

Plaistow and Ifold Autumn 2025 Neighbourhood Plan Events Comments Table and PC RESPONSES

Contents in the DRAFT NP	Page in the DRAFT NP	Consultation Commentator reference and comment-	PC Response
1.0 Introduction	5	4 Continued encouragement of total local involvement- set out clear concerns/resolutions.	Comment only no action.
		7 Please refer to email re consultation comments and PC responses.	Responded to and all previous comments and responses published.
		12 All boards are well presented with clear provision of information	Comment only no action.
		14 Considering the widespread resistance to further housing developments in the parish and the apathy shown by residents whenever input is sought regarding the plan, we think the Parish Council has done a brilliant job in creating and displaying this Draft Neighbourhood Plan. Thank you for your efforts and thank you for the Drop In Events. The discussions regarding the heritage sites, the local green spaces and the need for better pedestrian and cyclist connectivity are of particular interest to us and these were comprehensively covered in the Plan.	Comment only no action.
		15 This response is drafted by The Plaistow Village Trust (PVT), which is a registered charity dedicated to preserving and enhancing the historic village of Plaistow in West Sussex, for the benefit of the community. Our objectives are to: • Conserve and protect the distinctive beauty, character, and long-term viability of Plaistow village in West Sussex; • Research, document, and disseminate knowledge of the village's historical heritage; • Promote excellence in planning and architectural standards; and • Preserve and enhance features of historic and public significance. The PVT would welcome an outline for how any previous rounds of consultation have driven forward the development of this plan. Section 1.1 - The PVT welcomes the development of the draft Neighbourhood Plan (hereafter 'the Plan') by Plaistow and Ifold Parish Council, which should aim	The submission Neighbourhood Plan sent to CDC for further consultation and Examination will be accompanied by a Statement of Consultation which is a mandatory report detailing how a community consulted on its draft neighbourhood plan, explaining who was consulted (residents, businesses, statutory bodies like Natural England). It will also set out consultation events that have taken place in person and on-line. The Consultation Statement will also set

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			<p>to guide the sustainable development of Plaistow and Ifold Parish to 2039. Section 1.2 – the correct term for the authority responsible for the South Downs National Park (SDNP), is the South Downs National Park Authority (SDNPA). This should be corrected in the next iteration of the plan.</p>	<p>out comments and responses and reference to Policies Aims/aspirations informed by these. All consultation details and responses are currently available on the Parish Council website. Noted and updated. The statutory procedure for consultation follows two consultation events at Regulation 14 carried out by the Parish Council and Regulation 15 carried out by Chichester District Council.</p>
		16	<p>Photographs on the front page are not a balanced split between the settlements. And so suggests a varying level of importance.</p>	<p>Ifold photograph added to rebalance.</p>
2.0 The Plan Area	<p>2.1 Geographical & Historical Context 2.5 Settlements 2.16 Rural Character 2.19 Social Characteristics 2.23 Economic Characteristics</p>	<p>15 16</p>	<p>The general background for Plaistow could be better explored in the plan, to provide further context for the draft policies proposed. This should be expanded upon in the next iteration of the plan</p> <p>2.1 has no history in this section just geography 2.7 Ifold is not surrounded by private roads , it is served by private roads. Spelling manor should be manner</p>	<p>The Plaistow Conservation Area Appraisal 2013, a LPA published document, expands on this and the Working Group felt that there was no necessity to duplicate in detail.</p> <p>2.1 reworded. 2.7 updated.</p>
3.0 Community Assets & Recreation	3.7	16	<p>Needs to be a stronger objective to secure recreation ground for Ifold , it is the largest settlement but has no recreation ground only the tiniest playground with very limited equipment. This should be a priority to rectify. Such spaces are important for health, community events and informal social interactions.</p>	<p>The AIM CAR5 to be reworded to highlight this need.</p>

