

# Plaistow & Ifold Parish NEIGHBOURHOOD PLAN

For Chichester Local Plan: Key Policies 2014-2029

SUBMISSION VERSION: FEBRUARY 2018

## Plaistow & Ifold Parish Council

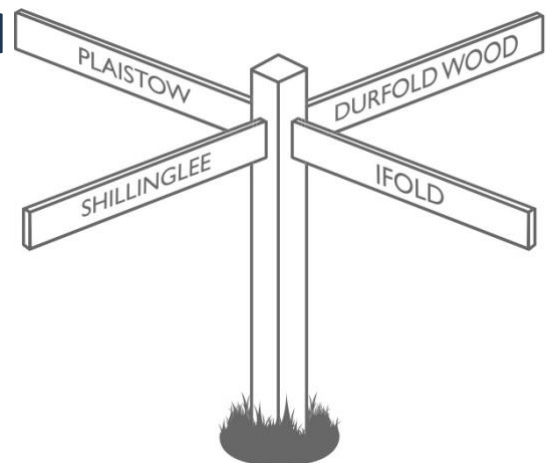
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The Plaistow & Ifold Parish Neighbourhood Plan has been produced by a Steering Group comprising of Parish Councillors with volunteer residents, on behalf of Plaistow & Ifold Parish Council.

This has been in consultation with Colin Smith Planning (MRTPI).



And with monetary and technical grants awarded by My Community – Locality, a programme partner of the Ministry of Housing, Communities and Local Government - MHCLG (formerly known as the Department for Communities and Local Government).



All supporting evidence and documents referenced within are available for public viewing on the Plaistow & Ifold Parish Council website: [www.plaistowandifold.org.uk](http://www.plaistowandifold.org.uk)

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# 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 is a key part of the 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 Chichester District Council (CDC) is the lead planning authority for this Neighbourhood Plan. However, the South Downs National Park Authority (SDNPA) is the Local Planning Authority for that part of the Parish that resides in the South Downs National Park (as shown on Map 1: Designated Neighbourhood Plan Area). 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; the SDNPA [Pre-Submission South Downs Local Plan](#); the [West Sussex Minerals and Waste Plan](#); and the National Planning Policy Framework ([NPPF](#)). It is the role of CDC to consult with the SDNPA at the submission stage of the Neighbourhood Plan (The Plan) as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).
- 1.3 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.
- 1.4 The Plan sets out land use policies against which development proposals will be considered as part of the planning application process. In addition, the Neighbourhood Plan sets out AIMs which are not appropriate to include as land use policies, because they require the co-operation of agencies, landowners and developers; and are more strategic in nature. The AIMs are included as a basis for demonstrating the priorities and objectives of the Parish Council and to encourage dialogue.
- 1.5 If agreed at a referendum, The Plan will attain the same legal status as the adopted CLPKP. At that point it becomes part of the statutory development plan. Applications for planning permission in Plaistow & Ifold Parish will then be determined in accordance with the CDC development plan unless, material considerations indicate otherwise.
- 1.6 Whilst the position of the community must be the starting point, The Plan must also conform to national and local planning policy in order to be recommended for referendum. The main challenges that The Plan has had to address is the allocation of housing 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 and Girl Guide HQ); and a village with no Settlement Boundary but which has a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities, including a central village green 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.



