



**WELCOME**

**TO THE SECOND PHASE**

**PUBLIC CONSULTATION**

**PLAISTOW & IFOLD PARISH  
NEIGHBOURHOOD PLAN**

**PLAISTOW & IFOLD**  
PARISH COUNCIL



# NEIGHBOURHOOD PLAN GROUP

(Past and Present)

Sara Burrell (Chairman, Plaistow & Ifold Parish Council)  
Sallie Baker (Vice Chairman, Plaistow & Ifold Parish Council)

Sophie Capsey (Councillor, Plaistow & Ifold Parish Council)  
Phil Colmer (Councillor, Plaistow & Ifold Parish Council)  
Alan Dorman (Councillor, Plaistow & Ifold Parish Council)  
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Beverley Weddell (Clerk, Plaistow & Ifold Parish Council)  
Nick Whitehouse (Councillor, Plaistow & Ifold Parish Council)

Stuart East (former Chairman, Plaistow & Ifold Parish Council)  
John Kirby (former Councillor, Plaistow & Ifold Parish)  
Francoise Lillywhite (former Councillor, Plaistow & Ifold Parish)  
David Lugton (former Councillor, Plaistow & Ifold Parish)  
Veronica Perrin (former Councillor, Plaistow & Ifold Parish)

Angela Jeffery  
Gregory Osborne  
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Suzanne Hounslow (Plaistow Village Trust)  
The late Colin Winser (Plaistow Village Trust)  
Richard Wyatt (Plaistow Village Trust)

Denise Knightley (Chichester District Council, Plaistow Ward)

Malcolm Frost (Ifold Estates Limited)  
Christine Gibson-Pierce (Ifold Estates Limited)



## PUBLIC PARTICIPATION

**C**hichester District Council's Local Plan (2014-2029) specifies further housing development in Plaistow & Ifold Parish of a minimum of 10 houses.

We can choose 2 sites that can accommodate 6 houses each;

- OR -

1 site that can accommodate our entire allocation of 10 houses.

There has been extensive assessment by the Parish Council of all potential housing development sites in this Parish and that evidence is displayed today for you to view.

The information provided will assist you to complete the Survey which has been posted to all households registered on the Electoral Roll.



## WHAT IS A NEIGHBOURHOOD PLAN?

**A** Neighbourhood Plan is a planning document drawn up in consultation with local communities to establish general planning policies for the development and use of land within their Plan Area (see Map 1 : Plaistow & Ifold Parish plan area).

The Neighbourhood Plan includes where new homes could be built, as well as what kind of homes they should be.

The Neighbourhood Plan also sets out what assets the community values and wishes to retain.

**“Early and meaningful engagement and collaboration with neighbourhoods and local organisations is essential.**

**A wide section of the community should be proactively engaged and reflect a collective vision and a set of agreed priorities for sustainable development in the area including those in any Neighbourhood Plan”**

## WHAT IS SUSTAINABLE DEVELOPMENT?

**A**t the heart of the National Planning Policy Framework is a presumption in favour of “sustainable development”, which should be seen as a golden thread running through both planning and decision taking.

*THE **NATIONAL PLANNING POLICY FRAMEWORK** DOCUMENT MAY BE READ ONLINE:*

*[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)*

**SUSTAINABLE** means “ensuring that better lives for ourselves don’t mean worse lives for future generations”

**DEVELOPMENT** means “growth”... “our lives, and the place in which we live them, can be better but they will certainly be worse if things stagnate”

**“Sustainable Development is about change for the better.”**

Local Plans are the key to delivering sustainable development that is required to “reflect the vision and aspiration of local communities”

## THE LEGAL STANDING

**U**nder the Localism Act 2011 which established the National Planning Policy Framework, Neighbourhood Planning is a new way for communities to decide the future of the places where they live and work.

In order for Neighbourhood Plans to be adopted, they need to conform with planning policies and guidance at District, National and European levels. The support of the local community must also be obtained and evidenced.

Once adopted our Neighbourhood Plan, along with other policies and plans, will be used by our Local Planning Authority (Chichester District Council) to help determine planning applications in this Parish.



## CHICHESTER DISTRICT COUNCIL ROLE

Our Neighbourhood Plan has to operate within the framework set by National policy and conform with Chichester District Council's Local Plan (2014 -2029). **A copy of the adopted Chichester District Council Local Plan is available to view online: [www.chichester.gov.uk/newlocalplan](http://www.chichester.gov.uk/newlocalplan)**

### The Key Principles:

- Our community has the opportunity to express opinion on where and how development may take place in this Parish.
- Plaistow & Ifold Parish Council funds and manages the preparation and development of our Neighbourhood Plan.
- Chichester District Council has a facilitative and supportive role in the Neighbourhood Plan, ensuring conformity with the National Planning Policy Framework and EU Directives, arranging examinations and undertaking a referendum and adoption of our Plan.
- Our Neighbourhood Plan can designate additional housing growth above and beyond that identified in Chichester District Council's Local Plan but cannot opt for less.
- Our Neighbourhood Plan **cannot** be seen as a tool to prevent development but could be used to direct where development can best take place and influence the design.



## CHICHESTER DISTRICT COUNCIL DEVELOPMENT PLAN DOCUMENT

- Chichester District Council have carried out their own identification of land for housing development in this Parish.
- Details are contained in Chichester District Council's Site Allocations Development Plan Document which is currently under consultation and the Parish Council will have an opportunity to respond to it when it's completed.

**The sections relevant to Plaistow & Ifold Parish, in the Chichester District Council's Development Plan Document may be found online at: [www.chichester.gov.uk/siteallocation](http://www.chichester.gov.uk/siteallocation)**



## HISTORY OF OUR NEIGHBOURHOOD PLAN

In November 2012: Chichester District Council approved designation of the Plaistow & Ifold Neighbourhood Plan with the whole Parish in the Plan area [see Map 1].