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4.0 Housing	4.1 Local Housing Need	15	<p>Section 4.3 -The PVT understands that the Plan is not seeking to include any housing allocations. The wording in this section states 'This Neighbourhood Plan is not seeking to allocate any sites for housing development and will be working in partnership with Chichester District Council through the normal planning process'. The inclusion of the term 'for housing development' is of concern. The PVT would challenge the need for developments in such a rural location. The PVT would point to the evidence presented in Appendix B of the Plan, sections 99-103. The PVT request the wording 'assessment of need considering rural location' is strengthened to reflect the sensitive nature of the environment. A more general comment also – wording throughout the plan should be reviewed to ensure that the aims and objectives are strong enough to ensure sustainable development would be achieved. The word settlement is used in relation to Plaistow, where there is no settlement boundary.</p>	<p>Unless a residential site is 5 or more in number it does not count towards housing numbers required by the LPA but as windfall. A site of 5 or more is a development and the Working Group consider the terminology correct. Amend the wording "working in partnership" to reword to "the Parish Council will respond to any consultations from". The APPENDIX B Housing Needs Assessment is an Independent AECOM document and has been finalised by them. Sustainability is part of a site assessment during the DPD/planning application phase.</p> <p>Settlement as referred to in the Chichester District Local Plan 2023 to 2039 adopted plan- Policy S2. Settlement Hierarchy is distinct from the term Settlement boundary.</p>
		16	2.1 has no history in this section just geography	Updated.
Policy H1 – Local Housing Need	4		Plaistow/Kirdford -more affordable housing	Noted and referred to in the NP Policy H1 and the Design Guidelines and Codes 2.8. Housing Mix Page 78
	12		"Affordable" housing is very important, also consider downsizing properties for elderly people to enable them to stay locally in the Parish e.g. similar to Alms house design.	Noted.

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	15	See comments under 4.1 Local Housing Need above.		Comments as above.
4.10 Settlement Boundary of Ifold	3	Strongly support retaining the Ifold Settlement boundary as it is!		Noted.
Policy H2- Housing Development - Ifold Settlement Boundary	1	<p>Not just "street lighting" but any street lighting that is not subdued/downlights e.g. on The Drive there is a new wall with very bright lights on like car lights on full beam</p> <p>Ifold does not support semi-detached housing etc.</p>		Dark skies importance recognised in the Plan for new development and extensions Policy H2 and in the Design Guidelines and Code 2.1 Lighting and Dark Skies page 81. Dark skies are also referred to in the CDC Local Plan and SDNP LP
	2	We love the "no street lighting" which protects wildlife and dark skies. In Ifold it has become noticeable that several properties have very bright porch lights & security lights- all of which spoil the "no street lighting effect".		
	3	Critical to keep the characteristics of Ifold and the open space areas of The Lane/Ifold Bridge Lane.		These areas were considered for a LGS but did not meet the criteria under NPPF 24-para 106 and 107.
	4	Central area in Ifold- protect/check TPOs to limit in fill. Enforce dark skies Policy.		These checks and protections are part of the normal planning process.
	5	Policy H2 is good- sub division of existing plots is not good.		Noted.
	7	Boundary treatment that hinders transparency ??????(illegible) of species- this doesn't seem very practical or balance for privacy. Too high obstructive is fine maybe.		Design Guidelines and Codes includes requirement for open fencing and gates. 2.5.6 Boundary treatments page 72.

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	4.14 Density & Design Principles	15	<p>The PVT agree that high densities of dwellings is not in keeping with the rural location of Plaistow and that any policy for design and density of new housing needs to include that it should match the village context and location. A key objective of the PVT is to promote excellence in planning and architectural standards. The pictures used to show housing mix in Appendix A is not representative of Plaistow and the old listed buildings which many of the residents of Plaistow live in. The PVT would welcome further discussions on the design principles, which must be in keeping with the village.</p>	<p>The Design Guidelines and Code was finalised to incorporate comments and suggestions from the Dec 23 consultation. See published comments on the website, If there is anything further that can be added to the NP there will be an opportunity to suggest specifics at the Regulation 14 consultation stage.</p>
	Policy H3 – Housing Density & Design Principles	15	<p>See comments at 4.14</p>	<p>Comments as above.</p>
5.0 Economy and Employment	5.1 Supporting The Local Economy	8	<p>I know there is a planning application for the development of the old golf club in Foxbridge Lane into a business. Although it would provide employment opportunities it would cause havoc on not only that road but also the surrounding area. Any improvement to accommodate large lorries for deliveries would ruin the character of the area.</p>	<p>Noted.</p>
		15	<p>Section 5.5 – The Plan here states ‘ Proposals to support sustainable economic activity and business growth will therefore be supported to avoid the loss of existing employment floor space and to support the expansion of existing businesses, new commercial activities including live /work units, agriculture and equine businesses, where the character of the local area, including agricultural land and the amenities of local residents are not significantly harmed. The PVT suggest the wording here is strengthen by removing ‘significantly’ to reflect the importance of the local area and amenity value of the Parish, including Plaistow.</p>	<p>The word significant should not be removed. Some harm may be necessary to benefit elsewhere. The benefit may be greater than the harm. It will always be the view of some of any development subjectively.</p> <p>The term significantly is a standard part of planning terminology found in national policy and guidance.</p>
		16	<p>5.3 and 5.4 Referencing the 2021 census to make policy is misleading , little weight should be given to these figures as it is skewed by covid.</p>	<p>There is recognition of this 5.3 of the NP. Supporting working from home is beneficial for the local economy and also for reduction of cars journeys.</p>