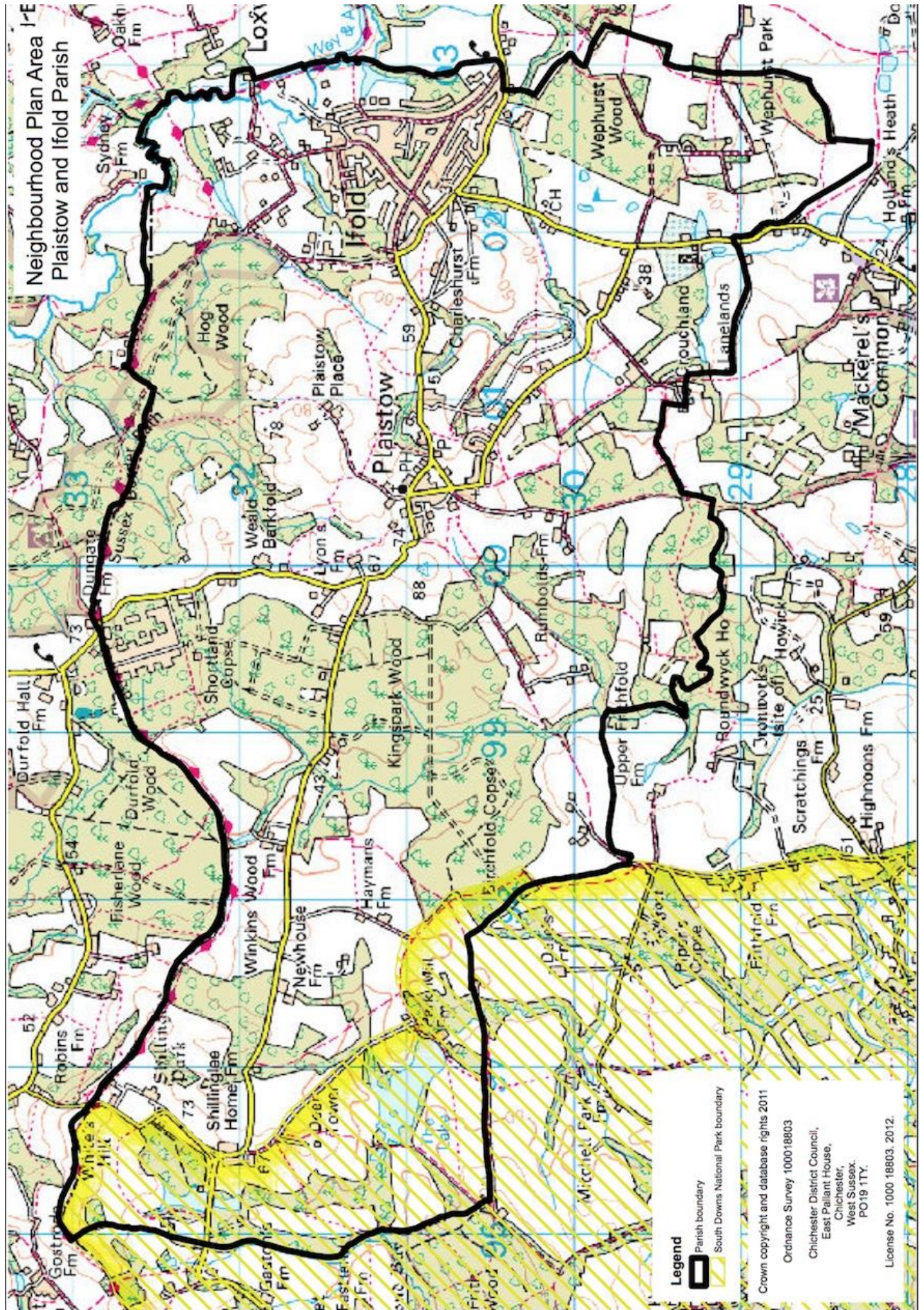
- 1.7 The CDC [Site Allocations Preferred Approach Development Plan Document](#) (SA DPD) is intended to deliver the housing numbers and employment as set out in the adopted CLPKP. The SA DPD identifies that Plaistow & Ifold Parish should deliver an indicative housing number of 10 units to meet the identified housing requirement on a site: Land to the North of Little Springfield Farm<sup>F1</sup> which is contrary to the site allocated in this Neighbourhood Plan. The SA DPD was the subject of a public examination in September 2017.
- 1.8 The planning consultancy, AECOM (appointed by Locality, a partner organization of the Ministry of Housing, Communities and Local Government - MHCLG) conducted a [Site Options and Assessment](#) (August 2016) of the proposed housing sites to be considered for inclusion in The Plan. Their study concluded that the SA DPD site had a high probability of being considered less sustainable in terms of national planning policy at Examination, than the alternative sites in Plaistow, given that the Ifold settlement currently has no services and few facilities - following the closure of its village store, there is no shop, pub, school, medical facilities or other facility to meet the everyday needs of local residents, other than a village hall. Plaistow however has a school, shop, Church, hall, post office services, village green, children's playground, other recreational facilities and a pub, but is outside the settlement boundary, and therefore in the countryside (or "Rest of the Plan Area" as defined in CLPKP Policy 2).
- 1.9 As a result, the findings of the [Site Options and Assessment](#) were brought to the attention of CDC by the Parish Council in September 2016, with a view to CDC revising their allocated site for development. However, CDC did not reconsider their site against the reasonable alternatives that were being pursued by the Parish Council despite the robust and up-to-date evidence the Parish Council has gathered, supported by professional planning advice.
- 1.10 The NPPF requires that housing should be located where services and facilities can be accessed and reduces the need to use motor vehicles, i.e. new housing should be sustainably located. There is also no reasonable, convenient or easy pedestrian access between Plaistow and Ifold, over 1.7km distance, and access can only reasonably be made using a car or taxi service as the local bus service is poor. The CLPKP defines Plaistow and Ifold as a combined service village, the definition is as follows:
- 1.11 *"Service Villages (local centre for services providing for villages and parishes): Villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements."* ([CLPKP](#))
- 1.12 The notional link of the two settlements being classified as a combined 'service village' is, in reality, not 'reasonable', as householders in both settlements do not have comparable ease of access to facilities and services. Therefore, when evaluating sites for housing across the entire Parish and with reference to the NPPF, a site in Plaistow is more sustainably located than a site in Ifold, even within the limits of the 'service village' designation. In the framing of Policy H1 in The Plan, the Parish Council has recognised and protected the sensitive, historic environment of Plaistow.

<sup>F1</sup>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.

- 1.13 As a consequence, the Parish Council has made representations against the soundness of the SA DPD site allocation for this Parish in the September 2017 public examination. The Parish Council considers that Policy H1 in The Plan, allocates a site that best meets sustainability criteria in this Parish.
- 1.14 The Parish Council and its planning advisors are confident that robust and credible evidence supports the housing allocation at Policy H1. However, in the event that the Inspector finds that the CDC SA DPD site allocation (Land to the North of Little Springfield Farm<sup>F1</sup>) is sound, based on the evidence CDC have presented and that their site can meet the defined housing need in the Parish (i.e. 1, 2 and 3 small bedroom units together with housing suitable for the elderly), the Parish Council would require that Policy H1 is withdrawn from The Plan.
- 1.15 The revised Plan would then have to undergo a further Regulation 14 Consultation. In this way, this satisfies the requirement of the Parish Council that two sites of 11 units are not allocated in this Parish at this time over delivering on our housing allocation.
- 1.16 Making The Plan therefore has significant implications for the Parish in relation to managing development and local investment in infrastructure.



