

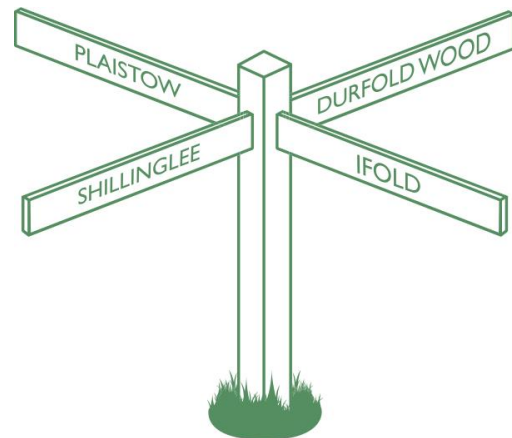
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# PLAISTOW & IFOLD PARISH NEIGHBOURHOOD PLAN

For Chichester Local Plan: Key Policies 2014-2029

August 2017

## PRE-SUBMISSION VERSION



## Plaistow & Ifold Parish Council

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*This document has been produced by the Neighbourhood Plan Steering Group on behalf of Plaistow & Ifold Parish Council and in consultation with*

colin**smith**planning



All referenced documents and supporting evidence for this Draft Pre-Submission Neighbourhood Plan are available for public viewing via the Plaistow & Ifold Parish Council website: [www.plaistowandifold.org.uk](http://www.plaistowandifold.org.uk)

## 1. INTRODUCTION

- 1.1 The Localism Act 2011 facilitated decision-making being passed from the national and regional level to local government, and from local government to local communities. Neighbourhood Planning was, and is, a key part of the then Government's drive to devolve power to the local level, and gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Local communities are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and to facilitate planning permission for the new buildings they want to see go ahead.
- 1.2 Whilst the position of the community must be the starting point, the plan must also reflect national and local planning policy in order to be recommended for referendum. The main challenges that the Neighbourhood Plan has had to address is the allocation of development in an area which is predominantly rural and has only one settlement with a defined Settlement Boundary (within which no suitable sites are available) and very limited facilities (a hall and a Scout/Girl Guide HQ which rely on volunteers); and a village with no Settlement Boundary but with a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities and a weekly Royal Mail Post Office outreach service) and where suitable sites have been identified. Access between the settlements can only reasonably be achieved by motor car. There is a desire to meet local housing needs and the sustainable concept of utilising brownfield sites as a matter of priority.
- 1.3 [Chichester District Council](#) (CDC) is the lead planning authority for the Neighbourhood Plan. The Parish Council can only draft planning policies that are in general conformity with the development plan for the area - which currently consists of the [Chichester Local Plan Key Policies 2014 to 2029 \(CLPKP\)](#), adopted in 2015 and the [National Planning Policy Framework](#) (NPPF).
- 1.4 It is the role of CDC to consult with the South Downs National Park Authority (SDNPA) at the draft submission stage of the Neighbourhood Plan as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).
- 1.5 The District Council are at an advanced stage of preparing a further development plan document - The [Site Allocations Preferred Approach Development Plan Document](#) (DPD) which will be the subject of examination in public in September 2017. The DPD is intended to deliver the housing numbers and employment as set out in the adopted [CLPKP](#). The DPD identifies that Plaistow & Ifold Parish should deliver about 10 units to meet the identified housing requirement on a site: Land to the North of Little Springfield Farm.

[N.B. For the avoidance of doubt: The site, identified as 'Land to the North of Little Springfield Farm', is not Little Springfield Farm itself, nor does it relate to the Little Springfield Farm brownfield site.]

- 1.6 The planning consultancy, AECOM (appointed by the qualifying body Locality, a partner organization of the Department of Communities and Local Government - DCLG) conducted a site assessment of the proposed housing sites, to be considered for inclusion in the draft Neighbourhood Plan. Their study considered that the CDC Site Allocations DPD site (in Ifold) had a high probability of being considered less sustainable in terms of national planning policy at Examination than alternative sites in Plaistow, given the lack of services and facilities in the former settlement. As a result, the findings of the [AECOM study](#) were highlighted to the District Council by the Steering Group with a view to CDC revising their preferred location for development. The draft DPD sets out, in terms, that if a Neighbourhood Plan for the Parish was progressed to Pre-Submission consultation by March 2016 the site would be removed from the DPD prior to its submission. Whilst there have been delays in meeting this timetable, it is understood, through discussions the Parish Council has had with the District Council, that the Neighbourhood Plan should be the mechanism for allocating housing sites in this Parish. It is therefore expected that the District Council will remove the site: Land to the North of Little Springfield Farm from their draft DPD upon receipt of the draft Neighbourhood Plan for pre-submission consultation.
- 1.7 The community has identified through various consultation exercises and a Housing Needs Survey, that future development should meet our housing need (1, 2 or 3 bedroom houses) and reflect the limited sustainability of the whole Parish. Therefore, large scale developments would be inappropriate. Residents' preference and evidence suggests, that the [Ifold Settlement Boundary](#) be retained and not extended. The [CLPKP](#) plan policy is that Neighbourhood Plan allocations for new housing development should be on sites of 6 or more dwellings. Development of sites with fewer than 6 dwellings are considered as 'windfall' developments, which are already accounted for in the CLPKP in terms of housing number targets. As a result, one site of 11 dwellings has been identified as the number required, to ensure that 30% affordable housing is delivered in the Parish.
- 1.8 Communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the [Community Infrastructure Levy \(CIL\)](#) arising from the development that takes place in their area.
- 1.9 If agreed at a referendum, the Neighbourhood Plan will attain the same legal status as the adopted [CLPKP](#). At this point it becomes part of the statutory development plan. Applications for planning permission in Plaistow & Ifold Parish will be determined in accordance with the CDC development plan, unless material considerations indicate otherwise.
- 1.10 Making the Neighbourhood Plan therefore has significant implications for the Parish in relation to managing development and local investment in infrastructure.

## 2. VISION

*We care about where we live. We want to protect our sense of community, the safety and rural tranquility that we value. It's why we live here and why we choose to raise our families here, amongst generations of friends and familiar faces.*

*Our four unique settlements will grow naturally; sympathetically blending new with old; respecting the character, natural boundaries and vistas of this special part of West Sussex; protecting our environment and quality of life for those living and working here today and for the generations to come.*

### 2.1 WE WANT OUR NEIGHBOURHOOD PLAN TO:

- protect our sense of community and safety, the rural environment and tranquility that we value by guiding residents, local authorities and developers on how the community wishes to manage and control future development in the Plan Area, along with its facilities, services and environment;
- protect and maintain the character, built heritage and rural setting of each part of the Parish;
- enable the Parish to be better connected to the surrounding area by improved access to technology;
- meet the CLPKP housing allocation of about 10 units for the Parish and deliver appropriate housing based on identified local needs;
- deliver a thriving and sustainable local economy without harming the local environment or the amenities of local residents;
- retain the Settlement Boundary for Ifold;
- improve the safety and convenience for those who travel around and through the Parish, by whatever means of transport.

### 2.2 OUR AIMS AND OBJECTIVES

In order to bring our vision into reality, our Neighbourhood Plan has the following aims and objectives:

### 2.3 ENVIRONMENT AND HERITAGE:

- to protect the area's valuable heritage and historic assets;
- to protect and enhance the area's biodiversity and habitats;
- to retain our valued natural environment and ecology;
- to discourage loss of tree cover, hedges and natural vegetation, particularly within the settlement areas;
- to protect the areas identified as Local Green Spaces;
- to consider an appropriate re-use for an identified brownfield site in order to ensure appropriate and sustainable development.

#### 2.4 COMMUNITY INFRASTRUCTURE:

- to ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies;
- to seek to remedy issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas;
- to address potential flood risk and sewerage problems;
- to improve water efficiency, conservation and storage capacity;
- to ensure good wastewater pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats;
- to ensure that water resources are safeguarded from the potential impacts of development;
- to encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems;
- to promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity;
- to retain buildings that are a focal point for the community and allow opportunities for meeting and interaction.

#### 2.5 HOUSING:

- to meet the District Council's housing allocation of about 10 dwellings on a defined housing site;
- to promote affordable housing, suitable housing for aging and elderly residents, and housing to meet local needs;
- to retain the Settlement Boundary for Ifold;
- to address housing density, building design and house extensions in a way that seeks to protect the built heritage and rural setting of the Parish;
- to ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies.

#### 2.6 ECONOMY AND EMPLOYMENT:

- to encourage new live / work units, recognising the importance of facilities to work from home, to reduce the need to travel and commute;
- to avoid the loss of existing employment floor space and to support the expansion of existing businesses, new commercial activity and agriculture where the character of the local area and the amenities of local residents are not significantly harmed;
- to retain A1 retail shop premises in Plaistow and reinstate A1 shop premises in Ifold.

#### 2.7 TRANSPORT:

- to ensure that all new development avoids on-street car parking and minimises the danger and inconvenience to all users of the highway;
- to improve public footpaths in the Parish and in particular between the principal settlements within the Parish and to adjoining parishes;
- to introduce cycle routes in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- to improve links to public transport in the Parish and between the principal settlements within the Parish to adjoining towns and Parishes;
- to improve safety for pedestrians, cyclists and equestrians by reducing speed through the Parish and through enforcing traffic speed limits and traffic calming.

### 3. PARISH CHARACTERISTICS

#### THE PLAN AREA

- 3.1 The Parish is situated in the North East of Chichester District in a rural setting. It borders to the North with Dunsfold Parish, Surrey; to the West with the South Downs National Park and Northchapel Parish; to the South with Kirdford Parish and to the East with Loxwood Parish.
- 3.2 The area covered by the Neighbourhood Plan is the entire designated Plan area (see map 10 and fall in two Local Planning Authority areas – Chichester District Council (CDC) which covers 85% of the Plan area. The remaining 15% lies within the South Downs National Park Authority (SDNPA).
- 3.3 There are four settlement areas in the Parish - Ifold, Plaistow, Durfold Wood and Shillinglee. Only Ifold has a defined Settlement Boundary and there is a presumption in favour of development within it, in accordance with Chichester District Council's adopted development plan for the area. The remaining three settlements are in the countryside.