Public Consultations were held with residents across the Parish in 2012 and 2013, which produced documents for the first consultation phase.

A joint group of volunteers made up of Parish Councillors, Plaistow Village Trust members and residents have been working together ever since to draft our Neighbourhood Plan.

We have entered this Second Phase of Consultation to determine:

- The Parish housing needs.
- Residents' preference for the location of housing development site/s from those identified.
- Specific management of development in Ifold.
- The requirements of Businesses in the Parish.
- Protection of built and environmental assets which do not currently have statutory designation and protection.

*The information gathered through the Public Consultations and the Survey, sent to each household, will provide further evidence necessary for our Neighbourhood Plan.*



# **POTENTIAL SITES FOR HOUSING DEVELOPMENT**

## **To Meet Housing Allocation 2014 -2029**

### **INTRODUCTION**

In principal, most sites shown today may have potential for residential development.

All sites identified will require further detailed development appraisal, Local Planning Authority consultation, a detailed design, a planning application and planning consent.

It is recognised that for all sites in the Parish, provision would be needed for improvements to foul water drainage, if the development is connected to mains drainage.

Therefore any site selected as a preferred site, may not come forward for development because of unknown constraints.

But by following this site selection process it gives the community a hierarchy of preferred sites.

There is also the opportunity for you to identify additional sites which we may have missed and you consider may have potential for residential development of 6 or more houses.

**THE INDIVIDUAL SITES ARE SET OUT FOR YOU TO REVIEW.**





## METHODOLOGY USED TO IDENTIFY SITES

- Potential sites had to be identified and considered for housing development within the Parish to meet our defined minimum allocation of 10 houses in the Local Plan period 2014 to 2029.
- Potential Development Sites were identified in July 2014 within Ifold and Plaistow settlements, by members of the Neighbourhood Plan Group and Chichester District Council Planning Officers, following a mapping exercise and then a physical inspection of each site.
- Only the principal settlements were considered at this time as these have the primary facilities.
- Other sites have since been brought forward independently by landowners.
- Sites were assessed using Chichester District Council's Strategic Housing Land Availability Assessment (SHLAA) Site Assessment criteria: [www.chichester.gov.uk/shlaa](http://www.chichester.gov.uk/shlaa)
- As the hamlet of Shillinglee does not have any facilities and a limited bus service, it was deemed less sustainable and requiring greater need for car usage. It is a very small settlement and therefore any development would have a far greater impact on the hamlet and the countryside.



## SITE ASSESSMENT CRITERIA

- Chichester District Council Local Plan (2014 -2029) [www.chichester.gov.uk/newlocalplan](http://www.chichester.gov.uk/newlocalplan)
- Chichester District Council Site Allocations Development Plan Document [www.chichester.gov.uk/siteallocation](http://www.chichester.gov.uk/siteallocation)
- 2012 Village Design and Housing Needs Report (produced by Action in rural Sussex - AirS)  
[www.plaistowandifold.org.uk/page20.html](http://www.plaistowandifold.org.uk/page20.html)
- Plaistow Conservation Area - Character Appraisal & Management Proposals Document (May 2013)  
[www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals#plaistow](http://www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals#plaistow)
- Plaistow Village Trust - Report from the 2012 Phase 1 Public Consultation [www.plaistowandifold.org.uk/page20.html](http://www.plaistowandifold.org.uk/page20.html)
- Ifold Settlement Boundary (formerly known as Settlement Policy Area 'SPA') see Map 18
- Ifold 2013 Phase 1 Public Consultation reports [www.plaistowandifold.org.uk/page20.html](http://www.plaistowandifold.org.uk/page20.html)
- Time Constraints: Potential to come forward in the Local Plan period
- Site Constraints: vacant or derelict buildings; Tree Preservation Orders (TPOs); surrounding development height and setting; restrictive covenants; size; current use; physical characteristics (pylons, rights of way, streams, ponds); flood risk...

# PLAISTOW SITES

## - First Sieve -

**P**laistow village is the historic settlement in the Parish. The form of the village remained unchanged until the 20th century. Additional housing was built in the 1930's along Rickmans Lane and in the 1960's Local Authority Housing, Nell Ball, was built. Oakfield houses were built in the 1970's and in the 1990's further Local Authority Housing, Ashfield, was built.

There is no settlement boundary and CDC countryside policies apply with no presumption in favour of development.

The village has a large Conservation Area (shown on the map) which provides protection and constraints to development, extensions and alterations. There are 30 Grade II Listed properties and a number noted as having local merit.

### **Documents available for viewing:**

- Map of Plaistow village (see Map 4)
- Aerial photograph of Plaistow (see Photo 1)
- Map of Plaistow Village Conservation Area (see Map 3)
- Plaistow Village Conservation document [www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals#plaistow](http://www.chichester.gov.uk/article/24659/Conservation-Area-Character-Appraisals#plaistow)
- Plaistow Village Trust - Phase 1 Public Consultation document [www.plaistowandifold.org.uk/page20.html](http://www.plaistowandifold.org.uk/page20.html)
- Individual maps and photographs of each potential site



## **SITE APPRAISAL: Old Barkfold Orchard**

**Current Use:** Private, modern orchard to existing residence.

**Size:** 0.8 hectare

**Constraints:** Access to main road with poor visibility, possible loss of mature pine trees, loss of orchard, verge to the front may be owned by National Trust.

**Site Suitable:** **Yes**. Suitable for homes for the elderly with good access to all village facilities which reduces car usage.