MAP 1: DESIGNATED NEIGHBOURHOOD PLAN AREA





## 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 in 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. With recognition of the importance of this Parish in contributing to the setting of the South Downs National Park.*

### WE WANT OUR NEIGHBOURHOOD PLAN TO:

- 2.1 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;
- 2.2 Conserve and enhance the character, historic environment and rural setting of each part of the Parish;
- 2.3 Enable the Parish to be better connected to the surrounding area by improved access to technology;
- 2.4 Meet the CLPKP housing allocation of about 10 units for the Parish and deliver appropriate housing based on identified local needs;
- 2.5 Deliver a thriving and sustainable local economy without harming the local environment or the amenities of local residents;
- 2.6 Retain the existing Settlement Boundary for Ifold in its current form (see Map 8);
- 2.7 Improve the safety and convenience for those who travel around and through the Parish, by whatever means of transport.

## OUR AIMS AND OBJECTIVES:

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

### ENVIRONMENT AND HERITAGE

- 2.9 To recognise the importance of this Parish in contributing to the setting of the South Downs National Park;
- 2.10 To protect the area's valuable heritage and historic assets (designated and non-designated);
- 2.11 To protect and enhance the area's biodiversity and habitats;
- 2.12 To retain our valued natural environment and ecology;
- 2.13 To discourage loss of tree cover, hedges and natural vegetation, particularly within the settlement areas;
- 2.14 To protect the areas identified as Local Green Spaces;
- 2.15 To consider an appropriate re-use for an identified brownfield site in order to ensure appropriate and sustainable development.

### COMMUNITY INFRASTRUCTURE

- 2.16 To ensure good foul water pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats;
- 2.17 To encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems;
- 2.18 To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity;
- 2.19 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;
- 2.20 To seek to remedy existing 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;
- 2.21 To retain buildings that are a focal point for the community and allow opportunities for meeting and interaction;
- 2.22 To ensure that water resources are safeguarded from the potential impacts of development.

### HOUSING

- 2.23 To meet the [CLPKP](#) indicative housing number of about 10 dwellings on defined housing sites;
- 2.24 To promote affordable housing, suitable housing for aging and elderly residents, and housing to meet local needs;
- 2.25 To retain the Settlement Boundary, in its present form and location, for Ifold;
- 2.26 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;
- 2.27 To ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies;
- 2.28 To meet the identified housing need for smaller dwellings (unless the Parish housing need has changed);
- 2.29 Has reference to the emerging Plaistow & Ifold Parish - Village Design Statement.

## **ECONOMY AND EMPLOYMENT**

- 2.30 To encourage new live/work units, recognising the importance of facilities to work from home, to reduce the need to travel and commute;
- 2.31 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;
- 2.32 To retain existing A1 retail shop premises in Plaistow and reinstate former A1 shop premises in Ifold.

## **TRANSPORT**

- 2.33 To ensure that all new development avoids on-street car parking and minimises the danger and inconvenience to all users of the highway;
- 2.34 To improve public footpaths in the parish and in particular between the principal settlements within the parish and to adjoining parishes;
- 2.35 To introduce cycle routes in the parish and in particular between the principal settlements within the parish and to adjoining parishes;
- 2.36 To improve links to public transport in the parish and between the principal settlements within the parish to adjoining towns and parishes;
- 2.37 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 and part falls within the South Downs National Park. 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 1) which falls into two Local Planning Authority areas – Chichester District Council (CDC) which covers 87.89% of the Plan area. The remaining 12.11% lies within the South Downs National Park and the Local Authority is 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 in accordance with Chichester District Council's adopted development plan for the area, there is a presumption in favour of development within it. The remaining three settlements are in the countryside.

#### ENVIRONMENT AND HERITAGE

- 3.4 **IFOLD** is defined by a Settlement Boundary and is 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 privately owned, unadopted roads. These are the historic Landed Estate Roads and are mainly designated as Bridleways and Footpaths. The 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 **PLAISTOW** 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 (this was reviewed in May 2013), 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 A hill at the Western side of Plaistow is named Nell Ball, which dominates the landscape. A designated 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 Knell Ball. A modern housing development in Plaistow is named Nell Ball after the knoll. Nell Ball has always been used as agricultural, grazing land.
- 3.9 **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.
- 3.10 **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.
- 3.11 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.