#### ENVIRONMENT AND HERITAGE

- 3.4 **IFOLD** is defined by a Settlement Boundary, and is a mainly residential development located in the East of the Parish. Ifold was a landed Estate with a main house and Estate workers cottages until the 1930s when the land was divided and sold to individuals in lots of one third of an acre to 5 acres, centered around the original Estate roads. Gradually throughout WWII, residential houses were built by those wishing to move out of London and this continued through the 1950s and 1960s.
- 3.5 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 mainly designated as Bridleways and Footpaths. Residential houses are all detached, with the exception of one pair of semi-detached houses and a recent redevelopment of the local shop premises to three terraced units (permitted with provision for a lock-up shop but not conditioned as such). Housing to this day is still mainly set in large sized plots, ranging from 0.1ha to 1ha. This has established the character of the Ifold 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.
- 3.6 At the centre of **PLAISTOW** is a Village Green, jointly owned by the National Trust and Plaistow & Ifold Parish Council. The National Trust also owns tracts of land, such as the verges, as a result of 'Slindon Manorial Waste', which is where the entourage of the Bishop of Arundel would camp and tether their beasts when visiting parishioners. Much of the area around the Green has remained unchanged for more than half a century.
- 3.7 Part of Plaistow is a designated Conservation Area, which focuses on a triangular street pattern, enclosing buildings as well as large open areas of green space. The five most important buildings within the Conservation Area are Holy Trinity Church (built in 1856), Plaistow Stores, Plaistow and Kirdford Primary School (built in 1869 – by a fund largely augmented by John Napper Esq of the Ifold Estate) is one of the oldest village schools in the area, The Sun Public House and Winterton Hall (erected in November 1908 to the memory of Edward, 5th Earl Winterton by his widow Georgina, Lady Winterton and his son Edward, 6th Earl Winterton - Member of Parliament). Located on the road junction of The Street and Dunsfold Road and around the village green there are approximately 30 listed buildings, most in residential use.

- 3.8 **DURFOLD WOOD** is a small, residential development, which came into being in the 1930s and built on land formerly belonging to Brake Estates. At that time, land was available as frontage plots of a third of an acre and larger acreage backland plots. Like Ifold, these homes have been developed from the 1930s to present day and form an eclectic mix of detached houses set in large garden plots with a high degree of trees and hedges.
- 3.9 **SHILLINGLEE** is a small residential area on the Surrey border. It was the home of the late Earl and Lady Winterton and was originally a manor of the Arundel Estate, which belonged to the Norfolk family. Shillinglee House was built in 1785 and during the Second World War, it was occupied by Canadian forces. During their occupation in 1943, there was a fire that caused extensive internal damage. The main house and the surrounding estate buildings were restored in 1976-7 and converted to residential units, together with surrounding farms, forming a distinctive hamlet in the countryside.
- 3.10 Outside of these areas, the Parish is rural and largely undeveloped, other than sporadic residential development and agricultural activity with a number of established farms. The Parish is characterised as remote and tranquil due to its relatively poor access by rail, A or B roads and motorways. It comprises undulating, pastoral landscape of green fields interspersed with belts of woodland, including ancient woodland, ancient assarts, hedgerows and shaws extending from the Arun valley to the east and the Western extent of the Low Weald.
- 3.11 A hill at the Western side of Plaistow is named Nell Ball, which dominates the landscape. A trigonometry (OS) point is situated near the top (Plaistow Mount). Nell Ball has been used, even recently, as a beacon site for special occasions. The origins of the hill are unknown, however there is much local folklore. Old maps refer to Nell Ball as Knells Knoll and sometimes Nell Ball. A modern housing development in Plaistow is named Nell Ball after the knoll. Nell Ball has always been used as agricultural, grazing land.

### SOCIAL CHARACTERISTICS

- 3.12 Compared to the wider geographies (the District of Chichester and England) the Parish has a larger proportion of pre-school children, primary and secondary school age children up to the age of 16. There is a much smaller proportion of young adults (aged 16-29). However, there is mostly a greater proportion of adults (aged 44- 84) than the other geographies.
- 3.13 There are trends in the population profile – an increase in people over 60 years of age and those in the 10-14 age range - with a reduction in adults of 16-59 years and in the 30-44 age range.
- 3.14 94.6% of the population is 'White British' which is a similar proportion to the district but considerably higher than that of England.

### ECONOMIC CHARACTERISTICS

- 3.15 There are greater proportions of higher and lower managerial and small employer/own account occupations than the average for England, in agriculture, forestry and fishing, information, finance and insurance, professional scientific, technical and construction.
- 3.16 The greatest proportion of people, work in the Districts of Chichester, Waverley, Horsham, Guildford and London (especially in the City and Westminster).
- 3.17 The [Neighbourhood Plan Household Survey and Housing Needs Assessment](#) prepared by [Chris Broughton Associates](#) identifies (at figures 2h and 2i) the commuting distance travelled by persons of working age (between 16 and 74). It is notable that a quarter of this group work from or at home. The average commuting distance is 28km and the largest group of commuters, nearly 20%, travel between 10 and 20km.



## 4. ENVIRONMENT AND HERITAGE

4.1 **Objectives** - This section seeks to address the following objectives:

- to protect the area’s valuable heritage and historic assets;
- to protect and enhance the area’s biodiversity and habitats;
- to retain our valued natural environment and ecology;
- to discourage the loss of tree canopy cover, natural vegetation, veteran lone trees as well as Ancient Woodlands and hedgerows, particularly within the settlement areas;
- to protect the areas identified as Local Green Spaces.

4.2 **Policy EH1 - Protection of Heritage Assets**

**Objective:** To protect the area’s valuable heritage and historic assets.

4.3 **Justification** - The Parish has more than 40 Grade II listed buildings. They are generally timber-framed former farm-houses or farm buildings showing all the classic features of the use of local building materials; bricks from the Plaistow brickworks and clay handmade tiles or Horsham stone with Petworth marble or Winklestone. Local Ancient Woodlands provided material for wattle and daub walls, using coppiced hazel, and wooden beams from the local oak standards. Most of these are from the 17th century though some farm houses are 16th century.

4.4 **POLICY EH1 – PROTECTION OF HERITAGE ASSETS**

**Development of, within the boundary of, or within the setting of heritage assets will be supported where it avoids or minimises conflict between the heritage asset’s conservation and setting and any aspect of the proposal. Support will be given to proposals which positively demonstrate the desirability of sustaining and enhancing the significance of the heritage asset and its setting whilst ensuring the viability of the asset for future generations.**

4.5 **Conformity Reference:**

- [NPPF](#): Paragraphs - 17, 126 and 131.
- [CLPKP](#): paragraphs, 19.34 – 19.38; and Policy - 47.
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).

4.6 **Policy EH2 - Protection of Natural Environment**

**Objectives:**

- to protect and enhance the area’s biodiversity and habitats;
- to retain our valued natural environment and ecology;
- to incorporate features into development design which are beneficial to wildlife and the environment.

4.7 **Justification** - The Parish has large tracts of designated natural assets, including Ancient Woodlands, Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and the South Downs National Park covers part of the South West corner of the Parish. The Ancient Woodlands are particularly common around the North and West of Plaistow; and also surrounding and within the settlement of Ifold and Durfold Wood. SSSI designations are also located in these areas.

- 4.8 Between much of the Ancient Woodland, are tracts of agricultural farmland (some Ancient Assarts). Some of this land may still be farmed in traditional ways and subject of Department for Environment, Food & Rural Affairs (DEFRA) Environmental Stewardship Agreements (ESA), Entry Level Stewardships (ELS) or Organic ELS. The Parish encourages landowners and tenants to retain and correctly manage the hedgerows and boundaries to their fields, to help create wildlife and ecological pathways between the Ancient Woodlands.
- 4.9 Taken together the SSSI, SNCI, Ancient Woodlands and agricultural farmland, take up a large part of the Parish and contribute positively to the high quality, high value, natural and, rural environment that dominates the Parish; and are inextricably linked to Special Areas of Conservation (SAC): The Mens and Ebernoe Common. It is these characteristics, which the following policies seek to protect.

#### 4.10 **POLICY EH<sub>2</sub> – PROTECTION OF NATURAL ENVIRONMENT**

**The rural areas of the Parish will be protected in order to preserve the high quality natural environment. Development that:**

- **does not protect and enhance the natural environment;**
- **does not conserve the landscape and scenic beauty of the National Park;**
- **does not conserve or enhance biodiversity within designated nature conservation areas;**
- **results in the loss or deterioration of irreplaceable habitats, such as Ancient Woodlands and trees;**
- **results in the loss or deterioration of irreplaceable habitats such as hedgerows, Ancient Woodland and lone veteran trees;**

**will be resisted, unless in exceptional circumstances the benefits of development can be demonstrated to outweigh any harm that impacts upon the natural environment. Such proposals should be accompanied by an Arboricultural Impact Assessment that establishes the health and longevity of any affected trees with necessary mitigation and be designed primarily to retain Ancient Woodland, lone veteran trees or trees of good arboricultural and amenity value.**

#### 4.11 **Conformity Reference:**

- [NPPF](#): Paragraph – 118 Conserving and enhancing the natural environment.
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) which states that '<sup>F2</sup>The] public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'
- [Section 40\(3\)](#) of the same Act also states that '*Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.*'

<sup>F2</sup> Word in s. 40(1) substituted (21.5.2016) by Environment (Wales) Act 2016 (anaw 3), s. 88(2)(a), Sch. 2 para. 9(2)(b)

#### 4.12 Policy EH3 - Protection of Trees, Woodlands and Natural Vegetation

##### Objective:

- to discourage the loss of trees with a Tree Protection Order (TPO), tree canopy cover, natural vegetation, lone veteran trees, trees of good arboricultural and amenity value as well as Ancient Woodlands and hedgerows, particularly within the settlement areas;

4.13 **Justification** - the Parish has significant amounts of intact woodland, not only Ancient Woodland but also ancient assarts, tree belts, field boundaries and shaws, and hedges that define field boundaries and landscape features.

4.14 All the settlements, Ifold, Plaistow, Durfold Wood and Shillinglee, have significant green areas with veteran trees and hedges reflecting their rural, countryside ambiance. In addition, the sylvan character of Ifold is striking with many native and a wide variety of other non-native species of trees. Hedges are used to define plot boundaries and to help enclose private amenity areas. Similarly, Durfold Wood as a settlement is highly forested and was created within an area, which is now classed as Ancient Woodland. Plaistow and Shillinglee are embedded in the countryside and their character is essentially rural.

4.15 The retention of tree cover, hedges and natural vegetation assists with drainage in the heavy Wealden clay soil and protects the Parish biodiversity.

