Front Gardens[3].

1. Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
2. CIRIA (2015). The SuDS Manual (C753).
3. Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

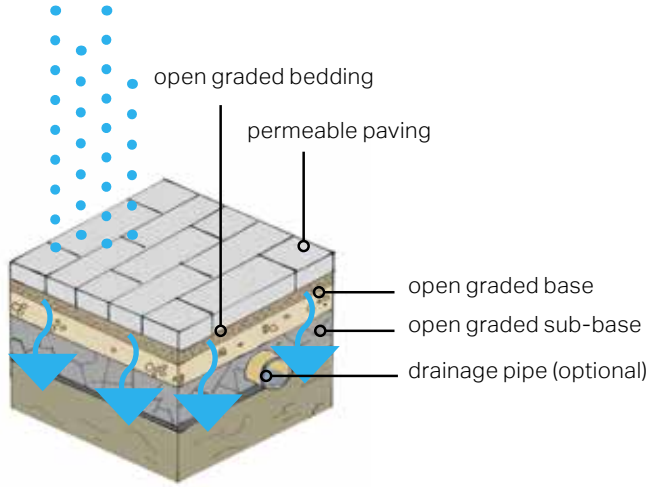


Figure 168: Diagram illustrating the function of a soak away.

Figure 169: Example of a permeable driveway using unbound paving stone and unbound gravel, Plaistow.

Figure 170: Example of permeable paving material and green verge, which improve rainwater absorption and separate pavement from the main access road to the Plaistow village.

Figure 171: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.

Figure 172: Positive example of implementing solar panels from the early design stage.

Figure 173: Example of permeable cobblestone driveway with unbound gravel in the back garden, Plaistow.

Next steps

04

4. Next steps

The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in Plaistow and Ifold Parish. They will be used in different ways by a variety of actors in the planning and development process, as summarised in the table.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.

Printed on recycled paper.