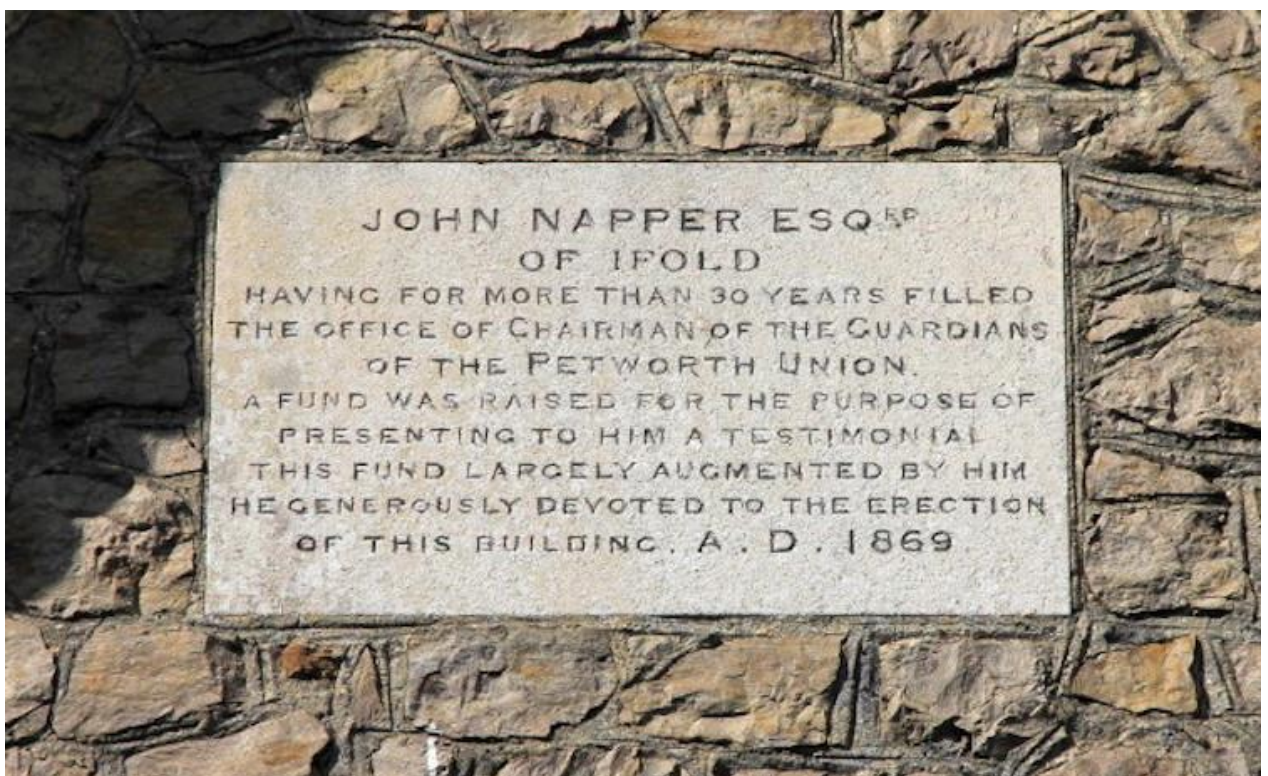


## SOCIAL CHARACTERISTICS

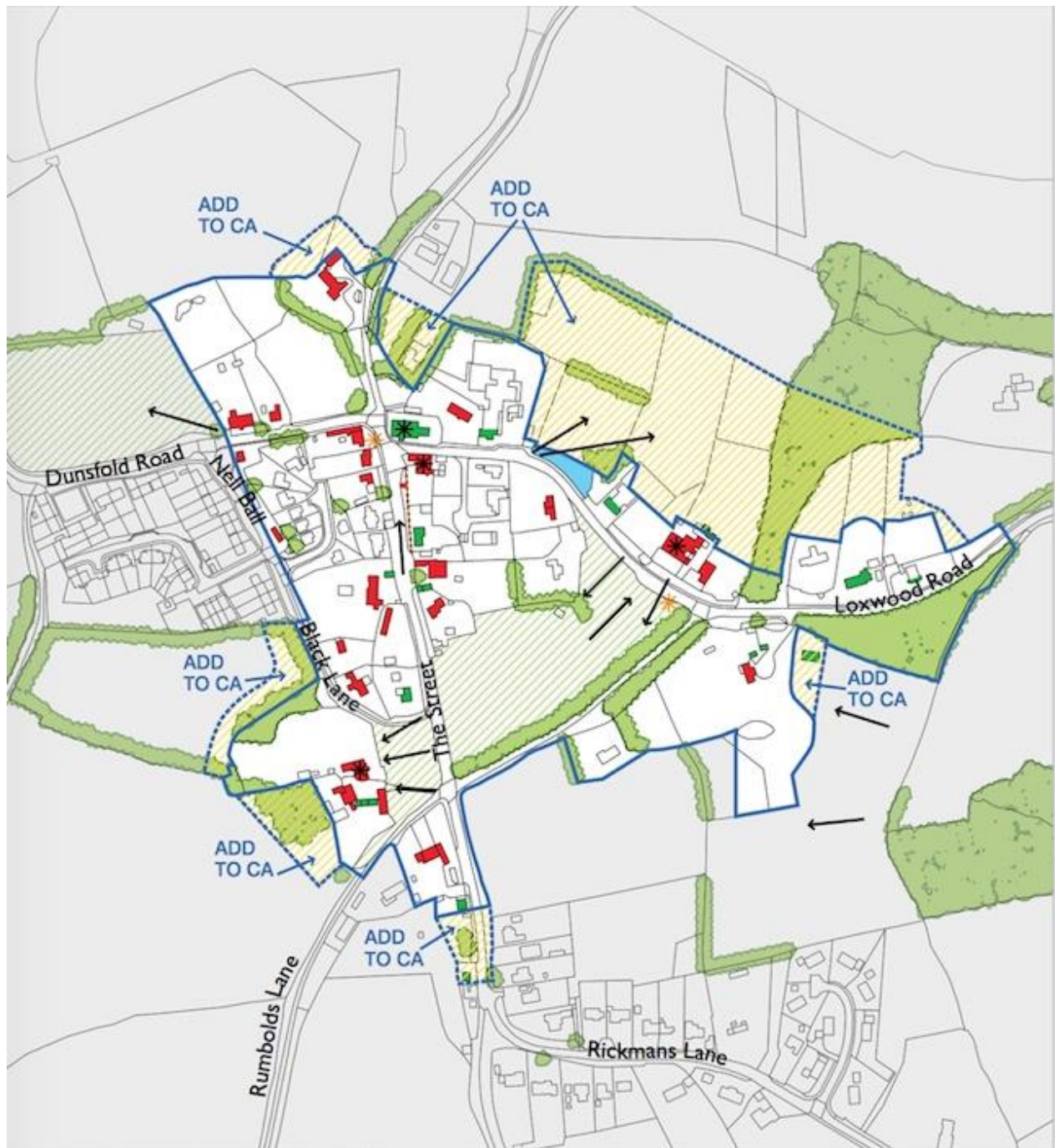
- 3.12 Compared to the wider geographies (the District of Chichester and England) the Parish has a larger proportion of pre-school children, primary and secondary school age children up to the age of 16. There is a much smaller proportion of young adults (aged 16-29). However, there is mostly a greater 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 years). 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.