4.16 This variety in the structural landscaping within the settlement boundary of Ifold, Plaistow village and other Parish settlements creates a rural environment, where landscaping dominates over built form. This contributes positively to the character of the settlements.

4.17 The Government has recognised the need to make changes to the planning system to increase protection for ancient woodland and aged and veteran trees. The Government has now made it clear that it wants better protection for Ancient Woodland, proposing changes to give them protection equivalent to Sites of Special Scientific Interest and designations like Green Belt. New proposals are included in the recently published Housing White Paper.

#### 4.18 POLICYEH3-PROTECTION OF TREES, WOODLANDS AND NATURAL VEGETATION

**Development that results in the loss of trees of good arboricultural, significant landscape or amenity value, either individually or as a group, will be resisted.**

4.19 **Development that results in the loss of hedges and other landscape features that make a significant contribution to the landscape character, or to the street scene within the Ifold settlement boundary, Plaistow and the hamlets of Shillinglee and Durfold Wood, will be resisted.**

4.20 **Where the benefits of development can be clearly demonstrated to outweigh the harm caused by the loss of trees, hedges and other landscape features, appropriate and necessary mitigation will be sought, including replacement planting with an emphasis on the use of native species to support our biodiversity.**

##### 4.21 Conformity Reference:

- [NPPE](#): Paragraphs - 109, 110, 118 and 119.
- [CLPKP](#): Policies - 48 and 49.
- [Housing White Paper \(February 2017\)](#) Department for Communities and Local Government (DCLG)

#### 4.22 Policy EH4 - Local Green Spaces

##### Objectives:

- to protect the areas identified as Local Green Spaces;
- to ensure sequences of green spaces are maintained and protect the attractiveness and visual amenity of all green open spaces that contribute to the identity of the Parish.

4.23 **Justification** - a number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraphs 76-78. These spaces have been identified as they meet the criteria in the NPPF, in that:

- the green space is in reasonably close proximity to the community it serves;
- the green area is demonstrably special to a local community and holds a particular local significance;
- the green area concerned is local in character and is not an extensive tract of land.

4.24 The NPPF allows for these areas to be protected, and sets out that, local policies for managing development within a Local Green Space should be consistent with policy for Green Belts.

#### 4.25 POLICY EH4 – LOCAL GREEN SPACES

**The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on the Policies Map:**

#### 4.26 IFOLD

- **LGSi1: Loxwoodhills Pond, The Drive, Ifold**
- **LGSi7: Ancient Woodland in the Centre of Ifold**
- **LGSig: Landmark Oak Tree at entrance to The Drive, Ifold**

#### 4.27 PLAISTOW

- **LGSP1: Plaistow Recreation Ground, Plaistow**
- **LGSP2: Cox’s Pond (Plaistow village pond) Loxwood Road, Plaistow**
- **LGSP5: ‘Foxfields’ – Football Field, Dunsfold Road, Plaistow**
- **LGSP6: Nell Ball Hill and Trig Point, Dunsfold Road, Plaistow**
- **LGSP7: Multi-Use Games Area, Winterton Hall, Plaistow**
- **LGSP8: Plaistow Preschool Playground, Winterton Hall, Plaistow**

4.28 **SHILLINGLEE - LGSS1: Shillinglee Road Junction Traffic Island**

4.29 **Proposals for any development on this land will be resisted other than in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.**

#### 4.30 Conformity Reference:

- [NPPF](#): Paragraph - 77.
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) which states that ‘<sup>F2</sup>The] public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.’
- [Section 40\(3\)](#) of the same Act also states that ‘Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.’

<sup>F2</sup> Word in s. 40(1) substituted (21.5.2016) by Environment (Wales) Act 2016 (anaw 3), s. 88(2)(a), Sch. 2 para. 9(2)(b)

#### 4.31 Policy EH5 – Artificial Lighting Emissions (External Lighting on Buildings)

##### Objectives:

- to avoid or minimise lighting pollution in intrinsically dark sky areas;
- to avoid or minimise lighting pollution in residential enclaves;
- to incorporate features into development design which are beneficial to wildlife.

4.32 **Justification** – Dark skies at night is part of what makes the countryside unique. The Parish is rural and has a high degree of nocturnal wildlife including protected species. Accordingly, the Parish seeks to ensure that lighting on commercial and residential buildings does not contribute to lighting pollution and ruin the tranquil character of the Parish. Lighting pollution not only wastes energy, costs money and impacts on wildlife, it can even affect our health. Lights attract and disorientate wildlife. In relation to the economy, light pollution could be seen as inefficient and a waste of energy and money. The SDNPA gained International Dark Sky status in 2016 further emphasising the importance of this issue.

#### 4.33 POLICY EH5 – LIGHTING EMISSIONS (EXTERNAL LIGHTING ON BUILDINGS)

On new development and extensions, or redevelopment, fixed external lighting should be for security and safety purposes; and particular care should be taken to ensure external lighting is designed to be downward lighting, discreet and with movement and light activated sensors; and with suitable shielding to prevent impingement or nuisance upon neighbouring areas.

4.34 Proposals involving the provision of external lighting of publicly accessible developments are required to be accompanied by the details of external lighting including, the proposed hours the lighting would be switched on;

- When in the vicinity of a residential property;
- When affecting a listed building or conservation area;
- When in open countryside;
- Where external lighting would be provided or made necessary by the development.

#### 4.35 Conformity Reference:

- [NPPF](#): Paragraph - 118.
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) which states that '[<sup>F2</sup>The] public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'
- [Section 40\(3\)](#) of the same Act also states that 'Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.'
- SDNPA response to the Plaistow and Ifold SEA – Scoping Report (July 2017).

<sup>F2</sup> Word in s. 40(1) substituted (21.5.2016) by Environment (Wales) Act 2016 (anaw 3), s. 88(2)(a), Sch. 2 para. 9(2)(b)

#### 4.36 POLICY EH6 – Street Lighting

##### Objectives

- to protect dark night skies;
- to protect and enhance the area’s biodiversity and habitat;
- to retain our valued natural environment and ecology.

4.37 **Justification** – The Ebernoe Common Special Area of Conservation (SAC) and the Mens SAC are less than 7km away from the Neighbourhood Plan area and therefore the effects of development will need to be considered in relation to the conservation features and overall integrity of these sites under the Habitat Directive. Both of these sites have been protected for their importance of bats. Additional street lighting in particular can adversely affect and disorientate bats and will therefore not be permitted.

#### 4.38 POLICY EH6 – STREET LIGHTING

**The provision of new or additional street lighting will not be permitted.**

#### 4.39 Conformity Reference

- [NPPF](#): Paragraph - 118.
- SDNPA response to the Plaistow & Ifold SEA – Scoping Report (July 2017).

#### 4.40 AIMS

**The Neighbourhood Plan aims to encourage all parishioners to consider Policy EH5 and make appropriate adjustments to their current external lighting usage and to mitigate its adverse effects on amenity and wildlife by reducing obtrusive lighting at existing properties.**

#### 4.41 AIM - EH1

**The Parish Council encourages parishioners to:**

- consider the installation of low-wattage bulbs but with sufficient light intensity which is measured in lumens;
- consider the installation of motion detectors on external lighting;
- consider shielding or down-tilting external lights and using asymmetrical or double asymmetrical light;
- switch off lights when not needed and installing timer switches and dimmers.

#### 4.42 Conformity Reference

- [NPPF](#): Paragraph - 125 *'by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'*.
- [Clean Neighbourhoods and Environment Act \(2005\)](#).

## 5. COMMUNITY INFRASTRUCTURE

### 5.1 Objectives

This section seeks to address the following objectives:

- To address potential flood risk and sewerage problems;
- To ensure that water resources are safeguarded from the potential impact of development;
- To encourage effective management of local flood risk from surface water run off, groundwater and sewerage infiltration and inundation;
- To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their maintenance in perpetuity;
- To ensure sufficient sewage capacity is available and commensurate with existing and proposed new housing, balanced with the need to protect designated habitats;
- To improve water efficiency, conservation and storage capacity;
- to ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies;
- to seek to remedy issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas;
- to retain buildings such as Holy Trinity Church that are a focal point for the community and allow opportunities for meeting and interaction.

### 5.2 Policy CI1 - Reducing and Avoiding Flood Risk

#### 5.3 Objectives:

- to address potential flood risk and sewerage problems;
- to improve water efficiency, conservation and storage capacity;
- to promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall.

5.4 **Justification** – The surface and foul water drainage systems serving the residential parish communities of Durfold Wood, Plaistow and Shillinglee operate reasonably well, with only a few isolated locations of surface-water flooding on low lying roads during periods of extensive rainfall. However, Ifold is not so well served because it takes all the foul drainage from the other settlements of Durfold Wood and Plaistow before transferring to the Brewhurst Mill pumping station in Loxwood. There have been frequent occurrences of surface water flooding together with effluent discharge from sewage access chambers during episodes of prolonged and high levels of rainfall. Whilst Ifold's sewer system has suffered problems from its initial installation (on or around 1965), the periods of effluent discharge and flooding have considerably increased over recent years due to excessive 'windfall' development within the Settlement Boundary and without appropriate amendment to the sewer infrastructure both within Plaistow & Ifold Parish but also in Loxwood Parish which hosts the Brewhurst Mill pumping station and also receives effluent from Alfold Parish in Surrey.

- 5.5 Land to the East of The Drive and adjacent to Loxwoodhills Pond, with areas extending Northwards along the River Lox and adjacent to the disused Wey & Arun Canal are designated a flood plain. The Environment Agency classifies the flood risk as moderate for areas to the West and South of The Drive, with the area to the North along the River Lox and adjacent Wey & Arun Canal as significant. Parts of the moderate areas of flood risk are just within the Eastern edge of the Ifold settlement boundary. Through the consultation exercises, local residents have expressed concern that new developments should not increase the risk of flooding, particularly within Ifold, which is particularly vulnerable.

## 5.6 **POLICY Cl - REDUCING AND AVOIDING FLOOD RISK**

**All new development will be required to make provision to minimize the risk of hard surface run off and flooding, and to avoid the risk of flooding on adjoining sites.**

**Residential development within areas of high or moderate flood risk as defined on the Environment Agency Flood Maps will not be supported unless justified by the Sequential and Exceptions Test.**

**All new developments should provide for adequate surface water and foul drainage capacity, subject to the available capacity and commensurate with the size and nature of the development including the provision of Sustainable Drainage Systems. Adequate legal obligations and/or planning conditions must be put in place to ensure that private SuDS are maintained in perpetuity.**

## 5.7 **Conformity Reference**

- [NPPF](#): Paragraphs – 99 to 104.
- [CLPKP](#): Policy 42.
- [Surface Water and Foul Drainage Supplementary Planning Document](#) (SPD - adopted 20 September 2016), which expands on the objectives and policies of the CLPKP.



