

# Site Allocation Preferred Approach Development Plan Document

Event Name	Site Allocation Preferred Approach Development Plan Document
Comment by	Plaistow And Ifold Parish Council (Mrs Beverley Weddell)
Comment ID	SAPA55
Response Date	18/02/16 11:24
Consultation Point	Policy PL1 Land north of Little Springfield Farm ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0.4
Files	<a href="#">land opp The Green Plaistow05016.pdf</a> <a href="#">shortlands durfoldwood 2nd05016.pdf</a> <a href="#">Land north little springfield Ifold05016.pdf</a> <a href="#">land adj todhurst plaistow03016.pdf</a>

You can only make representations on the published Site Allocation Preferred Approach. You cannot make comments on a Policy or allocation of land that is already adopted in the Adopted Chichester Local Plan.

**Do you support this policy and/or amendment to the Settlement Boundary?** No

**Please expand on further:**

## **Plaistow and Ifold Parish Council Response to CDC Site Allocation DPD Consultation**

Plaistow and Ifold Parish Council have considered the above document and in particular where it relates to the site allocation for this Parish. Please note that we are Plaistow and Ifold Parish Council and not Plaistow Parish Council, as continually referred to in the document.

Firstly, we would like to make a comment on the process, not the methodology.

**Background** . We registered to undertake a Neighbourhood Plan in November 2013 and we have been working on our Plan through 2014 with limited support from CDC officers. Your officers did assist in one of two walkabouts to view potential sites. Accordingly, they are aware sites have been considered. During 2015 work has slowed because our very limited resources, both voluntary time, and finances, have been directed to contesting a major unauthorised Biogas Plant in the Parish. However our resolve to complete our Neighbourhood Plan has not waived and has become more pressing following a number of contentious residential planning consents. It is apparent that local development management policies are needed for our Parish. We will be continuing with our Neighbourhood Plan and intend to have it in place by the end of this year.

**Process** . We have not been advised of CDC timescales to allocate sites. We have not been contacted by any Officer during 2015 to enquire about progress on our Neighbourhood Plan. Or to advise that sites were to be allocated by CDC by the end of 2015. Or that there was a call for sites in July 2015. We only became aware of the situation in early September when a resident of the Parish contacted

the Parish Council because she had received a letter from CDC regarding land she owned. We immediately advised CDC Officers that we had identified a number of sites in the Parish as part of our Neighbourhood Plan process and we would be presenting the sites to our residents. We would be allowing them to consider details about the sites and state their preference by way of public consultation sessions and survey. This is nearing completion with a closing date of 22 February and final report from our independent survey manager, Chris Broughton, on 7th March 2016. Due to the Christmas period we were unable to bring our public consultation and survey forward, in order to meet the DPD consultation deadline of 18th February. The consultation documents can be viewed on our Parish Council Website.

The Parish Council must therefore object to the current process. There has been insufficient or timely advice to the Parish Council in order that we may properly participate in the process and meet the CDC time constraints.

**Site allocation in our Parish:** On the sites in our Parish identified by CDC we comment as follows:-

**IF08416 Land South of Foxbridge Cottage (North and South)** The assessment is accepted, the site is strategic in scale and consequently development for housing would have a significant impact on the surrounding countryside and the Ifold settlement.

**IF1504 Land North of Little Springfield Farm:** This site is one of the sites currently being consulted on by our Parish residents in our Neighbourhood Plan process. The Parish Council considers that CDC has had insufficient regard for the fact that development here would be outside the settlement boundary and across the Plaistow Road, which forms a physical break between settlement and countryside. If this site goes forward for development, the next door site - IF08416 Land South of Foxbridge Cottage (North and South) - would inevitably come forward for development. The precedent for development South of Plaistow Road would have been created. Also CDC have objected to development of the site to the south at IF1501 Land at Little Springfield Farm, following a planning application for residential development. Some of the grounds for refusal apply equally to Land North of Little Springfield Farm. Therefore there is an inconsistency in approach and contradictory reasoning from CDC. Insufficient consideration has been given to a lack of facilities and services for this site, the lack of footpath and speed limit of 40MPH on the road. Ifold does have a shop (currently closed for redevelopment) and village hall, both can only be accessed via this busy dangerous road with vehicles constantly travelling in excess of the speed limit. WSCC highways have recently refused to consider a 30MPH limit.