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	Policy EE1- Supporting The Local Economy	15	See comments at 5.1 above.	As above.
	5.7 Retail Shop Premises	12	Plaistow residents need to support our local shop to avoid losing it.	Noted
	Policy EE2 – Retail Shop Premises	2	Pleased to see you are supporting the shops in Ifold and Plaistow- Thank you.	Noted.
		4	Protect shops and pubs.	Noted AIM CAR4 supports aspiration for protection.
	5.11 Brownfield Sites			
	Policy EE3 – Brownfield Sites			
6.0 Community Assets and Recreation	6.1 Designated & Non- Designated Heritage Assets	12	Agree with all.	Noted.
		15	The PVT support the policy requirement in the NPPF and Chichester Local Plan to protect and enhance such assets as they are a valuable heritage resource and should not be lost, in whole or part.	Noted

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AIM CAR1 – Designated Heritage Assets	2	The Parish Council is working hard to take care of our Heritage Assets.	
AIM CAR 2 - Non-Designated Heritage Assets	15	The PVT suggest the inclusion of the field north of Rumbolds Lane (adjacent to the Green) in Plaistow as a non-designated heritage asset, as it is part of the historical footprint of the village.	NDHA assessment matrix score would not meet the minimum threshold.
	16	Support all the non designated assets , in particular the original houses in ifold forming the historic Estate and these are at most threat from inappropriate redevelopment. Treylene may merits Grade II listing.	AIM CAR2 supports the aspiration for protection.Listing of buildings is an Historic England function..
6.3 Community Buildings			
AIM CAR3 – Community Buildings			
6.6 Assets of Community Value	15	The PVT supports further consultation on areas of importance to the community in Plaistow. The PVT suggest the inclusion of the field north of Rumbolds Lane (adjacent to the Green) in Plaistow as an asset of community value.	The application for this status includes a right of reply by the Landowner and in the circumstances of a planning application applied for on this site and likely progress ahead of the Neighbourhood Plan there is little merit in such an application, even if there were the evidence available for current community use.
AIM CAR4 – Assets of Community Value	12	Concerns over the future of the pub.	Noted
	15	See comments at 6.6 above	

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6.7 Public Open Spaces & Recreation	6	It would be nice for Ifold to have community open space. Local area should have an outdoor gym area.	As before add an AIM
	15	See comments at 6.6 above	
	16	This requires strengthening with more commitment to secure a recreation ground for Ifold , it is the largest settlement but has no recreation ground only the tiniest playground with very limited equipment for under 5 year olds. This should be a priority to rectify. Such spaces are important for health, community events and informal social interactions. Any residential development in Ifold or adjoining the Settlement boundary of 10+ should be required to contribute significantly to an area of public open space to which Ifold residents can walk The AIM should reference s. 106 agreements. Also CIL money generated should be spent on improving recreational facilities in Ifold. CDC should also be making this a priority as Ifold does not have readily accessible recreation space.	As above
7.0 Water	7.1 Flood Risk & Foul Drainage	4	Water/environmental protection- new builds must show how they can be sustainable.
		7	It's important to maintain and protect current ditches for water drainage and not allow them to be filled in.
		8	Drainage concerns for the area at the end of Chalk Road where you turn right into Plaistow Road. Often impassable after heavy rain.
			WSCC Highways matter.