## 5.8 **POLICY Cl2 - Connection to Technology Networks**

### 5.9 **Objectives:**

- to ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies;
- to seek to remedy issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds of telephone broadband in other areas.

5.10 **Justification** - Technology networks include high speed broadband and 3rd and 4th generation telecommunication technology (referred to as 3G and 4G) for laptops, wireless modems, smart phones and other mobile devices. It is a constantly advancing area of technology, which often requires rapid changes in infrastructure.

5.11 Good access to technology networks is commonly recognised as a significant driver of economic and social development and in an increasingly connected society it is important to ensure that businesses and residents have the right opportunities to access the relevant networks. This is particularly important for this parish in view of the higher than average number of people who work from home and the ability for our school children to access and complete their homework online.

5.12 The Parish is poorly served by high speed broadband and telecommunications technology, and every effort should be made to improve this. It is recognised that much of the Parish is rural and of a high quality natural, undulating, landscape character, resulting in difficulties with the siting and provision of telecommunications infrastructure. However, this will be encouraged wherever possible.

## 5.13 **POLICY Cl2 - CONNECTION TO TECHNOLOGY NETWORKS**

**All new residential and business development should demonstrate the ability to connect to technology networks, including high speed broadband, at the time of the development.**

**The provision of telecommunications infrastructure that improves access to the technology networks will be supported, provided there is no conflict with other policies of this plan, in particular the Environment and Heritage policies.**

### 5.14 **Conformity Reference**

- [NPPF](#): Paragraphs - 42 and 43.
- [CLPKP](#): Paragraph - 6.6; and Policies - 6, 9, 33 and 39.
- [The Parish of Plaistow & Ifold - Neighbourhood Plan Household Survey and Housing Needs Assessment \(Chris Broughton Associates report - March 2016\).](#)

#### 5.15 AIMS

The following objectives can only be met with the co-operation of other agencies, and are more strategic in nature. As a result, it is not appropriate to include them as land use policies, but they can be included as a basis for aims, demonstrating the priorities of the Parish Council and to encourage dialogue with the relevant agencies and developers.

#### 5.16 Objectives:

- to ensure good waste water pipework and sufficient sewage capacity is available for both existing and proposed new housing, balanced with the need to protect designated habitats;
- to encourage effective management of local flood risk from surface water run-off, groundwater and sewerage infiltration and inundation;
- to ensure that water resources are safeguarded from the potential impact of development.

#### 5.17 AIM - Cl<sub>1</sub>

The Parish Council will encourage the statutory undertakers to provide adequate surface water and foul drainage capacity to alleviate current and future flooding issues, particularly in Ifold.

#### 5.18 AIM - Cl<sub>2</sub>

The Parish Council will encourage discussions between developers and statutory agencies, in particular the Environment Agency and the current water authority (Southern Water), to ensure that water resources are safeguarded from the potential impact of development.

#### 5.19 AIM - Cl<sub>3</sub>

All new residential development, including windfall (less than 6 units), in the Parish should consult with the current water authority (Southern Water) to determine there is adequate capacity in the foul drainage system prior to planning consent being granted.

#### 5.20 Holy Trinity Church

Holy Trinity Church, Plaistow is a Chapel of Ease rebuilt in its present stone form after the original wooden structure was destroyed by a fire in 1850. The Church is an important focal point for Plaistow village both for its visual presence and central location; as well as for providing the religious and community well-being of parishioners of all four settlements.

#### 5.21 Objective:

- to retain buildings that are a focal point for the community and allow opportunities for meeting and interaction.

#### 5.22 AIM - Cl<sub>4</sub>

The Parish will support sensitive internal reordering of Holy Trinity Church, to ensure the ongoing function and viability of the building and its valued place in the community for the diocese and future generations.

## 6. HOUSING

### 6.1 Objectives:

This section seeks to address the following objectives:

- to meet the District Council’s housing allocation of about 10 dwellings for the Local Plan period (2014-2029) on defined housing sites;
- to promote affordable housing, specialist housing for the elderly, and housing to meet local needs;
- to retain the Settlement Boundary for Ifold;
- to address housing density, building design and house extensions in a way that seeks to protect the built heritage and rural setting of the Parish;
- to ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies.

6.2 A Site Options and Assessment by AECOM (15 Aug 2016) recommended that one or more sites should be allocated in Plaistow village, where an acceptable level of sustainability could be achieved to accord with the Local Plan and NPPF. New housing would be within walking distance of a primary school, shop, pub, Church and recreational facilities with positive implications for the future of these vital services. AECOM noted that the evidence suggested the best performing of all the identified sites, as ‘Land Adjacent to Todhurst’, which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM’s assessment, more information came to light that consequently caused the site to be discounted. Chichester District Council informed the Parish in a Housing Needs report and cover letter (17 Aug 2016) of the LPA’s housing policy position on affordable housing quotas. The District also outlined the many development constraints of the site as advised to them by The Hyde Group (housing association) who own part of the land needed for access. It was established, through consultation, that the development of this site would be unpopular with the adjoining residents due to concerns over loss of privacy, additional vehicular traffic and loss of amenity/woodland to rear of the existing homes 23 of which are under the management of the Hyde Group. They later confirmed they did not wish to develop the site as it was in their opinion the technical constraints made it unviable: the location of a sewage pumping station and electricity cabinet both inhibit the preferred entry point into the site; and remaining electricity transformer poles and sewer alignments would also require relocation for development to occur. Moreover, the water resources utility, Southern Water, informed that they require unrestricted access to the pumping station for a 9 metre vehicle, incurring further restrictions.

6.3 It was recognised that parking and traffic issues in the adjacent Nell Ball housing area would be exacerbated by additional housing. The next best performing of the remaining sites in Plaistow, in AECOM’s assessment, when taking all relevant criteria into account, was ‘Land Adjacent to the Dairy’ which was subsequently brought forward for incorporation into the Neighbourhood Plan by the Parish. However, further investigations and evidence demonstrated that the impact of providing an access to this site would result in potential harm to significant trees and the hedge adjacent to the road verge. Such an impact would be harmful to the setting of the Conservation Area.

6.4 The site therefore chosen for inclusion in the draft Neighbourhood Plan is Land opposite The Green, Common House Road, Plaistow.

## 6.5 Policy H1 - Allocated Site

### Objectives:

- to meet the District Council’s housing allocation of about 10 dwellings on defined housing sites;
- to promote affordable housing, specialist housing for the elderly, and housing to meet local needs;
- to address housing density, building design and house extensions in a way that seeks to protect the built heritage and rural setting of the Parish;
- to ensure that new housing development meets the highest standards of design and
- reductions in energy use, together with the use of green technologies.

6.6 **Justification** - The Chichester Local Plan, Policy 5 says ‘Small scale housing sites will be identified to address the specific needs of local communities in accordance with the indicative Parish housing numbers set out below’. The indicative housing number for Plaistow & Ifold Parish is about 10 dwellings.

6.7 There are currently no sites with planning permission, which have not been implemented and therefore the following site is allocated for residential development.

## 6.8 POLICY H1 - LAND OPPOSITE THE GREEN, PLAISTOW

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

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

### 6.8 Conformity Reference:

- [NPPF](#): Paragraphs - 54 and 55.
- [CLPKP](#): Policy - 5.

## 6.9 Policy H2 - Housing Development within the Ifold Settlement Boundary

### 6.10 Objectives:

- to retain the Settlement Boundary for Ifold;
- to address housing density, building design and house extensions in a way that seeks to protect the built heritage and rural setting of the Parish.

6.11 **Justification** - the Settlement Boundary surrounding Ifold has been set by the Chichester District Council Local Plan and reflects the more built up character of the settlement. The area within the Settlement Boundary is characterised by large dwellings in spacious plots with an average gross density of 5.6 dph (dwellings per hectare). However, this has inevitably led to pressure for infill and backland development on original plots in recent years. This has resulted in a gradual erosion of the character of the area, which this policy is seeking to redress and manage.

6.12 Ifold originally had a low housing density of a minimum 1/3 acre plots with most back plots a minimum of 1 acre, creating a feeling of spaciousness, consisting of much smaller dwellings with a small footprint compared to the plot size. Recent development has increased the gross density progressively as follows:

- Ifoldhurst, completed in 1971 is 2.4 houses to the acre (5.8 per hectare);
- The Close, completed in the 1990's is 3.252 houses to the acre (8 per hectare);
- Wildacre Close, completed in 1995 is 3.7 houses to the acre (9 per hectare);
- Oakdene Place, completed in 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).

6.13 The densities set out above still remain low when compared to the 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." Development within the Settlement Boundary at this density would be detrimental because it will significantly alter the existing spacious and verdant character of the settlement.

#### 6.14 POLICY H2 - HOUSING DEVELOPMENT WITHIN THE IFOLD SETTLEMENT BOUNDARY

The Neighbourhood Plan will support proposals for redevelopment of existing plots, replacement dwellings and extensions to existing dwellings within the Settlement Boundary of Ifold, provided that:

- the quantum of development and site coverage will not be an over-development of the site in relation to the characteristics of neighbouring sites in respect of built form, massing and building line;
- the development protects the residential amenity of neighbours;
- the development will not adversely affect any heritage assets;
- the development will not result in the loss of valuable trees, hedges or other natural features that form part of the character of the Ifold settlement and biodiversity is maintained or enhanced in line with the Environment and Heritage policies;
- the density of development is in keeping with that set out in these policies including that of the majority in the surrounding area;
- the proposal accords with the general design principles set out in Policy H4 and the Plaistow & Ifold Village Design Statements.

#### 6.15 Conformity Reference:

- [NPPF](#): Paragraphs – 56, 57 and 58.
- [CLPKP](#): Policy - 33.

## 6.16 Policy H3 – Affordable Housing

### 6.17 Objectives:

- to promote affordable housing to include first time buyers, houses designed for older residents' needs and housing to meet other local needs.