In the DPD only 0.4 hectare of the whole site has been allocated; this gives a density of 22 units to the hectare. This is not considered appropriate in a countryside setting where the average density in Ifold settlement is 6-8 units per hectare. A development at CDC proposed density would be discordant and out of character. Therefore the Parish council identified 0.8 hectare when consulting with residents. A site map is attached.

**IF1501 Land at Little Springfield Farm:** The site is currently subject to a planning appeal for 3 dwellings on 0.5 hectare site. The site is too small to meet the Parish housing allocation of 10 units at a suitable density, as detailed above. Development of 5 and under is deemed windfall by CDC and does not count toward the allocation.

**IF08371 Land South of Barnwood:** This site should not have even come forward as it was previously rejected in earlier site allocation process by CDC in 2010 for being ancient woodland. Its designation will not change. This should be removed from further consideration in the future.

**PL1503 Land at Shortlands Copse:** Accepted, it is ancient woodland and remote.

**PL1503 Land at Shortlands:** This is not considered to be ancient woodland, it has been a private residence since 1959. It has been put forward by the Parish Council for consultation with the Parish residents. It adjoins the settlement of Durfold Wood. It is more remote from services and facilities than other sites under consideration, but is the same distance from Plaistow village as IF1504 Land North of Little Springfield Farm. Plaistow is the only settlement in the Parish with a shop, school, church, public house and village hall.

**PL1204 Land North of Todhurst:** This site has not been sufficiently assessed by CDC. The site is large at 1.36 hectares. The Parish is allocated only 10 dwellings in the plan period. These houses could be accommodated on part of this site away from the sensitive Listed buildings and Conservation Area. Accordingly, part of this site has also been put forward for consultation with the Parish residents. A site plan will be submitted separately showing 0.8 hectare site which can be accessed out of Ashfield,

with consent from Hyde Housing Association and CDC. This site is more sustainable than the CDC preferred site IF1504 Land North of Little Springfield Farm, it is within safe and easy walking distance of village services and facilities, shop, school, church, public house, sports field, village Green play area and village hall.

**Land Opposite The Green Plaistow:** This site has not been identified or considered by CDC. The Parish Council/NP Group, in its walkabout in 2014, identified this site, which is part of a larger parcel of land. Because we are allocated only 10 dwellings, again only part of this site has been considered and put forward for consultation with the Parish residents. A site plan is attached. This site is within easy walking distance of village services and facilities, detailed above. The site is located in the centre of the village but outside the conservation area. Development would have a greater impact on the village than PL1204 Land North of Todhurst because of its central location. If selected through the Parish Neighbourhood Plan process development would require very careful and sensitive design.

We understand the need for CDC to allocate sites and the Parish Council is committed to allocating a site to take our housing allocation of 10 units within the plan period 2014 -2029. We have asked that the site is allocated through our Neighbourhood Plan in consultation with our residents. The number of units allocated to this Parish is very small in relation to the annual total for the District. Our neighbouring Parishes, Kirdford, Loxwood and Wisborough Green have completed their allocations through their own neighbourhood plans and allocated more units than required. Therefore there appears to be no imperative to force a site on this Parish, which may not have local resident support and therefore may not come forward in the Plan period. We have also been informed by the owners of the 3 sites in Ifold and Plaistow, currently out for residents consultation, that they are not prepared to put their sites forward for development unless it is the preferred site through our Neighbourhood Plan process.

For these reasons we would ask that the DPD document is amended to reflect the current site allocation process in this Parish and to remove IF1504 Land North of Little Springfield Farm as the preferred site. We ask that CDC supports the Parish Council in our Neighbourhood Plan process to bring forward a site to meet our allocation.

We will advise CDC Officers of the outcome of the consultation and which site or sites have been identified and therefore which site or sites the Parish will allocate in the Draft Neighbourhood Plan.

You can only make representations on the published Site Allocation Preferred Approach. You cannot make comments on a Policy or allocation of land that is already adopted in the Adopted Chichester Local Plan.

**Do you support the allocation of this land for residential/employment/mixed use?** No

**If no, please give details of an alternative proposal:**

See complete response above.

**Please let us know of alternative sites or amendments to the Settlement Boundary not already considered by the Council through the Site Allocation process. Please provide a map showing the site, number of dwellings proposed, ownership details, site area and any known constraints to delivery / development.**

See complete response above.

**Do you have any specific comments relating to the Methodology and Assessment, Sustainability Appraisal or Habitats Regulations Assessment?**

See complete response above.