## MAP 2: PLAISTOW CONSERVATION AREA



Chichester District Council  
**Plaistow Conservation Area**  
 Townscape Appraisal Map  
 (Not to scale)

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- |  |                                     |  |                         |
|--|-------------------------------------|--|-------------------------|
|  | Existing Conservation Area Boundary |  |                         |
|  | Proposed Conservation Area Boundary |  | Traditional Finger Post |
|  | Add to the Conservation Area        |  | Traditional Paving      |
|  | Listed Building                     |  | Village Pond            |
|  | 'Positive' Unlisted Building        |  | Green Open Space        |
|  | Focal Building                      |  | Important Tree Groups   |
|  | Important Views                     |  |                         |



## 4. ENVIRONMENT AND HERITAGE

### OBJECTIVES:

- 4.1 To protect the area's valuable heritage and historic assets (designated and non-designated) as identified in Appendices 2 and 3;
- 4.2 To protect and enhance the area's biodiversity and habitats;
- 4.3 To retain our valued natural environment and ecology;
- 4.4 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;
- 4.5 To protect the areas identified as Local Green Spaces.

### POLICY EH1 – PROTECTION OF HERITAGE ASSETS

#### OBJECTIVE:

- 4.6 To protect the area's valuable heritage and historic assets (designated and non-designated) as set out in Appendices 2 and 3.

#### JUSTIFICATION:

- 4.7 The Parish has more than 80 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.
- 4.8 There are also non-designated heritage assets which have been identified by the community and in the Conservation Area appraisal as having merit to the Parish arising from their design or historic associations. These are worthy of protection through the Neighbourhood Plan and the following Policy - EH1. Where appropriate and necessary to meet this policy, the Parish Council will work with local interest groups, such as the Ifold History Society and the Plaistow Village Trust (PVT), property owners and Historic England, toward designation (as listed in Appendix 3).

### POLICY EH1 – PROTECTION OF HERITAGE ASSETS

Development proposals within the boundary of, or within the setting of Heritage Assets (both designated and non-designated) will be encouraged in the Parish where it is demonstrated that such development will not adversely impact upon the unique character, heritage or setting of the heritage assets and is not in conflict with the NPPF, CLPKP, SDNPA Local Plan policies, the Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013) or the requirements as set out in this Neighbourhood Plan.

#### Conformity Reference:

- [NPPF](#): Paragraphs - 17, 126, 131, 132, 133 and 134.
- [CLPKP](#): paragraphs, 19.34 – 19.38; and Policy - 47.
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).
- SDNPA Pre-Submission South Downs Local Plan – SD13: Listed Buildings and SD15: Conservation Areas.

## POLICY EH2 – PROTECTION OF NATURAL ENVIRONMENT

### OBJECTIVES:

- 4.9 Protect and enhance the area’s biodiversity and habitats;
- 4.10 Retain our valued natural environment and ecology;
- 4.11 Encourage the incorporation of features into development design which are beneficial to wildlife and the environment;
- 4.12 To protect and enhance the Parish landscape and the setting provided to the SDNP.

### JUSTIFICATION:

- 4.13 The Parish has large tracts of designated natural assets, including Ancient and Deciduous Woodlands (see Map 3 and Appendix 1), Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and the South Downs National Park which 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.
- 4.14 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 would be subject to 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 maintain and create wildlife and ecological pathways between the Ancient Woodlands.
- 4.15 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; and are inextricably linked to the South Downs National Park, Special Areas of Conservation (SAC): The Mens and Ebernoe Common. This Natural Environment adds significantly to the importance of the Parish landscape which in turn contributes to the setting of the South Downs National Park.
- 4.16 It is these characteristics, which the following policies seek to protect.

## **POLICY EH2 – PROTECTION OF NATURAL ENVIRONMENT**

In order to preserve the high quality natural environment of the Parish, development that:

- (1) does protect and enhance the natural environment;
- (2) does conserve the landscape and scenic beauty of the South Downs National Park and the setting the Parish gives to the National Park;
- (3) does conserve or enhance biodiversity within designated nature conservation areas;
- (4) does not result in the loss or deterioration of irreplaceable habitats, such as hedgerows and historic shaws;

will be supported.