### 6.18 Justification - [The Parish of Plaistow & Ifold - Neighbourhood Plan Household Survey and Housing Needs Assessment \(March 2016\)](#) identified the following key findings:

- There is little diversity in the Parish housing market overall;
- The local housing market is driven by the need for older residents to downsize and to give younger people access to the housing market in this Parish. This would encourage a more vibrant and stronger community;
- The community would benefit if such a supply of suitable housing were made available.

6.19 The Housing Needs Assessment identified that there is a small demand for social housing. There is a case for a small additional supply of housing dedicated to older people wishing to downsize, or their carers who have a local connection, or who need the support of family members as they age.

## 6.20 POLICY H3 - AFFORDABLE HOUSING

**Any new housing development must contain a mixture of housing types and sizes to suit the demographics of the Parish and will be allocated in accordance with the District Council's Allocations Scheme. Priority will be given to those people with a local connection to this Parish or the neighbouring Parishes.**

### 6.21 Conformity Reference:

- [NPPF](#): Paragraph - 50.
- [CLPKP](#): Policy - 34.

## 6.22 Policy H4 - Housing Density and Design Principles

### 6.23 Objective:

- to ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies.

6.24 **Justification** - residents were asked in [The Parish of Plaistow & Ifold - Neighbourhood Plan Household Survey and Housing Needs Assessment \(March 2016\)](#) whether they would support various design factors in the proposed Village Design Statement. The majority of respondents (over 60%) favoured limiting the height of development, retention of front gardens on existing frontages and building lines, retention of hedging, use of sensitive building materials reflecting the rural setting, provision of foul and surface water drainage and adequate parking.

6.25 Due to the rural nature of the Parish there is a total reliance on motor cars in order to live and work here. Accordingly, car ownership is high and car parking provision within any development needs to be good in order that it does not result in inappropriate on street parking or parking on road side verges, which may result in danger or social discord. Therefore, the car parking standards set by the Local Authority (CDC) should be regarded as a minimum.

### 6.26 POLICY H4 - HOUSING DENSITY AND DESIGN PRINCIPLES

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

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

### 6.27 Conformity Reference:

- [NPPF](#): Paragraphs – 56, 57 and 58.
- [CLPKP](#): Paragraphs – 17.1, 17.4; and Policy - 33.



## 7. ECONOMY AND EMPLOYMENT

### 7.1 Objectives:

This section seeks to address the following objectives:

- to encourage new live / work units, recognising the importance of facilities to make it possible to work from home, to reduce the need to travel and commute;
- to avoid the loss of existing employment floorspace and to support the expansion of existing businesses, new commercial activity and agriculture where the character of the local area and the amenities of local residents are not significantly harmed;
- to retain A1 retail shop premises in Plaistow and to reinstate A1 retail shop premises in Ifold.

### 7.2 Policy EE1 – Live / Work Facilities

#### Objective:

- to encourage new live / work units, recognizing the importance of facilities to work from home, to reduce the need for the use of the motor car for travel and commuting.

7.3 **Justification** – Plaistow village and the settlement of Ifold are classified as a combined 'Service village' in the Chichester District Council Local Plan. Service villages are defined as villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) or have access to them in nearby settlements.

7.4 According to the ONS Census figures for 2011, between the ages of 16 and 74 there are 1,345 residents in the Parish described as economically active. Those outside of this range are believed to be either in full time education or fully retired. Of those within this range, 51.6% travel to work, the majority by car, and 34.4% are listed as "Not Employed", but this will include housewives/husbands; carers under 74 and students over 16 years of age. A modest 3.3% of the population either walk or cycle to work within the Parish.

7.5 The remaining 10.7% of the economically active work from home. This is an area of the local economy that is growing rapidly offering a variety of professional services. Home based businesses vary enormously and include a variety of services ranging from IT, accountancy and book keeping to a range of other businesses that operate from home but travel to provide their service such as all aspects of house repair and maintenance, garden design and cleaning. The benefits of home working include the support of the local economy and the reduction in the use of the motor car and the need to travel and commute.

7.6 In order to promote this sector of economic development and business growth, it is proposed to encourage it through a specific policy. It is recognised that some degree of home working would be lawful if it remained incidental to the main residential use of the dwelling. However, where it is likely that business uses are required to expand, but not to the extent that new purpose built premises are required, this should be positively supported, but subject to strict controls over use and intensity.

## 7.7 POLICY EE1 – LIVE / WORK FACILITIES

The use of dwellings as live / work units will be supported, where the need arises, in order to encourage local businesses. However, the business use will be carefully assessed to ensure that there will be no harm to the character of the area or the amenities of adjoining properties, particularly in relation to increased noise and disturbance. In order to maintain control, it may be necessary to impose conditions relating to the following matters:

- Hours of work / operation of the business;
- Numbers of staff employed;
- Personal permissions;
- Amount of floor space / rooms to be given over to the business function;
- Vehicle movements and tonnage of vehicles;
- External lighting.

## 7.8 Conformity Reference:

- [NPPF](#): Paragraphs – 7, 8, 18 to 21 and 28.
- [CLPKP](#): Policies – 2, 45 and 46.

## 7.9 Policy EE2 Supporting the Local Economy

### Objective:

- to avoid the loss of existing employment floor space and to support the expansion of existing businesses, new commercial activity and agriculture where the character of the local area and the amenities of local residents are not significantly harmed.

7.10 **Justification** – The traditional businesses of working the land remain important in maintaining the character of the Parish. Whilst not employing large numbers, the farms and larger equine facilities are seen as a benefit to life in the Parish.

7.11 Existing businesses should be supported and encouraged in order to advance the local economy and support inward investment. Small scale business growth will be supported, provided there is no conflict with the protection and maintenance of the rural character of the Parish. There are no A or B roads within the Parish with the road network consisting of many C or D class roads, unclassified country lanes and private roads which are unsuitable for large volumes of heavy vehicles.

## 7.12 POLICY EE2 - SUPPORTING THE LOCAL ECONOMY

Proposals that result in the loss of employment generating uses or business premises will be resisted unless it can be demonstrated that the business is no longer viable and an alternative business use cannot be found to operate on the site. Evidence of financial viability, including reasonable attempts to market the site should be provided to demonstrate reasons for loss of potential business or employment.

Proposals enabling small-scale business development through the use of redundant agricultural buildings and other facilities to encourage small enterprises will be supported, provided there is no conflict with the other policies of the development plan and there is no significant loss of amenity to residential areas from noise, lighting and vehicle movements, in particular heavy goods vehicles and adverse impact on the countryside.

Proposals to encourage the development of rural based activities will be supported, provided this does not result in inappropriate development of buildings, structures and uses which would impact adversely on the countryside.

### 7.13 Conformity Reference:

- [NPPF](#): Paragraphs – 7, 8, 18 to 21 and 28.
- [CLPKP](#): Policies – 2, 26, 45 and 46.

## 7.14 Policy EE3 Retail Shop Premises

### Objective:

- to retain A1 retail shop premises in Plaistow and reinstate A1 retail shop premises in Ifold.

7.15 **Justification** - The existing shop premises within the villages provide a vital economic function of employment, supplies for the residents and contribute to the sustainability of the settlements. Oak Tree Stores Ifold has closed for redevelopment of the site for combined residential and retail use. The re-instatement of this vital community facility is sought and any application to change the retail use will be resisted.

## 7.16 POLICY - EE3 RETAIL SHOP PREMISES

Loss of A1 retail shop premises will be resisted in both principle settlements of Plaistow and Ifold. Reasonable diversification of use, extension or alteration will be permitted provided the primary function as a community retail shop is retained.

## Policy EE4 - Brownfield Site

### Objective:

- to consider an appropriate re-use for an identified brownfield site in order to ensure sustainable development.

7.17 **Justification** - The Parish has a site that falls within the definition of a brownfield site (as set out in the NPPF) at Little Springfield Farm, Plaistow Road, Ifold. This site falls into B2 and B8 Use Classes. It has been recognised through a planning appeal decision (reference: [APP/L3815/W/15/3129444](#)) that the site is redundant, the buildings are obsolete and that there would be no loss of suitable employment land should the use class change. The historic B2 / B8 uses are incompatible with the surrounding countryside, adjacent residential dwellings and road access. In addition, the Inspector dismissed the appeal (for the development of three detached dwellings) in part because the site was unsustainably located in relation to its access to other facilities such as shops, employment opportunities and other community infrastructure. Accordingly, alternative uses of the site should be sought to ensure there is efficient, effective and appropriate use of the land.

7.18 The Parish Council is keen to see the site redeveloped in accordance with the encouragement to reuse land effectively that has been previously developed (NPPF paragraph 17).. As a result, and subject to viability studies, the use of the site for a mixed use is proposed. Small, light commercial start-up type units will be encouraged that are not harmful to residential amenity, and live / work units will be encouraged. In relation to a retail outlet, a “farm shop” or rural enterprise type of outlet would be encouraged, possibly related to the light industrial uses. Any redevelopment of this site does not however infer or support any extension.

### 7.19 POLICY EE4 – BROWNFIELD SITE

**On land at Little Springfield Farm (Brownfield site), the Parish Council will encourage a mix of uses to include:**

- **B1(c) light industrial;**
- **A1 retail;**
- **C3 residential.**

**The precise mix of uses and quantum of floor space will be subject to evidence in the form of a viability assessment and the use of live / work units will be encouraged.**

**The development should be sensitively designed to reflect the rural character of the area, and there should be no harmful impact on the amenities of nearby residential properties or adjacent Ancient Woodland.**

**A detailed phasing scheme should be provided with any development proposals to ensure that the residential element of the proposal is not implemented in isolation from the other parts of the scheme.**

**Permitted Development rights will be removed to ensure the development remains as designed and approved and does not adversely impact visually or on the countryside.**

### 7.20 Conformity Reference:

- [NPPF](#): Paragraph – 17.
- European Directive: [EIA directive 85/337/EEC](#).

## 8. TRANSPORT

8.1 **Objectives:** This section seeks to address the following objectives:

- to ensure that all new development avoids on street vehicle parking, minimising the danger and inconvenience to all users of the private roads and public highway; to improve public footpaths in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- to encourage the introduction of cycle routes in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- to improve links to public transport in the Parish and between the principal settlements within the Parish to adjoining towns and Parishes;
- to improve safety for pedestrians, cyclists and equestrians by reducing speed through the Parish and through enforcing traffic speed limits and traffic calming.

8.2 **Policy T1 - Ensuring Highway Safety**

**Objective:**

- to ensure that all new development avoids on street vehicle parking, minimising the danger and inconvenience to all users of the private roads and public highway.