**Surrounding Land Uses:** Sits centrally within an area of residential housing.

**Site Available?:** **No**. The current owner has stated it will not be made available in the plan period.

**Site Achievable in Plan Period?:** **Unlikely**.

See Map 6, Photo 18, Photo 19





## SITE APPRAISAL: Land Adjacent to Todhurst

**Current Use:** Rough woodland, rough grass and scrubland.

**Size:** 1.36 hectare

**Constraints:** Trees, some with Tree Preservation Orders. Site in places, is prone to water logging. Wildlife and nightingales present. Access is through Nell Ball housing estate which would cause additional vehicles. Access can only be via Ashfield (Housing Association). There is an Electricity substation with overhead cable. Chichester District Council have considered this site for housing allocation and rejected it due to its impact on nearby Listed buildings and Back Lane, but they appear not to have considered the West of the site away from these constraints.

**Site Suitable:** **Yes.**

Mixed residential development for elderly and families, with good access to all village facilities, which reduces car usage. Market housing may be restricted if the access is off Ashfield.

**Surrounding Land Uses:** The site sits within an area adjacent to residential Housing Association properties.

**Site Available?:** **Yes**, if access is made available. The owner has stated they will make it available for 10 units, if the community identifies it as their preferred site and if any new housing is set away from Todhurst.

**Site Achievable in Plan Period?:** **Yes**

See Map 14, Photo 20, Photo 21





## SITE APPRAISAL: Land Opposite the Green and adjacent to Common House

**Current Use:** Fields, periodically used for grazing sheep, bounded by rough hedges and trees. Access is from the road by the Green and to the rear, from Rickmans Lane. Considered as two distinct land areas.

**Size:** 1.35 hectare (opposite the Green) and 1.17 hectare (adjacent to Common house). The site is shown in two sections on the map.

**Constraints:** Impact on other residential properties. Opposite a Grade II listed house. Alters views in village. Use of agricultural land. Public Footpath. Impact on conservation area. Land in a number of ownerships. Access off Rickmans Lane in two ownerships.

**Site Suitable:** Section close to the Green is suitable for homes for the elderly with good access to all village facilities which reduces car usage. Development could be set back from the road to reduce impact on the Green. Common House field locates housing away the centre of the village and therefore is more associated with Rickmans Lane and may be more suited to family housing.

**Surrounding Land Uses:** Sits within an area of other housing.

**Site Available?:** **Yes** - Land opposite the Green: The owner has stated they will make it available for 10 units, if the community identifies it as their preferred site;

**Unlikely** - Field adjacent to Common House: Access difficulty off Rickmans Lane as the ownership is shared and therefore this site is likely to be unavailable.

**Site Achievable in Plan Period?:**

**Yes** - Land opposite the Green;

**Unlikely** - Field adjacent to Common House.

See Map 17, Photo 40, Photo 41, Photo 42, Photo 43





## **SITE APPRAISAL: Infill Dairy / St. Edmunds Hill**

**Current Use:** Private Garden.

**Size:** 0.045 hectare

**Constraints:** One Tree. Telephone pole to road. The site is not large enough for the entire allocation of 10 units.

**Site Suitable:** **Yes.**

Small scheme for elderly - almshouse type. Access to shop and bus stop reasonable. Reasonable access to road.


**Surrounding Land Uses:** Residential with fields opposite and behind.

**Site Available?:** **Possibly**, but the site is not large enough to meet the Chichester District Council housing allocation of 6 units or greater.

**Site Achievable in Plan Period?:** **Yes**, but not for our Parish designated housing allocation.

See Map 7, Photo 30, Photo 31





## **SITE APPRAISAL: Land between The Bush House (formerly known as Clements) and Oaklands Lodge**

**Current Use:** Private garden and agricultural field.

**Size:** 0.35 hectare

**Constraints:** The site is divided by a line of trees, possibly with Tree Preservation Orders. Agricultural land. Development is away from the village out into the countryside. The Bush House on its own would only be one plot. The agricultural field on its own, would result in back land development behind the existing houses fronting Rickmans Lane. The site is outside of the village centre and would promote ribbon development.

**Site Suitable:** **Yes.**

The site is suitable for residential development of family housing but not suitable for housing for the elderly as it is too far from facilities. The site size is too small for our allocation of 10 houses and the line of trees would constrict further development, unless more agricultural land was used. The latter would have impact on the existing houses and extend development further into the open countryside.

**Surrounding Land Uses:** The site is adjacent to some residential housing with agricultural land behind.

**Site Available?:** **Possibly**, but the site is not large enough to meet the Chichester District Council housing allocation of 6 units or greater.

**Site Achievable in Plan Period?:** **Yes**

See Map 9, Photo 50, Photo 51







# IFOLD SITES

## - First Sieve -

Ifold is the largest settlement in the Parish and consists of predominantly modern, detached housing, with some Grade II listed properties, having grown in an ad hoc manner from 1930's.

Ifold is characterised as semi-rural with low-density housing, consisting of detached dwellings, many on plots surrounded by hedges and abounding in trees.

At the present time, Ifold is defined by a Settlement Boundary (see map) and there is a presumption in favour of development within it by Chichester District Council. Outside of the Settlement Boundary, Countryside planning policies apply for any development.

An exercise to identify potential sites for 10 units within the Ifold Settlement Boundary was undertaken and as no sites were identified, it was then necessary to look at sites adjoining the Settlement Boundary.

A public consultation held in Ifold in 2013 identified the Ifold character as worthy of retention and a Village Design Statement is proposed within our Neighbourhood Plan to preserve the character for future generations. Proposals for an Ifold Village Design Statement are available for you to review in the hall today.

### **Documents available for viewing:**

- Map of Ifold (Map 2)
- Aerial photograph of Ifold (Photo 2)
- Individual maps and photographs of each potential site



## **SITE APPRAISAL: Strudgwick**

**Current Use:** A former piggery with farm buildings. An application to convert to a dwelling was granted and a supplementary application has recently been submitted to Chichester District Council.