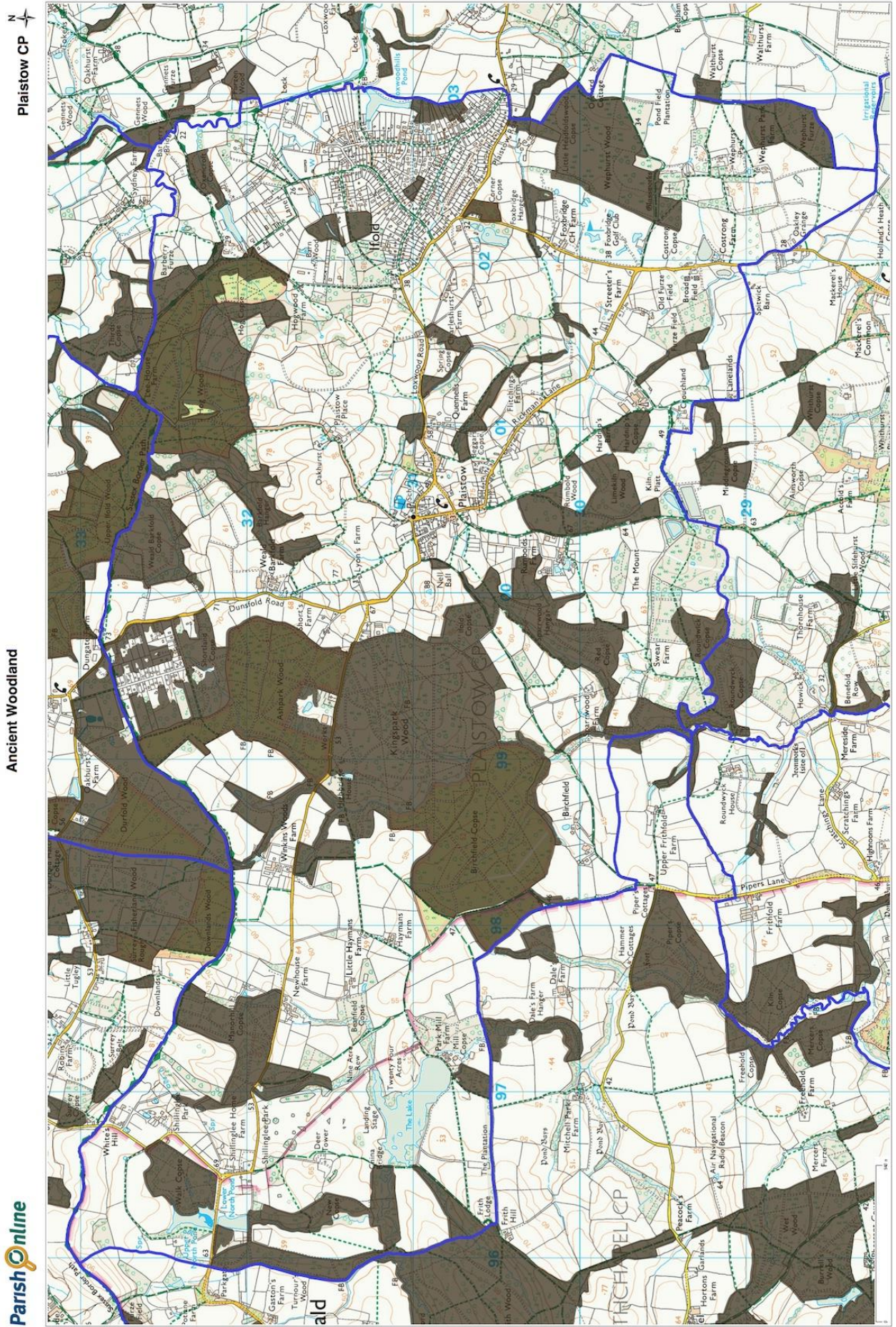
Such proposals should be accompanied by a Phase 1 Habitats Survey and any required subsequent surveys. In exceptional circumstances, where development cannot meet the above, the benefits must be demonstrated to outweigh any harm that impacts upon the natural environment, with suitable mitigation proposed.

### **Conformity Reference:**

- [NPPE](#): Paragraph – 118 Conserving and enhancing the natural environment.
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) and [Section 40\(3\)](#)
- SDNPA Pre-Submission South Downs Local Plan.



# MAP 3: ANCIENT WOODLAND



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PLAISTOW & IFOLD PARISH - NEIGHBOURHOOD PLAN



## POLICY EH3 – PROTECTION OF TREES, WOODLANDS AND NATURAL VEGETATION

### OBJECTIVE:

- 4.17 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.

### JUSTIFICATION:

- 4.18 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.
- 4.19 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.
- 4.20 The retention of tree cover, hedges and natural vegetation assists with drainage in the heavy Wealden clay soil and protects the Parish biodiversity.
- 4.21 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.
- 4.22 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.

### **POLICY EH3 – PROTECTION OF TREES, WOODLANDS AND NATURAL VEGETATION**

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

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.

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.

Such proposals should be accompanied by an Arboricultural Impact Assessment (AIA) that establishes the health and longevity of any affected trees with necessary mitigation and be designed primarily to retain Ancient Woodland and lone veteran trees or trees of good arboricultural and amenity value.

#### **Conformity Reference:**

- [NPPF](#): Paragraphs - 109, 110, 118 and 119.
- [CLPKP](#): Policies - 48 and 49.
- [Housing White Paper \(February 2017\)](#) Ministry of Housing, Communities and Local Government - MHCLG (formerly the Department for Communities and Local Government).





## POLICY EH4 – LOCAL GREEN SPACES

### OBJECTIVES:

- 4.23 To protect the areas identified as Local Green Spaces;
- 4.24 To ensure green spaces are maintained and protected for their attractiveness, biodiversity, visual amenity; and their social, recreational and historical/cultural significance, all of which contribute to the landscape and identity of the Parish.