8.3 **Justification** - Many roads and lanes in and through the Parish are unclassified (D Class) and Non-Maintained (Q class - new estates / private lanes) and therefore the addition of pavements and street lighting would result in increased suburbanisation and be detrimental to the intrinsic character of a rural environment. It is recognised however that there is a balance to be struck between maintaining the rural environment and highway safety.

8.4 Routes in and out of the hamlet of Shillinglee, the village of Plaistow and the Ifold settlement are used as commuter cut-throughs which has resulted in issues with speeding traffic and lorries which can impact on pedestrians, cyclists and horse riders. The narrow lanes are inconsistent with numerous daily delivery vehicles and large lorries, except for occasional agricultural and small commercial use. The soft verges and edges of the roads have deteriorated over the last few years due to an increase in size and quantity of vehicles.

8.5 Ifold has a main adopted road (Plaistow Road) on its Southern boundary and three principle internal lanes - The Ride, The Drive and Chalk Road, and a number of less used lanes and tracks, including Hogwood Road, The Lane and Ifold Bridge Lane. All internal roads in Ifold and verges are privately owned, with most owned and maintained by Ifold Estates Limited (the residents' maintenance company). These routes are mostly Public Rights of Way - Bridleways or Public Footpaths. The Lane, a bridleway, is the main route used by horse riders from Loxwood Road as it connects to the Surrey Area of Outstanding Natural Beauty (AONB), via Forestry Commission owned land, and further Public Rights Of Way to Upper Ifold and the lower part of Dunsfold Road. There is a lack of proper footways within the Settlement Boundary area, leading to conflict between highway users, particularly to the main road, which has a 40MPH limit.

8.6 There are three access points into Ifold's private roads from the public highway for motor vehicles, these are at The Drive, The Ride and Chalk Road. None of these access points offer shortcuts or through routes to other public highways and are therefore essentially cul-de-sacs, allowing their private status to be upheld.

8.7 The landscaped verges to the lanes and the lack of on street parking contribute towards the rural setting. The public consultation exercises revealed that it was important to residents that Ifold retained its countryside and village feel and that this should be protected whilst ensuring appropriate off street vehicle parking within the settlement boundary and across the rest of the Parish. In view of the restricted parking within the settlement boundary and generally across the rest of the Parish, greater public transport accessibility is required.

8.8 Because the Parish is served by rural lanes, often with limited visibility and with variable widths, and none, or limited footways, highway safety is of paramount importance. Vehicles often share the roads with pedestrians, cyclists and horse riders, with the potential for conflict. New accesses to developments should ensure that the safety of all highway users, are taken into account.

#### 8.9 **POLICY T<sub>1</sub> - ENSURING HIGHWAY SAFETY**

In order to maintain the rural character of the Parish, ensure highway safety and to reflect the poor accessibility to public transport, appropriate levels of off-street parking should be provided for all new developments in accordance with the current CDC car parking standards, except that these standards should be considered a minimum provision within the Parish.

All new developments should ensure that safe and appropriate access is provided, and particular attention is paid to the width of roads, particularly to accept emergency and delivery vehicles, ensuring access and egress can be achieved in forward motion, together with good visibility and reduced traffic speeds.

#### 8.10 **Conformity Reference:**

- [NPPF](#): Paragraphs – 17 and 29.
- [CLPKP](#): Paragraph - 8.4; Policies - 8 and 39.
- [Manual for Streets](#) and West Sussex County Parking Standards and [Guidance for Car parking in Residential Developments](#).
- [West Sussex Transport Plan 2011-26 \(LTP3\)](#)
- [West Sussex Walking and Cycling Strategy 2016 - 2026](#)
- [CIHT publication 'Planning for Walking'](#) (April 2015)

## 8.11 AIMS

The following objectives can only be met with the co-operation and investment of other agencies; and are more strategic in nature. As a result, it is not appropriate to include them as land use policies, but they can be included as a basis for aims, demonstrating the priorities of the Parish Council and to encourage dialogue with the relevant agencies and developers.

8.12 The CIHT publication '[Planning for Walking](#)' published April 2015 identifies in Paragraph 6.3 '*Land use planning for pedestrians*' that "*Most people will only walk if their destination is less than a mile away.*"

8.13 It continues to explain that "*Walking neighbourhoods are typically characterised as having a range of facilities within 10 minutes' walking distance (around 800 metres)*" and that

8.14 "*The power of a destination determines how far people will walk to get to it. For bus stops in residential areas, 400 metres has traditionally been regarded as a cut-off point and in town centres, 200 metres. People will walk up to 800 metres to get to a railway station, which reflects the greater perceived quality or importance of rail services.*"

8.15 On this basis, most of the people of the Parish live in an inaccessible location. Improving accessibility is therefore underlies the objectives.

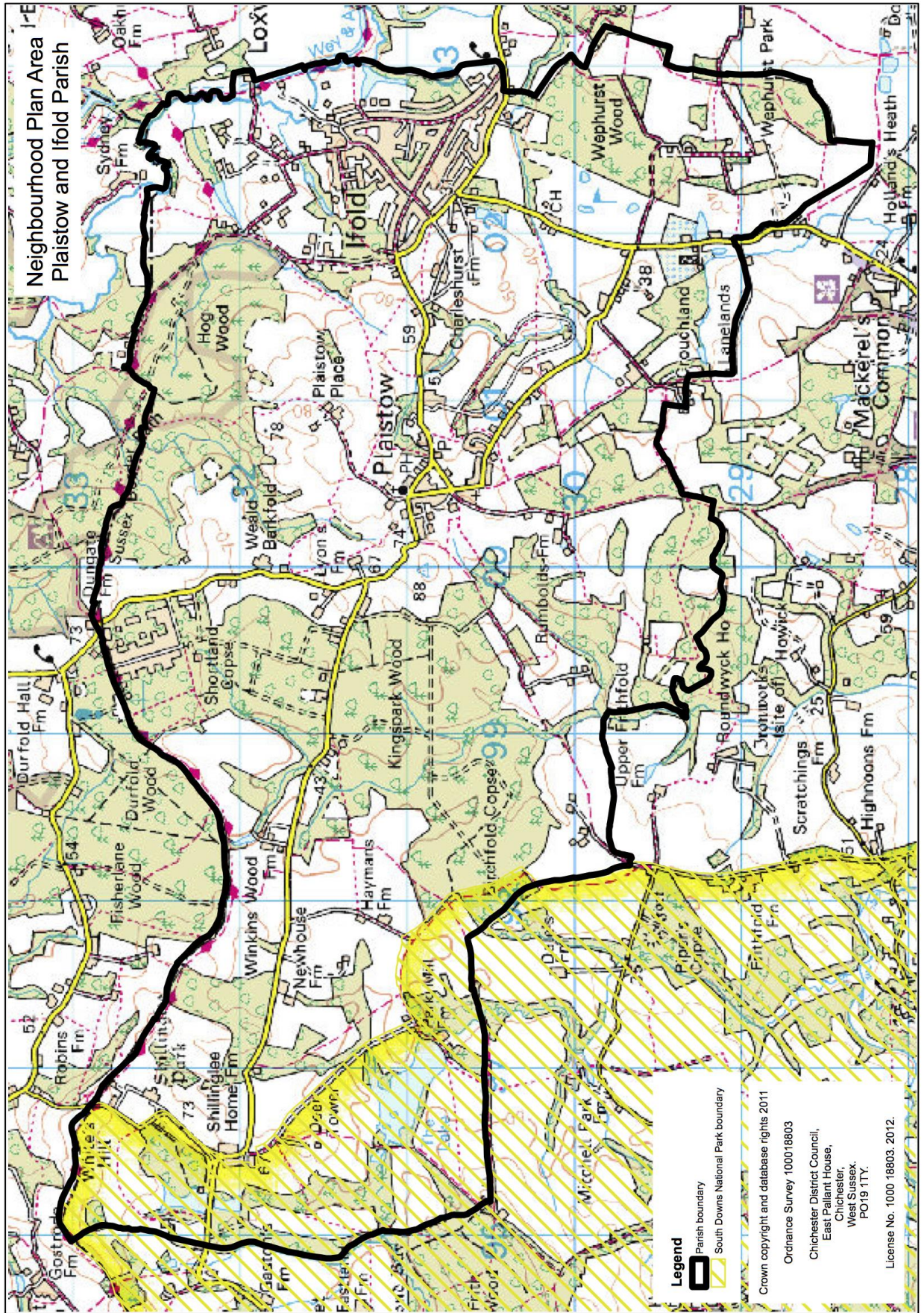
## 8.16 Objectives:

- to retain and improve or introduce public footpaths as Public Rights of Way in the Parish and in particular between the principal settlements within this and to adjoining Parishes;
- to promote new footpath and bridleway connections to improve access and safe access to the countryside;
- to encourage good maintenance of footpaths and bridleways to assist access;
- to introduce cycle routes where possible in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- to improve links to public transport in the Parish and between the principal settlements within the Parish to adjoining towns and Parishes and to links to train services;
- to improve safety for pedestrians, cyclists and equestrians by reducing speed through the Parish through enforcing and lowering traffic speed limits and traffic calming;
- to improve the safety of road-side bus stops;
- to promote request stops for the school bus to improve safety of children and reduce parental car use driving children to designated bus stops.

- 8.17 **AIM - T1**  
The Parish Council will engage and work with the Highway Authority, and individual landowners, to improve public footpaths and other rights of way, in order to improve connectivity within and outside the Parish.
- 8.18 **AIM - T2**  
The Parish Council will work with the Highway Authority to establish the potential for providing cycle routes in and around the Parish, in order to improve movement between the principal settlements within the Parish and adjoining Parishes.
- 8.19 **AIM - T3**  
The Parish Council will engage with the local public transport bodies to provide and seek to achieve more regular and frequent services to the principal settlements within the Parish, to improve accessibility and to reduce reliance on the car as the prime mode of transport.
- 8.20 **AIM - T4**  
The Parish Council will engage with the Highway Authority and other agencies to identify areas of the local highway network which may need traffic calming measures to reduce vehicle speeds and to the lowering of existing speed limits in Ifold and extending the speed limit zone in Plaistow. Where appropriate, the Parish Council will seek contributions from developers where there is a recognised and identified need for additional traffic control. The Parish Council will lobby the Police to ensure that traffic speed limits are enforced.
- 8.21 **AIM - T5**  
The Plaistow and Kirdford Primary School caters for children aged from four to eleven years, coming mainly from Plaistow and Ifold, Kirdford and surrounding Parishes and Dunsfold in Surrey). Three school buses run daily to transport pupils to and from the school. One bus runs from the village of Kirdford and a second bus travels from Ifold. There is a minibus, provided by Surrey County Council, which runs between Dunsfold and the school each day. Details of the routes and timings are available from the school. The Parish Council will engage with the WSCC school bus transport providers to seek additional safe-request bus stops for school children within the Parish, to:
- improve accessibility;
  - reduce the distance children may need to walk on roads without pavements;
  - reduce additional parental car usage;
- avoid the centre of Plaistow becoming dangerously congested at school drop-off and pick-up times, due to lack of parking facilities and the difficulty of vehicles passing on the narrow road where there are parked vehicles.