**Constraints:** The site is outside the current Settlement Boundary. Access to facilities is limited. Some trees have Tree Preservation Orders.

**Site Suitable:** **Yes.** This site has not been considered further due to its small size but its existence is acknowledged.

**Surrounding Land Uses:** There are houses next to the site and agricultural land.

**Site Available?:** **Yes.** However, this site has not been considered further as it is too small to meet our housing allocation of 6 units or greater.

**Site Achievable in Plan Period?:** **Yes,** but not for our Parish designated housing allocation of 10.

See Map 11, Photo 60, Photo 61





## SITE APPRAISAL: Land to the North of Little Springfield

**Current Use:** The site is a paddock bound by rough hedges and a tree belt to North West.

**Size:** 1.35 hectare

**Constraints:** The site is outside the current Settlement Boundary. There is a possible flood risk to the South from a stream. Access to facilities is limited. There is a nearby bus stop and a shop (which is temporarily closed for redevelopment). Plaistow Road speed zone is 40MPH and there is no pedestrian footpath.

**Site Suitable:** **Yes.** Suitable for residential development for elderly or families. The site has direct access to the main adopted road. The visibility onto Plaistow Road is reasonable. Chichester District Council have identified this same site as having potential for residential development in their Site Allocation Development Plan Document.

**Surrounding Land Uses:** There is a brownfield, former industrial site to the South with residential housing opposite (in the main Ifold settlement area).

**Site Available?:** **Yes.**

The owner has stated it could be available for 10 units if the community identifies it as their preferred site.

**Site Achievable in Plan Period?:** **Yes.**

See Map 15, Photo 70, Photo 71

**FOR THE AVOIDANCE OF DOUBT:** *This site, identified as Land to the North of Little Springfield Farm, is not Little Springfield Farm itself, nor does it relate to the current planning appeal to redevelop the former industrial, brownfield site adjacent to Little Springfield Farm house for three houses.*





## **SITE APPRAISAL: Paddock Opposite Oak Tree Stores**

**Current Use:** A paddock, bound by hedging and fencing.

**Size:** 0.39 hectare

**Constraints:** The site is adjacent to the main Ifold settlement (opposite Oak Tree Stores - which is temporarily closed) and near to a bus stop. There are no footpaths to the bus stop and the 40MPH Plaistow Road speed zone would need consideration. The site is located in Loxwood Parish and therefore would not count towards our Parish housing allocation.

**Site Suitable:** **Yes.** The site could be suitable for residential development for elderly, due to some services.

**Surrounding Land Uses:** The site is situated between 2 residential properties and surrounded by countryside, with Ifold main settlement opposite.

**Site Available?:** **Possibly.** This site was not assessed further as it lies outside our Parish boundary.

**Site Achievable in Plan Period?:** **Yes,** but not in our Parish or plan area.

See Map 16, Photo 80, Photo 81





## SITE APPRAISAL: Barnwood

**Current Use:** Ancient Woodland.

**Size:** 1.95 hectare

**Constraints:** Ancient Woodland. Power lines, infrastructure issue: no nearby access to surface water drainage and access to the site is narrow.

**Site Suitable:** **No.**

Ancient Woodland and due to constraints. Chichester District Council also considered this site and rejected it.

**Site Available?:** **Possibly.**

**Site Achievable in Plan Period?:** **No**, because of the constraints.

See Map 8, Photo 85, Photo 86





## SITE APPRAISAL: The Lane

**Current Use:** The site is a paddock of open grassland surrounded by mature trees and woodland on all four boundaries.

**Size:** 1.17 hectare

**Constraints:** There are mature trees on the site, some with Tree Preservation Orders. The Lane is a privately owned, narrow bridleway. If used for residential development there would be an impact to infrastructure (roads; surface water and foul water drainage). The Lane is outside the Settlement Boundary and in the countryside.

**Site Suitable:** This site was subject to planning refusal at Appeal for four houses. The site is not deemed suitable for housing due to the constraints. However, the site has been considered in this appraisal for alternative public recreational land. It is a large enough area for several recreational uses, including formal and informal for adults and children. Such a use would be compatible with the countryside. As it is located outside the Ifold Settlement Boundary it would not impact on residences.

**Surrounding Land Uses:** Next to woodland and fields. Alongside a disused orchard which backs onto the rear gardens of residential properties on Hogwood Road.

**Site Available?:** **Not Known.**

**Site Achievable in Plan Period?:** **Not for residential development.**

See Map 12, Photo 90, Photo 91



# DURFOLD WOOD SITES

## - First Sieve -

**D**urfold Wood is a small hamlet of modern detached houses dating from 1930's. It has no Settlement Boundary and is governed by Countryside policies.

Durfold Wood has no facilities within the hamlet, is located in the countryside and is remote from facilities in the Parish. Hence why it was not considered for sites by the Neighbourhood Planning group in July 2014.

However, a landowner came forward in November 2015 with a site for consideration.

### **Documents available for viewing:**

- Map of Durfold Wood (Map 10)
- Aerial photograph of Durfold Wood (Photo 3)
- Photo 95 - 96
- Individual maps and photographs of each potential site



## SITE APPRAISAL: Shortlands

**Current Use:** The site is currently a residential home with gardens and a small lake.

**Size:** 2.4 hectare

**Constraints:** Ancient Woodland surrounds the site and also the existing access road into the site. Access may need to be widened, which would require removal of trees from ancient woodland. A stream runs through the site. There would be an impact on countryside. The site is remote from facilities and services. This site has previously been rejected by Chichester District Council when considered for housing allocation due to the ancient woodland.

**Site Suitable:** **Yes.** The site proposed is retained within the current residential curtilage. The site is large enough to retain the best specimen trees (located in the existing residential curtilage) and still be developed. Some of the area designated as ancient woodland around the site, presents now as paddocks and appears to have been cleared.