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		13	I would request that under the heading of 'Flooding', a plan is included to deal with regular flooding on the road between Chalk Road and The Ride and also flooding at the top and bottom end of Foxbridge Road.	This is outside the scope of NP it is a WSCC Highways matter. Flooded highways should be reported to WSCC Highways.
Policy FR1 – Flood Risk & Foul Drainage		2	The Parish Council is working hard to take care of our water and sewerage.	Noted
		3	Evidence of increasing water and flood risk in the rural/open parts of Ifold. Possibly due to surrounding recent development in Loxwood. Etc?	The Planning process requires via SUDS that sites do not increase run off to surrounding areas from the effects of development. See Design Guidelines and Code 3.3 Water Management page 84 Flooding and drainage issues form part of the planning process.
		4	Reduce coverage of concrete- improve sewerage and surface water disposal	Noted and this should be picked up through the drainage strategy submitted with the planning application.
		9	Flooding of foul water is a current problem. Can it be addressed now BEFORE more development.	Addressed through the Grampian condition Policy FR1
		8	There are a number of beautiful ancient oak trees which belong to Oakwood House. Our property backs on that area and we have seen deer, badgers, pheasants whose habitat it is important to preserve.	This was originally an LGS proposal but was removed as the Ancient Woodland Designation that exists in this area will provide sufficient protection for the continuity of this habitat.
8.0 Environment and Community Connectivity	8.1 Biodiversity & Community Connectivity	10	In Ifold Benches on the corner of The Ride and Chalk Road. Also, on the corner of The Drive opposite Thistledown Vale. Purpose resting for people with mobility issue walking around Ifold. As well as creating a social space for meeting people.	The Parish Council will contact Ifold Estates separately regarding this issue it is outside of the NP scope

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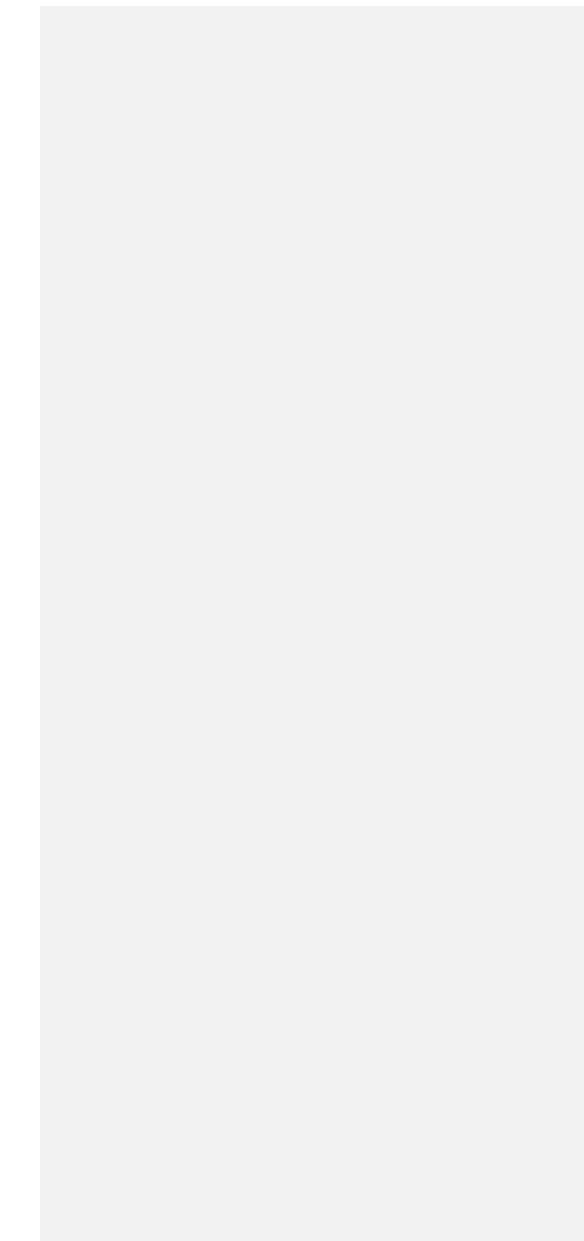
		15	Plaistow is adjacent to the South Downs National Park, an area of outstanding natural beauty and a dark skies reserve. It is also surrounded by vegetated agricultural field margins, which supports habitats to numerous species, including commuting and foraging bats. The PVT supports the approach for working groups to develop and undertake projects to help protect and increase biodiversity.	Noted.
AIM ECC1 - Biodiversity	2	I had no idea how hard the Parish Council is working to maintain Green Spaces and ensure Highway safety.	Noted.	
	4	Encourage wild flowers/ protection of farmland e.g. fields opposite Ifold bus stop.	Noted.	
AIM ECC2 – Community Connectivity				
8.7 Ensuring Highway Safety	13	Under 'Congestion' the recent alterations to the entrance of Plaistow school is a total failure - congestion is worse.	WSCC Highways are aware of local feeling.	
	15	Highway safety is compromised if policy supports 'developments' in rural locations with narrow roads with no segregated footpaths and no lighting.	Highways safety is an important consideration in the planning process and can improve conditions surrounding a development. Via a S106/S278 agreement under the Highways Act.	
Policy EHS1 – Ensuring Highway Safety				
8.11 Public Rights of Way	9	Footpaths sometimes traverse fields with cows which can be dangerous/off putting. It would be good to have fenced footpaths.	Improving accessibility and footpaths is an aim in the NP AIM ECC2	