## 9. MAP1: DESIGNATED NEIGHBOURHOOD PLAN AREA



# 10. MAP 2: SITE - LAND OPPOSITE THE GREEN, PLAISTOW



**Land Opp. The Green Plaistow**  
Potential Housing Site Draft Neighbourhood Plan

**ParishOnline**

**Plaistow CP**

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## 11. APPENDIX 1 – LISTING BUILDINGS

No.	NAME OF LISTED BUILDING	LOCATION	DESIGNATION TYPE	LIST ENTRY NUMBER
1	Back Lane Cottage	Back Lane, Plaistow	Grade II	1226525
2	Bailiffs Cottage (formerly attached to Shillinglee Park)	Shillinglee Road, Shillinglee	Grade II	1386072
3	Barn Adjoining Todhurst on the South East	The Street, Plaistow	Grade II	1226914
4	Barn Adjoining Todhurst on the South West	The Street, Plaistow	Grade II	1226742
5	Barn at Hayman's Farm to the South East of the Farmhouse	Shillinglee Road, Shillinglee	Grade II	1265746
6	Barn at Shillinglee Home Farm to the South of the Stables and to the South West of the Farmhouse	Shillinglee Road, Shillinglee	Grade II	
7	Border Cottage	Shillinglee Road, Plaistow	Grade II	1226704
8, 9	Brackenhurst Place Elmleigh Cottage	The Street, Plaistow	Grade II	1226924
10	Cherry Trees	Dunsfold Road, Plaistow	Grade II	1226553
11	Church House	The Street, Plaistow	Grade II	1226795
12	Common House	Loxwood Road, Plaistow	Grade II	1226622
13	Costrong Farmhouse	Kirdford Road, Plaistow	Grade II	1265809
14	Crouchland	Rickman's Lane, Plaistow	Grade II	1226663
15	Dower Cottage (formerly attached to Shillinglee Park)	Shillinglee Road, Shillinglee	Grade II	1386072
16	Duedame (now known as Ducdame)	Loxwood Road, Plaistow	Grade II	1226559
17	Eastend Farmhouse	Shillinglee Road, Shillinglee	Grade II	
18	Fidler's Copse	Rickman's Lane, Plaistow	Grade II	1226659
19	Fox Cottage	Dunsfold Road, Plaistow	Grade II	1265888
20	Foxbridge Farmhouse	Kirdford Road, Plaistow	Grade II	1226557
21	Foxhurst	Dunsfold Road, Plaistow	Grade II	1226554
22	Gateshaw	Shillinglee Road, Plaistow	Grade II	1265745
23, 24	Golden Cross (Cottages 1 & 2)	The Street, Plaistow	Grade II	1226743
25	Hayman's Farmhouse	Shillinglee Road, Plaistow	Grade II	1226666
26	Hogwood Farm	Forestry Road, Plaistow	Grade II	1235256
27	Home Farm Court No.2	Shillinglee Road, Shillinglee	Grade II	1226737
28	Home Farmhouse	Shillinglee Road, Plaistow	Grade II	1226704
29	Iron Latch Cottage	Back Lane, Plaistow	Grade II	1265887
30	K6 Telephone Kiosk	The Street, Plaistow	Grade II	1393642
31	Keepers Cottage	Loxwood Road, Ifold	Grade II	1265762
32	Lanelands	Kirdford Road, Plaistow	Grade II	1226588
33, 34	Lion's Green 1 and 2	Shillinglee Road, Plaistow	Grade II	1226664
35	Little Flitchings	Rickman's Lane, Plaistow	Grade II	1226662
36	Melbourne Cottage	The Street, Plaistow	Grade II	1226925
37	Nuthurst	Rickman's Lane, Plaistow	Grade II	1226661
38	Oakhurst	Dunsfold Road, Plaistow	Grade II	1226551
39	Oakleigh	Rickman's Lane, Plaistow	Grade II	1226560
40	Old Barkfold	Dunsfold Road, Plaistow	Grade II	1226552
41	Old House	Rickman's Lane, Plaistow	Grade II	1226660
42	Old Red Hatch	Back Lane, Plaistow	Grade II	1226394
43	Old Shortlands	Dunsfold Road, Plaistow	Grade II	1265786
44	Outbuilding In The Garden Of Crouchland To The West Of The House	Rickman's Lane, Plaistow	Grade II	1265744
45	Park Mill Farmhouse	Shillinglee Road, Shillinglee	Grade II	1226739
46	Periwinkle Cottage	The Street, Plaistow	Grade II	1265710

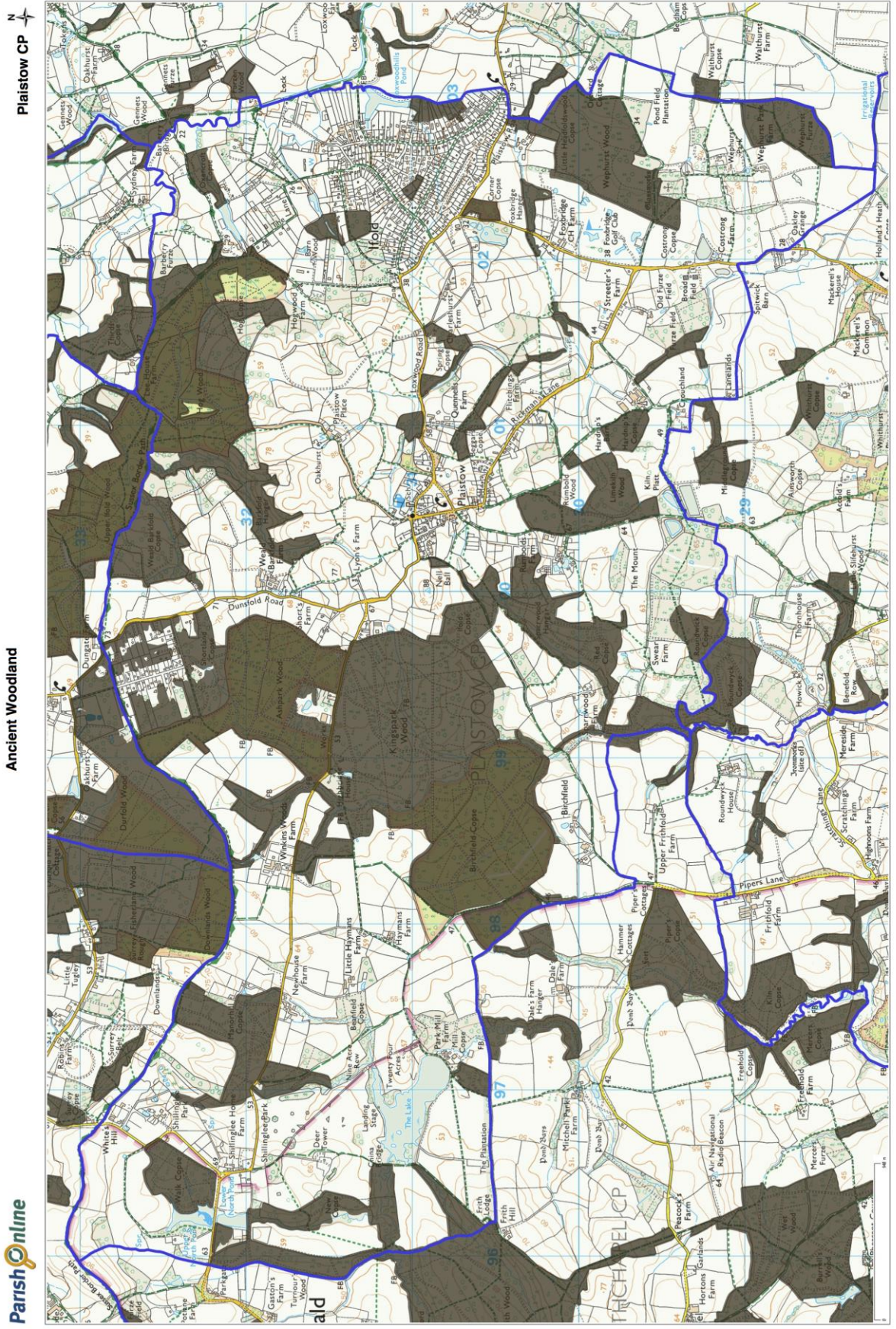
No.	NAME OF LISTED BUILDING	LOCATION	DESIGNATION TYPE	LIST ENTRY NUMBER
47	Plaistow Place	Dunsfold Road, Plaistow	Grade II	1226395
48	Plaistow Stores With The House Attached	Loxwood Road, Plaistow	Grade II	1265810
49, 50	Pond Cottages 1 and 2	Loxwood Road, Plaistow	Grade II	1226558
51	Quennels	Plaistow	Grade II	1265811
52	Rose Cottage	The Street, Plaistow	Grade II	1226741
53	Rose Cottage	Weald Barkfold Farm, Dunsfold Road, Plaistow	Grade II	1226575
54	Rumbolds Farmhouse	The Street, Plaistow	Grade II	1226744
55	School Cottage	Loxwood Road, Plaistow	Grade II	1265788
56	Shillinglee Court	Shillinglee Road, Shillinglee	Grade II	1226667
57, 58, 59	Shillinglee House, 1, 2 and 3	Shillinglee Road, Shillinglee	Grade II	1226667
60	Short's Farmhouse	Dunsfold Road, Plaistow	Grade II	1226555
61	Spiders Web	Dunsfold Road, Plaistow	Grade II	1226534
62	St Mellion	Shillinglee Road, Shillinglee	Grade II	1226737
63	Stone House (semi-detached with Golden Cross Cottages 1 & 2)	The Street, Plaistow	Grade II	1226922
64	The Corner Shop	Dunsfold Road, Plaistow	Grade II	
65	The Deer Tower	Shillinglee Road, Shillinglee Park, Shillinglee	Grade II	1265708
66	The Former Stables Of Shillinglee Park To The North West Of The Mansion	Shillinglee Road, Shillinglee	Grade II	1226698
67, 68	The Gallery and St Georges	Shillinglee Road, Shillinglee	Grade II	1226738
69	The Gatehouse (The Lodge)	Plaistow Road, Ifold	Grade II	1267613
70	The Lodge Of Shillinglee Park To The South West Of The Mansion	Shillinglee Road, Shillinglee	Grade II	1265747
71	The Oat House	Shillinglee Road, Shillinglee	Grade II	1226737
72	The White House	The Street, Plaistow	Grade II	1226740
73	Tile Cottage	The Street, Plaistow	Grade II	1265711
74	Tile House	The Street, Plaistow	Grade II	1265711
75	Todhurst	The Street, Plaistow	Grade II	1226908
76	Tudor Cottage (formerly attached to Shillinglee Park)	Shillinglee Road, Shillinglee	Grade II	1386072
77	Valentines	Dunsfold Road, Plaistow	Grade II	1226556
78	Weald Barkfold Farmhouse	Dunsfold Road, Plaistow	Grade II	1226575
79	Wephurst glass house, site of	Plaistow	Scheduling	1005812
80	Wephurst Park	Wisborough Green Road, Plaistow	Grade II	1265613
81	Winkin Woods Farmhouse	Shillinglee Road, Shillinglee	Grade II	1226665
82	Ye Olde Sun Inn	The Street, Plaistow	Grade II	1265612