**Surrounding Land Uses:** Ancient Woodland. Forestry Commission land. Adjacent to Durfold Wood residential properties.

**Site Available?:** **Yes.**

The owner has stated it could be available for 10 units if the community identifies it as their preferred site.

**Site Achievable in Plan Period?:** **Yes.**

See Map 5, Photo 8, Photo 91, Photo 95 - 96, Photo 100 - 103







# POTENTIAL DEVELOPMENT SITES

## - SECOND SIEVE -

The following sites have been identified as being large enough to take the 10 housing units allocated to this Parish. The landowners have indicated their sites are available to come forward in the Plan period (2014-2029). These sites are referred to as the Second Sieve.

It is necessary to demonstrate to Chichester District Council that we can provide a suitable site for development within the early part of the Plan period. The Council is under pressure to provide housing and there are infrastructure problems restricting the planned major housing development in the short term in the Chichester coastal area. Hence, North Chichester district must come through with sites for housing.

Further Information on each site in the Second Sieve is provided in this presentation. You are invited to consider this information so that you may state your preference in the Survey recently distributed to each Parish household. This is still a preliminary stage and any site will require detailed investigation, careful design, detailed consultation with Chichester District Council and planning consent.

All of the sites in the Second Sieve lie within the countryside. No sites in the Parish have been found within the only settlement boundary in Ifold. Therefore in this respect all sites are equal and would require an exception made for development.

## SITE: Shortlands, Shortlands Copse

Shortlands is currently an existing private residence with a curtilage of approximately 2.4 hectare. The surrounding land is within the same ownership and is designated as ancient woodland (as shown on the plan). Though the address is Shortlands Copse, Dunsfold Road, Plaistow; the property abuts the Durfold Wood settlement (which is a small settlement of detached, low density housing set in woodland). Durfold Wood has no settlement boundary and is deemed as countryside in the Chichester District Council Local Plan, so there is no presumption in favour of development.

The property comprises one large detached house, lawns, outbuildings and sand school. The site is undulating with a lake and sporadic tree coverage, mainly oak. It is fenced from the ancient woodland area. There is an existing driveway from the Dunsfold Road through ancient woodland (as shown on the plan). There would be a loss of trees from the ancient woodland to allow improved access should a development be proposed.

The site itself is sufficiently large enough to accommodate our housing allocation of 10 houses, however such a development would be relatively large in comparison to the neighbouring small settlement of Durfold Wood and development of the site would have an impact on the countryside.

There are no facilities in the adjacent Durfold Wood settlement, Plaistow village is approximately 1.6 miles, Billingshurst is 9.1 miles and Godalming 9.4 miles. The site is isolated, therefore the location would make a development more suited to market housing rather than affordable housing. A mixed development scheme to meet the Parish housing need is not sustainable.

Chichester District Council also considered this site in their Site Allocation Development Plan Document with a determination as follows: *'Assessed and discounted. The site is ancient woodland and is isolated from the settlement of Plaistow'*.

See Map 5a, Photo 8, Photo 91, Photographs 95 - 96, Photographs 100 - 103

## SITE: Land to the North of Little Springfield, Ifold

This site is adjacent to the Ifold Settlement Boundary but is situated to the South of Plaistow Road. There has in the past been some residential development to this side of the road but none in recent years and the road has formed a natural barrier with countryside designation to the South and settlement to the North.

The site is large enough to take 10 residential units and has been identified by Chichester District Council as having potential for residential development. Though the site is 1.35 hectare, they identify only 0.4 hectare for 10 houses. This gives a density of 22 dwellings per hectare which is much higher than the average Ifold density of 6-8 dwellings per hectare. However there is scope to have a lower density more in line with the Ifold settlement character and the rural location. 0.8 hectare has been shown on the plan. Some of the houses could be designed with smaller gardens and others with larger, a mixed scheme, to reflect our Parish housing need.

Development on this side of the road into the countryside could set the precedent for further development to adjoining disused fields running to Foxbridge Lane. These fields have also been considered by Chichester District Council in their Site Allocation Development Plan Document and rejected as being '*strategic in scale, development would be obvious and intrusive adjoining the countryside*'. With pressure for housing in the District it becomes more likely this area could come forward for development in the future.

Access to the site from the main road is reasonable. However the speed limit is 40MPH and there is no footpath to allow safe access to the shop or bus-stop but this is already the case for all residents fronting the Plaistow Road.

Development of this site would encroach into what is currently countryside but there is housing to the East, a small wooded area to the West and a house to the South. There would be impact on the neighbouring properties, but with good design this could be mitigated. Loss of a view is not grounds for refusing planning consent. There is also currently an Appeal decision awaited on a proposed re-development for three houses at Little Springfield Farm (adjacent), a brownfield, disused industrial site.

The site would be suitable for a mixed housing scheme of house types for elderly, family and affordable. But Ifold has fewer facilities than Plaistow and householders would be dependent on car usage as the bus service is inadequate.

**FOR THE AVOIDANCE OF DOUBT: *This site, identified as Land to the North of Little Springfield Farm, is not Little Springfield Farm itself, nor does it relate to the current planning appeal to redevelop the former industrial, brownfield site adjacent to Little Springfield Farm house for three houses.***

See Map 15a, Photo 5, Photographs 70 - 74

## SITE: Land Adjacent to Todhurst, Plaistow

This site is large and runs from Back Lane to Ashfield. The Conservation Area character appraisal identifies the following, concerning Back Lane:

- *These trees enclose the end of Back Lane and are also significant in that they act as a backdrop in views from The Street across the adjoining area of open land;*
- *These trees are important to the setting of Todhurst Farm, one of the most important listed buildings in the Conservation Area.*

In view of the sensitivity of the Grade II Listed properties: Todhurst, Little Red Hatch and Back Lane Cottage; the Conservation Area and tree coverage along Back Lane, it is considered that the western part of this site is only viable to take forward for development. A suitable sized area of 0.6 - 0.8 hectare, as shown on the plan, is available and is currently unused, overgrown, scrubby field with hedge and tree boundaries.