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		15	As a rural Parish, Public Rights of Way (PRoW) serve a useful function in connecting the settlements and other destinations both within the Parish and to adjoining Parishes. Due to the lack of maintenance and investment in upgrading of this network, there are many paths which are impassable during the winter months due to the ground conditions. The PVT believe maintenance, but also upgrading of the network is vital to allow the surrounding community to access them.	AIMECC2 supports the aspiration for connectivity. WSCC Active Travel Policy 2024- 2036 encourages this strategy.
AIM ECC3 – Public Rights of Way				
8.15 Cycle Routes	14	Our only suggestion would be to create a more definitive, detailed plan for new footpaths, bridle ways and cycle paths to present to residents and the Highway Authority, rather than just the nebulous commitment to working with the Authority. Aside from this minor point, this is altogether a brilliant Draft Neighbourhood Plan.	The identification and feasibility study required for this are supported as an aspiration in AIM ECC2 when resources permit.	
AIM ECC4 – Cycle Routes	5	Not sure about ECC4 Cycle routes- roads are narrow- not even a footpath along road from Ifold to Plaistow.	The Parish Council recognise the challenge.	
8.19 Public Transport				
AIM ECC5 – Public Transport				
8.23 Traffic Calming For Adopted Highways	15	Any traffic calming measures proposed in the Plaistow Conservation Area and its setting should respect the sensitive features within it.	Noted.	

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AIM ECC6 – Traffic Calming For Protected Highways	15	See comments at 8.23 above.	
8.27 School Transport	4	How many families use school buses? Walking, cycle, buses- Improve bridleway access between Ifold -Plaistow - Kirdford.	Noted.
Policy LGS	2.	The way in to Ifold has a wonderful Oak Tree, but this is totally spoilt by the ugly scaffolding signage facing the road. This makes it look like an entrance to an industrial estate.	Recognised by the proposal to nominate the area as a LGS and the Parish Council will work with the landowner to achieve the removal of this signage.
	4	Purchase protected/green areas for public life.	The Parish Council will facilitate this as and when resources and opportunity align.
	7	Is the landmark tree at entrance to Ifold really an LGS or is it sufficient to place a TPO on it. Nominate Poundfield Wood and Barnwood as LGS- biodiverse - wildlife-flora-fauna, native species e.g. bluebell and orchids - recreational value- many walkers. Dog walkers and horse riders.	A TPO has been applied for. the community sees value in nominating the area as a green space to ensure an element of green for the foreseeable future to provide a habitat for a future tree and to suggest the more extensive green area that used to exists there as Ancient Woodland. Barn Wood, Ifold (Ancient Woodland): adjoining Poundfield Wood (Semi-natural Woodland). This woodland is noted on a 1910 map of Ifold, and was then part of the lands of Ifold Estate and its manor, Ifold House. It is an important Ancient Woodland belt behind residential development, contributing to biodiversity and acts as a woodland wildlife corridor as it provides foraging for protected bat species whose flight lines are over Ifold leading to SAC: The Mens and Ebernoe Common. The woods are outside the