## 12. APPENDIX 2 – HISTORIC BUILDINGS OF POSITIVE MERIT

NAME	LOCATION	REFERENCE
Alpine Cottage (now known as Butlers)	Hogwood Road, Ifold	Former house of the butler to the manor, Ifold House (demolished in 1936).
Edmunds Hill Cottage	The Street, Plaistow	Plaistow Conservation Area Appraisal (2013)
Hogwood House	Hogwood Road, Ifold	Former house of an estate worker to the manor, Ifold House (demolished in 1936).
Ifold Cottage	Loxwood Road, ifold	Former house of an estate worker to the manor, Ifold House (demolished in 1936).
Moores Green Cottage	Crouchland Farm, Rickmans Lane, Plaistow	Appears as Hoares Cottage on 1847 Tithe map (Kirdford).
The Dairy	The Street, Plaistow	Plaistow Conservation Area Appraisal (2013)
The Lodge	The Drive, Ifold	Former gatehouse used by an Estate worker of Ifold Estate and House (c1800s).
The Olde Garden	The Lane, Ifold	The potting shed of the former manor: Ifold House (demolished in 1936) converted to a residential unit.
The Olde Garden – former Ifold House walled garden	The Lane, Ifold	Remaining walled garden of the manor house, Ifold House (demolished in 1936).
Trelayne	Chalk Road, Ifold	Former house of an estate worker to the manor, Ifold House (demolished in 1936).

- 12.1 There are also several old wells throughout Ifold dating from or before the 1930s, which are considered to be part of the built heritage.
- 12.2 Plaistow Mount (Nell Ball) Trig Point, Nell Ball Farm, Dunsfold Road, is considered to be an unscheduled monument.

# 13. APPENDIX 3 – ANCIENT WOODLAND



ParishOnline

Ancient Woodland

Plaistow CP

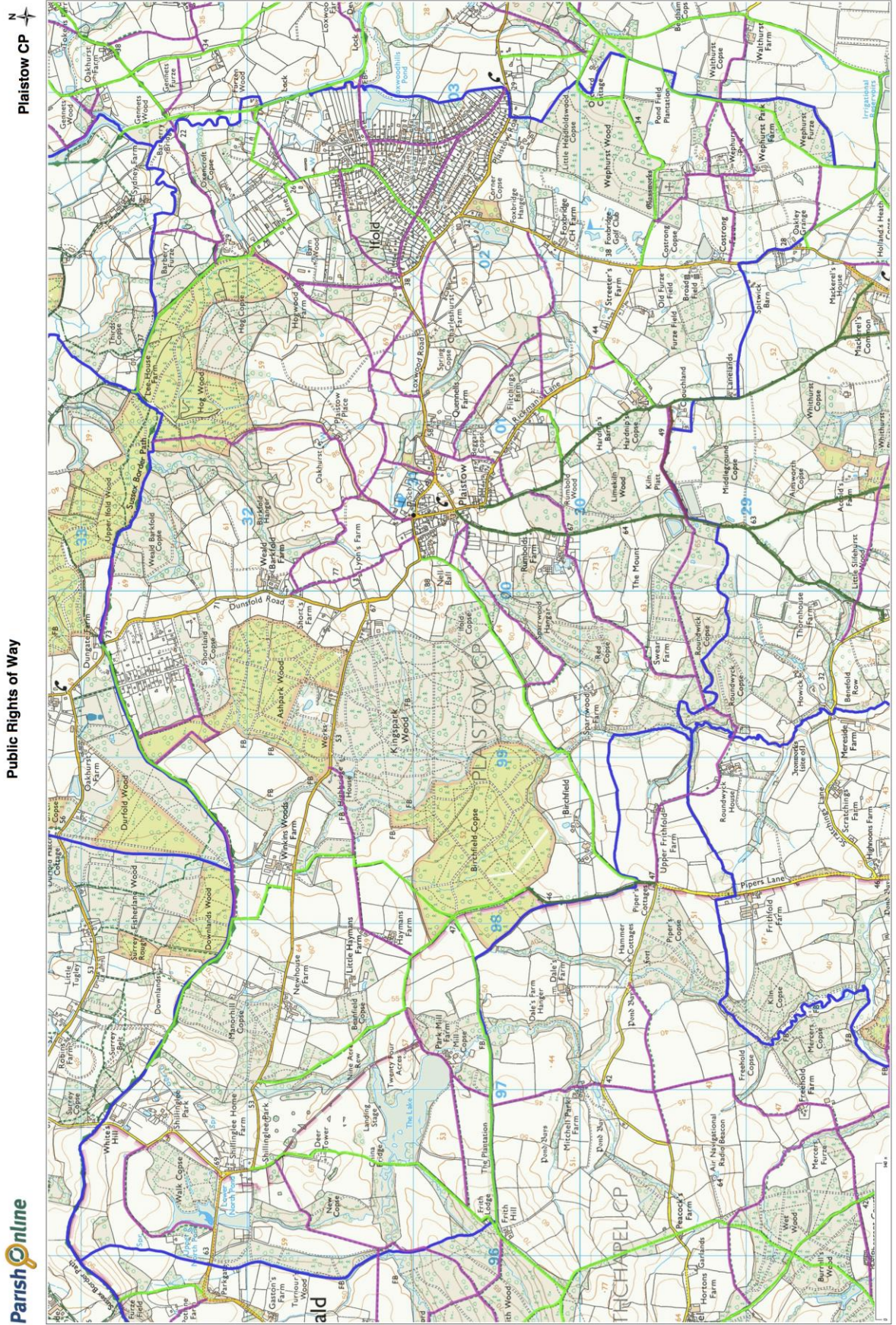
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### 13.1 List of Ancient Woodland and Deciduous Woodland

NAME	LOCATION	DESIGNATION TYPE
Ancient Woodland to the East of Ifold settlement	East of Ifold alongside Loxwoodhills Pond.	Ancient Woodland
Ashpark Wood	Plaistow	Ancient Woodland
Barkfold Hanger	Plaistow	Ancient Woodland
Barn Wood	Forestry Track, Ifold and The Lane, Ifold	Ancient Woodland
Beanfield Copse	Canada Farm, Shillinglee	Deciduous Woodland
Beggars Copse	Quennells Farm and Flichtlings Farm, Plaistow	Ancient Woodland
Berry Field Copse	Nell Ball Farm	Ancient Woodland
Birchfield Copse	Birchfield, Plaistow	Ancient Woodland
Black Copse	Canada Farm, Shillinglee	
Corner Copse (Woodland Trust)	Foxbridge Lane, Ifold	Ancient Woodland
Costrong Copse	Costrong Farm, Plaistow	Ancient Woodland
Durfold Wood (Woodland Trust)	Durfold Wood	Ancient Woodland
Foxbridge Hanger	Foxbridge Lane (adjoins Foxbridge Golf Course)	Ancient Woodland
Furze Field	Crouchland Farm, Plaistow	Ancient Woodland
Furzedown (formerly part of South Wood - Ancient Woodland)	Furzedown, The Ride, Ifold	Lone veteran trees with TPOs
Hardnip's Copse	Crouchland Farm, Plaistow	Ancient Woodland
Hog Copse	Hogwood Farm, Ifold	Ancient Woodland
Hog Wood	Lee House Farm, Plaistow	Ancient Woodland
Ifold Copse	Plaistow	Ancient Woodland
Kingspark Wood	Plaistow	Ancient Woodland
Limekiln Wood	Crouchland Farm, Plaistow	Ancient Woodland
Little Headfoldswood Copse	Ifold	Ancient Woodland
Manorhill Copse	Shillinglee	Ancient Woodland
Mill Copse	Park Mill Farm, Shillinglee	Ancient Woodland
Nell Ball Copse	Nell Ball Farm	Ancient Woodland
New Copse	Shillinglee	Ancient Woodland
Oxencroft Copse	The Lake House, Ifold	Ancient Woodland
Poundfield Wood	Poundfield Lane, Ifold	Deciduous Woodland
Red Copse	Sparrwood Farm, Plaistow	Ancient Woodland
Roundwick Copse	Swear Farm, Plaistow	Ancient Woodland
Rumbold Wood	Crouchland Farm, Plaistow	Ancient Woodland
Shortland Copse	Durfold Wood	Ancient Woodland
South Wood (Ancient Woodland in Ifold centre)	Between The Ride, Chalk Road and The Close, Ifold	Ancient Woodland
Sparrwood Hangar	Sparrwood Farm and Rumbolds Farm, Plaistow	Ancient Woodland
Spring Copse	Charleshurst Farm, Ifold	Ancient Woodland
Walk Copse	Shillinglee Lakes	Ancient Woodland
Weald Barkfold Copse	Plaistow	Ancient Woodland
Wephurst Wood	Wephurst Park	Ancient Woodland
Wephurst Furze	Wephurst Park Farm	Ancient Woodland

# 14. APPENDIX 4 – PUBLIC RIGHTS OF WAY



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