Access could be taken off Ashfield and so avoiding Back Lane. The site could be considered a natural extension of Ashfield. It is not unduly prominent and the tree screen to Back Lane, the western footpath and to the ancient wood could be retained. Reducing the impact on the Village. It would impact on residents in Ashfield who back onto the site. The access through Nell Ball can be difficult due to lack of car parking provision and it is a residential side road and development would add a further 20 cars and associated vehicle movements.

The site has naturalised considerably over the years and therefore there would be disturbance to wildlife and loss of some tree coverage, this would require specialist surveys. Following the surveys, mitigation measures may be required.

The site is reasonably well located for village facilities and all are within in walking distance. The location of the site would lend it more to affordable housing over market housing. This may not meet our local housing need, yet to be ascertained from the survey sent to households.

See Map 14a, Photo 6, Photographs 20 - 26

## SITE: Land Opposite the Green, Plaistow

This site identified in the FIRST SIEVE, included land adjacent to Common House. However, although large enough to take 10 units this land has a number of owners and is unlikely to be released for housing development. It also would have greater impact on other residential properties, such as the Grade II Listed Common House, and views from the footpath to the Conservation Area.

Therefore it is considered that only the section closest to the Green is viable to take forward for further consideration. The site as marked on the plan is 1.35 hectare. This site is large enough to take a housing scheme of mixed house types and ownerships to meet the local housing need in the Parish. It is well placed for access to village facilities, which may be of particular benefit to elderly residents, but likewise families would be able to access these on foot.

The site is in a sensitive position next to the Conservation area and village Green in the heart of the village. The rising ground will increase the level of impact. Great care would need to be given in the design of a development scheme to ensure that the impact was minimised and that the scheme was sympathetic to the location in the historic village. There would, in particular, be impact on the two adjoining properties, Sunnymead and Little Coppice; and Stone House opposite is Grade II Listed. Views from residences in Rickmans Lane would also be affected, however those properties are slightly distant from the site. Loss of a view is not grounds for refusing planning consent.

The site is well positioned within the village 'envelope' when the whole layout of the village is considered. Access onto the adopted highway could be achieved.

See Map 17a, Photographs 40-44

# IFOLD - VILLAGE DESIGN STATEMENT (VDS)

Village Design Statement (VDS) is a term of English rural planning practice. A VDS is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area.

**There is a need for additional management of Development in Ifold using Neighbourhood Plan Policies and a Village Design Statement.**

Ifold has a Settlement Boundary, as shown on the map, and there is a presumption in favour of development within it, under current Chichester District Council planning policies. In the last 10 years Ifold has had 42 unplanned windfall houses built (windfall is defined as unplanned developments of 5 houses or less) and 18 other houses have planning consent. This level of development has been achieved through division of or amalgamation of gardens.

It is apparent that many residents are concerned about the continuing levels of development in Ifold and the consequent loss of its historic character from increased housing density, loss of green spaces and removal of trees. This is evidenced by the 2012 Village Design and Housing Needs Report (produced by Action in rural Sussex - AirS) and the Ifold 2013 Phase 1 Public Consultation reports.

There is also the added concern that the infrastructure, including foul and surface water drainage, and the unadopted roads are inadequate to cope with additional housing.

**See Map 18 - Ifold Settlement Boundary (formerly known as Settlement Policy Area - SPA)**

# IFOLD - VILLAGE DESIGN STATEMENT (VDS)

## IFOLD SETTLEMENT CHARACTER

Ifold was a landed Estate with a main house and Estate workers cottages until the 1930's when the land was divided and sold to individuals in lots of a 1/3 to 5 acres, centred around the original Estate roads. Gradually through WWII, residential houses were built by those wishing to move out of London and this continued through the 1950's and 1960's.

The settlement has grown in an ad hoc, unplanned manner around a network of unadopted roads. These are the historic Landed Estate Roads and are designated as Bridleways. Residential houses are all detached, with the exception of one pair of semi-detached houses. Housing to this day is still mainly set in medium to large sized plots, ranging from 0.25 to 2-3 acres. This has established the character of the settlement as a low density, semi-rural, eclectic, residential area. Most plots contain a large number of trees and vegetation, providing seclusion and quiet, with a close proximity to the adjoining countryside.

Properties are set back from the road frontages, including those located on Plaistow Road, and are mainly open or demarked by hedges, thus giving a very sylvan quality and character to the settlement. The formation of Ifold as a settlement is quite unusual and probably unique in Chichester District.

**Ownership:** All houses are in private ownership. The Village Design and Housing Needs questionnaire 2012 indicated that the vast majority (98.88%) are residing in their main residence.



# IFOLD - VILLAGE DESIGN STATEMENT (VDS)

## IMPLICATIONS OF A VILLAGE DESIGN STATEMENT

We can put in place policies within our Neighbourhood Plan and in a Village Design Statement to address issues such as:

- Density of development
- Design of new housing and extensions
- Retaining road frontages
- Retaining green spaces and trees

**The community must consider whether we want to put in place such policies within our Neighbourhood Plan which will place further controls on development, because this will have implications for Ifold property owners. If adopted the planning authority must refer to the Ifold Village Design Statement when determining whether to grant planning consent.**

The Survey sent to each Parish household asks residents to respond to specific questions regarding an Ifold Village Design Statement.

Please take time to read the information presented here to help you consider your response to the Survey questions.