### JUSTIFICATION:

- 4.25 A number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraphs 69-78. These spaces have been identified as they meet the criteria in the NPPF, in that:
- (1) the green space is in reasonably close proximity to the community it serves;
  - (2) the green space is demonstrably special to a local community and holds a particular local significance;
  - (3) the green space concerned is local in character and is not an extensive tract of land;
  - (4) it provides opportunities for sport and recreation and makes an important contribution to the health and well-being of our community;
  - (5) the green space is capable of enduring beyond the end of the plan period.
- 4.26 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 Green Belt policy, to rule out new development other than in very special circumstances.
- 4.27 See assessments for each Local Green Space in Appendix 5.



## **POLICY EH4 – LOCAL GREEN SPACES**

The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Maps. These areas are to be protected through management of development, consistent with Green Belt policy. New development in these areas will be resisted other than in very special circumstances.

### **LGS – IFOLD (See Map 3)**

- (1) LGSi1: Loxwoodhills Pond, The Drive, Ifold
- (2) LGSi7: Ancient Woodland in the Centre of Ifold
- (3) LGSi9: Landmark Oak Tree at the entrance to The Drive, Ifold

### **LGS – PLAISTOW (See Map 4)**

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

### **LGS – SHILLINGLEE (See Map 5)**

- (10) LGSS1: Shillinglee Road Junction Traffic Island

#### **Conformity Reference:**

- [NPPE](#): Paragraph 69 – 78; 154.
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) and [Section 40\(3\)](#).

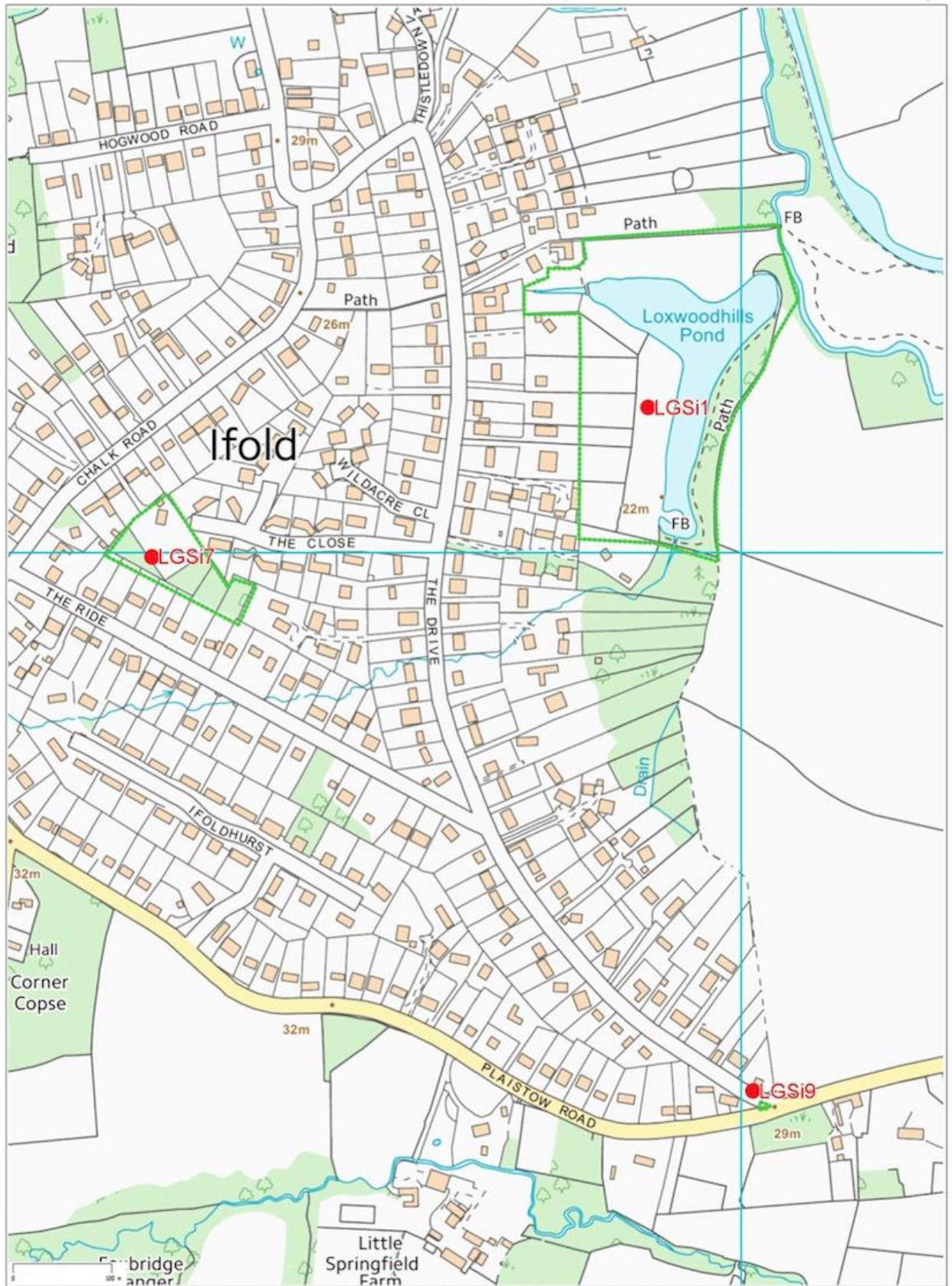
MAP 4: LOCAL GREEN SPACES – IFOLD



Ifold Local Green Space

Proposed draft Neighbourhood Plan LGS edged green

Plaistow CP



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MAP 6: LOCAL GREEN SPACES – SHILLINGLEE



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## **POLICY EH5 – ARTIFICIAL LIGHT EMISSIONS (EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)**

### **OBJECTIVES:**

- 4.28 To avoid or minimise light pollution in intrinsically dark sky areas;
- 4.29 To avoid or minimise light pollution in residential enclaves;
- 4.30 To encourage the incorporation of features into development design which are beneficial to wildlife.