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				settlement boundary and are protected by Ancient Woodland and Open Countryside planning legislation .
		12	Fully in support of encouraging biodiversity and Local Green Spaces named.	Noted.
3.0 Vision & Objectives	3.1 Vision	8	Generally supportive of the Plaistow and Ifold Neighbourhood Plan 2023-2039.	Noted.
		11	I support the Plan- Query Are the children on the return bus from the Weald School still dropped on the opposite carriage-way, requiring them to cross the road in front of the bus to get to The Drive to enter Ifold?	Query to be responded to separately as outside the scope of the NP.
		12	Thank you to the PC for all the hard work involved in the Neighbourhood Plan.	Noted.
		15	PVT agreed with the vision for the Plan. We live in a unique and special area of West Sussex, we need to ensure that communities such as ours are looked after and cherished for generations to come. Any planned development should be carefully considered and only where the receiving environment is able to accommodate it. There is wording suggesting four unique 'settlements'. Plaistow is not a settlement, as it has no settlement boundary, so should not be referenced as such.	See above Settlement is a recognised terminology for a residential area as shown in Settlement Hierarchy in the CDC Adopted Local Plan 2021- 2039
	3.2 Objectives	15	The objectives list should also respect the absence of a settlement boundary for Plaistow as well as the importance of the Plaistow Conservation Area and its setting.	Add to objectives .
		16	3.7 community Assets and Recreation . Needs to be a stronger objective to secure recreation ground for Ifold , it is the largest settlement but has no recreation ground only the tiniest playground with very limited equipment. This	Include in AIM CAR5

Commented [MW1]: Noted.

Commented [MW2]: Agreed.

Commented [MW3]: Noted and to do.

Commented [MW4]: Noted and to do.

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		should be a priority to rectify. Such spaces are important for health, community events and informal social interactions.	
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APPENDIX		Comment	PC Response
Appendix A Housing Needs Assessment March 24			
Appendix B Housing Design Guidelines and Codes April 24			
Appendix C Listed Buildings			
Appendix D Non- Designated Heritage Assets			
Appendix E Local Green Spaces	16	<p>The area of land and the map for LGSi 2 Loxwoodhills Pond designating the LGS is wrong it should include all of the historic lake and the immediate surrounding grounds. (see previous NP draft for correct area) This is all held in one private ownership. The lake in its entirety must be protected as an important historic landmark and green space linked to the original Estate. It should be allowed to be viewed and enjoyed by the community from the public footpath running along one boundary . Hedge or fencing to the foot path must be maintained at 1.2 m height to facilitate. The community land by the bus stop set up as a biodiverse nature area and maintained by the PC is part of the setting to the entrance to ifold , the Oak tree and the Lodge and should be included in the LGS and given formal status/ protection. Oak Tree LGSi1 As part of the LGS designation please can the PC work with the land owner to remove the inappropriate advertising hording in front of this tree , it is damaging the roots and impacting adversely on the tree and its importance as a focal feature at the entrance.</p>	<p>Adjust the map and appendix to include the full extent of Loxwoodhills Pond.</p> <p>Noted.</p>

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MAPS	Commentator ref	Comments	PC Response
Map 1 Designated Plan Area			
Map 2 Ifold Settlement Boundary			
Map 3 Plaistow Conservation Area			
BOARD 5 Map 4 Ifold Local Green Spaces	16	<p>The area of land and the map for LGSi 2 Loxwoodhills Pond designating the LGS is wrong it should include all of the historic lake and the immediate surrounding grounds. (see previous NP draft for correct area) This is all held in one private ownership. The lake in its entirety must be protected as an important historic landmark and green space linked to the original Estate. It should be allowed to be viewed and enjoyed by the community from the public footpath running along one boundary . Hedge or fencing to the foot path must be maintained at 1.2 m height to facilitate.</p>	<p>The Parish Council will work with the landowner to maintain this.</p>
BOARD 5 Map 5 Plaistow Local Green Spaces			
BOARD 5 Map 6 Shillinglee Local Green Space			
BOARD 4 Non-Designated Heritage Assets			