# IFOLD - VILLAGE DESIGN STATEMENT (VDS)

## DEVELOPMENT IN IFOLD

As could be seen from historic maps of Ifold and the map shown, there has been a progression of infill development. In the last 10 years approximately 42 new houses have been built within the settlement, all small developments of 5 houses or less. There are a further 18 houses with planning consent currently under construction or will start shortly.

Development, which is unplanned and consisting of 5 or less houses is deemed as *windfall* by Chichester District Council and does not count towards the Parish planned housing allocation.

The extent of the settlement is defined by a Settlement Boundary (formerly known as the Settlement Policy Area - SPA), see adjacent section for map & definition. Under current Planning Policy there is a presumption in favour of development within the Ifold Settlement Boundary. Development is controlled by Chichester District Council through Planning Policies as set out in their Local Plan (2014 -2019) - a copy is available to view online: [www.chichester.gov.uk/newlocalplan](http://www.chichester.gov.uk/newlocalplan)

**See Map 22: Ifold Past and Present**

## IFOLD - VILLAGE DESIGN STATEMENT (VDS): DENSITY OF DEVELOPMENT

Ifold originally had a low housing density of a minimum 1/3 , 1/2, 1 to 5 acre plots, creating a feeling of spaciousness, consisting of much smaller dwellings with a small footprint (area covered) compared to the plot size. Recent development has increased the density progressively as follows:

- Ifoldhurst, completed in 1971 is 2.4 houses to the acre (5.8 per hectare)
- The Close, completed in 1990's is 3.252 houses to the acre (8 per hectare)
- Wildacre Close, 1995 is 3.7 houses to the acre (9 per hectare)
- Oakdene Place, 2005 is 5 houses to the acre (12 per hectare)
- Bradstow Lodge (Planning consent granted in January 2016) equates to 6 houses to the acre (13.6 per hectare)

Please see the map extracts which illustrate density levels of each of these developments. The densities quoted above still remain low when compared to policy within the Chichester District Council Local Plan which states that '*densities of 34 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District.*'

Consideration also needs to be given to the footprint of a dwelling in relation to its private garden, together with considering density. As footprint size has also altered over the years; where typically earlier properties were small and situated in large plots. Now many properties have been extended to provide accommodation whose footprint occupies more of the plot. Distance to boundaries and between properties is also decreasing along with the removal of hedges and trees, which is detrimental to the Ifold character.

There are District Council Planning controls on the density, mass, bulk and scale of both new and extended properties as they relate to the plot and neighbouring properties. These controls tend to be generalised for the District. Through the Neighbourhood Plan we have an opportunity to put in place policies which can protect the valued Ifold character.

For example, Chichester District Council states a density of 34 dwellings per hectare is broadly considered appropriate, but we can determine that it is not appropriate for our settlement as it impacts adversely on the character and the environment. Provided we can show the evidence base this is a legitimate change and a policy we can put in place in the neighbourhood plan.

**See Map 19-20: Ifold densities of development**

# IFOLD - VILLAGE DESIGN STATEMENT (VDS)

## ARCHITECTURAL STYLE

As can be seen from the photographs there is no predominant architectural style. Ifold is an entirely eclectic, modern development of individual detached houses. Much of the very early 1930's and 1950's sub-standard housing has been redeveloped from the 1960's onward. This forms the essence of the housing within the settlement.

However, it is possible to draw some general common features of the materials used: brick, clay or concrete tile (red / brown colour), timber and render. Properties are detached bungalows and houses of moderate scale (8 metre ridge height or lower) with ground and first floor accommodation.

These common features can form the basis for a Village Design Statement to ensure development is appropriate in scale, size and materials for the inherent character of the settlement. But this should not be used to stifle innovative, good quality design.



# IFOLD - VILLAGE DESIGN STATEMENT (VDS)

## FOUL AND SURFACE WATER DISCHARGE AND FLOODING PROBLEMS

Over time and in an attempt to alleviate surface water drainage, flooding, sewage issues in Ifold, Southern Water has undertaken a number of remedial works, including:

- In 1998 works to alleviate flooding - by replacing an original section of 175m main sewer pipe with a pipe of a 400mm diameter, in the vicinity of Vallonia (The Drive) - now Quercus, a new house in that location - to where the sewer line crosses the River Lox tributary to Loxwoodhills Pond.
- During this time period, Southern Water also installed a balancing link from the main sewer chamber by Springwood (Loxwood Road) into the Northern line adjacent to Lavender Cottage (The Ride). The purpose of this was to increase flow within the Northern line and overcome silting.
- Following the above remedial works and subsequent further housing development, problems re-occurred in the vicinity of Berberis (Loxwood Road). The Parish Council identified that the Northern line had silted up due to Southern Water diverting inward flows to Ifold onto the sewer Northern Line.
- Subsequent to the above action by Southern Water, major sewage discharges frequently occurred during periods of high rainfall at the access chamber adjacent to the boundary of Tanglewood (The Ride) and Lavender Cottage (The Ride). That discharge resulted in effluent flowing down The Ride and into a surface water drainage ditch located at Jesmond Dene (The Ride). After a 9 year period of complaint, by the resident of Jesmond Dene, Southern Water finally agreed to install a sealed cover to the offending access chamber and those works were completed during 2012. It is quite probable the discharge was as a result of excess flow compounded by the chambers 90° change of direction. That remedial measure may have merely moved the problem of overload further down the system's Northern section during periods of full capacity.

**See Map 21 - Ifold Flood Zone Map**

# **IFOLD - VILLAGE DESIGN STATEMENT (VDS)**

## **2012 VILLAGE DESIGN AND HOUSING NEEDS QUESTIONNAIRE**

From a 2012 questionnaire, a clear majority of respondents (84.56%) expressed the view that the style of new buildings should be predominately similar to those already in the Parish.

A slight majority (61.24%) disagreed with the assertion that the style of new buildings were appropriate, should be innovative and need not be similar to neighbouring properties.

The vast majority of respondents (91.92%) agreed with the view that extensions and improvements to existing buildings should match the form and style of the original building.

Just over half of those responding (60.07%) supported the view that the Parish should maximise the use of land within the built up areas by building new housing within the existing hamlets. A similar proportion (65.37%) opposed the view that new housing should be built where most space is available, mainly outside of the existing built up areas.

# IFOLD - VILLAGE DESIGN STATEMENT (VDS)

## SUMMARY OF THE 2013 IFOLD PUBLIC EXHIBITION

Viewing and analysing the number of comments made in each section, there is a greater number of residents who want the Settlement Policy Area to remain as it was and not expand it. Primarily because they did not consider there was sufficient infrastructure and they wanted to preserve the character of the settlement and not encroach on the countryside.

Residents appreciated the village/country feel, the sylvan environment and did not want the density of housing to increase further for this reason. Lack of infrastructure and in particular foul and surface water drainage problems were of concern. These aspects were the main reason or reasons given for 'no more development'.

House types and style do need to be considered to meet housing needs and to preserve the character of the area. There were a number of comments specifically in favour of housing for the elderly.

There were a few comments specifically on affordable housing and the majority of those comments considered Ifold to be unsuitable for such housing primarily due to lack of facilities and inadequate public transport.

## HISTORIC AND NATURAL ENVIRONMENT

The following have been identified by the Neighbourhood Plan Group as heritage and natural assets of the Parish, which residents may like retained and protected by policies in our Neighbourhood Plan, in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life in this and future generations.

The following buildings, monuments, archaeological sites, places, spaces, valued landscapes and geological conservation interests are in addition to those already designated, Sites of Special Scientific Interest, Grade I/II Listed, within the South Downs National Park or protected by the Plaistow Conservation Area.

### Historical Buildings and Features:

1. Butlers, Hogwood Road, Ifold
2. Hogwood House, Hogwood Road, Ifold
3. Ifold Cottage, Plaistow Road, Ifold
4. The Olde Garden, The Lane, Ifold
5. The Wall (from the walled garden of the original Ifold House)
6. Trelayne, Chalk Road, Ifold

### Historical Natural Features and Green Space:

1. Barn Wood (Ancient Woodland)
2. Corner Copse, Ifold (Woodland Trust land)
3. Loxwoodhills Pond, The Drive, Ifold
4. Nell Ball Hill (trig point) unscheduled field monument
5. Oak Trees on the verges of Ifold Estate.
6. Poundfield Wood (Ancient Woodland)

### Community Assets:

1. Football Field, Plaistow
2. Ifold Scout, Girl Guide HQ
3. Kelsey Hall, Ifold
4. Little Acorns Preschool, Ifold
5. Plaistow Pre-School
6. Plaistow Youth Club
7. Tennis Courts, Plaistow
8. Winterton Hall, Plaistow

See Photographs 200-209

**Have we missed anything?**

**Would you like to comment on those we've identified?**

*Please write your comments in an Email only and send to our Survey Manager:*

*Chris Broughton Email: [chris@chrisbroughton.co.uk](mailto:chris@chrisbroughton.co.uk)*



# DON'T FORGET THE SURVEY

All households (if registered on the electoral roll) have been posted a Survey, with a reply-paid envelope. This survey is to identify your preferred sites for housing development, the types of housing needed and will also be used to formulate the draft Neighbourhood Plan and Policies. Your participation is voluntary and confidential. Chris Broughton Associates have been engaged to manage the survey and produce a report for the Parish Council.

Only the survey manager will see individual responses, so **PLEASE EXPRESS YOUR VIEWS FREELY.**

We want to hear from as many residents as possible, therefore other adults (18 years or over) resident in your household may complete the Survey On-line: [www.surveygizmo.com/s3/2543845/Plaistow](http://www.surveygizmo.com/s3/2543845/Plaistow)

**N.B.: Anyone completing the Survey online MUST QUOTE the 4 digit Reference Number on the front page of your printed Survey.**

*If anyone loses their printed version, wants another copy or they want the Reference Code, they need to contact our Survey Manager by phone, text or Email (see below).*

A **YOUTH OF THE PARISH** questionnaire has also been designed to obtain the views of younger residents (17 years of age or younger). Encourage and help younger people in your household to complete this separate questionnaire online at: [www.surveygizmo.com/s3/2546146/Pl-youth-survey](http://www.surveygizmo.com/s3/2546146/Pl-youth-survey)

## **SURVEY MANAGER:**

Contact Chris Broughton

Text or Call Mobile: 07809 625636 or Email: [CHRIS@CHRISBROUGHTON.CO.UK](mailto:CHRIS@CHRISBROUGHTON.CO.UK)

Complete and Return the Survey in the reply-paid envelope or complete it Online  
It must be received by the deadline

# **SURVEY DEADLINE - 22nd FEBRUARY 2016**



# Plaistow & Ifold Parish - Neighbourhood Plan

## WHAT HAPPENS NEXT ?

Our survey manager, Chris Broughton Associates, will collate all Survey and Questionnaire responses (including any comments written on post-it notes at the Public Consultations held 31st January in Ifold and 7th February in Plaistow) and produce a report for the Parish Council.

This report will form part of the Parish Council's response to Chichester District Council's Site Allocations Development Plan Document, which is currently under consultation.

The Neighbourhood Plan Group will begin writing policies, using the evidence we have gathered and draft our Neighbourhood Plan, which will be brought before residents of this Parish to review at a future Public Consultation.

If any resident wishes to become involved in the Neighbourhood Plan process, please Email the Parish Clerk: [clerk@plaistowandifold.org.uk](mailto:clerk@plaistowandifold.org.uk)