### **JUSTIFICATION:**

- 4.31 Dark skies at night is part of what makes the countryside unique. The Parish is rural and has a high concentration of nocturnal wildlife including protected species. Accordingly, the Parish seeks to ensure that lighting on commercial and residential buildings does not contribute to light pollution and ruin the tranquil character of the Parish. Light pollution not only wastes energy, costs money and impacts on wildlife, it can even affect our health. Lights could attract and disorientate wildlife. In relation to the economy, light pollution is inefficient and a waste of energy and money. The SDNPA gained International Dark Sky status in 2016 further emphasising the importance of minimising light pollution especially given that the Parish contributes to the setting of the South Downs National Park.

## **POLICY EH5 – LIGHTING EMISSIONS (EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)**

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 pointing, discreet and with movement and light activated sensors; and with suitable shielding to prevent impingement or nuisance upon neighbouring areas.

Proposals where the provision of external lighting is demonstrated to be necessary, should be accompanied by the design and installation details giving measures taken to minimise any adverse impacts or avoidance taken. If not achievable, mitigated to the greatest possible extent, including the proposed hours the lighting would be switched on:

- (1) When in the vicinity of a residential property;
- (2) When affecting a listed building or conservation area;
- (3) When in the open countryside;
- (4) When in close proximity to the highway (private or adopted).

### **Conformity Reference:**

- [NPPE](#): Paragraph - 118.
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) and [Section 40\(3\)](#).
- SDNPA Pre-Submission South Downs Local Plan - Strategic Policy SD8: Dark Night Skies



## AIMS – ENVIRONMENT AND HERITAGE

- 4.32 The Neighbourhood Plan aims to encourage all parishioners to consider Policy EH5 - Lighting Emissions (External Lighting on Buildings and Structures); and to make appropriate adjustments to their current external lighting usage and mitigate its adverse effects on amenity and wildlife, by reducing obtrusive lighting at existing properties.

### AIM – EH1 (EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)

Parishioners are encouraged to:

- to install 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 install timer switches and dimmers.

#### Conformity Reference:

- [NPPE](#): 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).



## POLICY EH6 – STREET LIGHTING

### OBJECTIVES:

- 4.33 To protect 'dark night' skies;
- 4.34 To protect and enhance the area's biodiversity and habitat;
- 4.35 To retain our valued natural environment and ecology.

### JUSTIFICATION:

- 4.36 The Parish is rural and has no street lighting, and this has established the intrinsic dark skies character. Public consultations have established residents wish this to be retained.
- 4.37 The SDNPA gained International Dark Sky status in 2016 further emphasising the importance of minimising light pollution especially given that the Parish contributes to the setting of the South Downs National Park
- 4.38 In addition, Ebernoe Common, a Special Area of Conservation (SAC), and the Mens (SAC) are less than 7km away from the Neighbourhood Plan area and therefore the effects of any development will need to be considered in relation to the conservation features and overall integrity of these sites under the Habitat Directive. Both of the SACs have been protected for, amongst other things, their rare bat species. Street lighting in particular can adversely affect and disorientate bats and other wildlife; and will therefore not be permitted.

## POLICY EH6 – STREET LIGHTING

The provision of street lighting will not be permitted unless it can be demonstrated there are exceptional circumstances required for highway safety by the Local Highway Authority.

### Conformity Reference:

- [NPPE](#): Paragraph - 118.
- SDNPA Pre-Submission South Downs Local Plan - Strategic Policy SD8: Dark Night Skies.
- Joint Nature Conservation Committee (JNCC) - the public body that advises the UK Government and devolved administrations on UK-wide and international nature conservation. Link to site details for Ebernoe Common.





## 5. COMMUNITY INFRASTRUCTURE

### OBJECTIVES:

- 5.1 To ensure good foul water pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats;
- 5.2 To encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems;
- 5.3 To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity;
- 5.4 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;
- 5.5 To seek to remedy existing 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;
- 5.6 To retain buildings such as Holy Trinity Church, Ifold Scout and Girl Guide HQ, Kelsey Hall, Plaistow Youth Club and Winterton Hall, that are focal points for the community and allow opportunities for meeting and interaction;
- 5.7 To ensure that water resources are safeguarded from the potential impacts of development.



## POLICY Ci 1 – REDUCING AND AVOIDING FLOOD RISK

### OBJECTIVES:

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

### JUSTIFICATION:

- 5.11 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.
- 5.12 However, Ifold is not so well served because it takes all the foul drainage from the settlements of Durfold Wood and Plaistow before being channelled through the Ifold settlement to the Brewhurst Mill pumping station in Loxwood. There have been frequent occurrences of surface water flooding, mainly due to the absence of a formal surface water drainage system, resulting in hydraulic backflows of effluent 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 incidences of effluent discharge and flooding have considerably increased over recent years which may be due to excessive 'windfall' development, by dramatically increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Also, Loxwood Parish receives effluent from Alfold Parish in Surrey and its Brewhurst Mill pumping station is currently at over-capacity. The accumulative impact of residential development in the Alfold and Loxwood areas is relevant and must be factored into consideration of future housing development in this Parish in regard to the provision of foul and surface water drainage.
- 5.13 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 area to the North along the River Lox and adjacent Wey & Arun Canal as being in Flood Zone 3. Parts of the Eastern edge of the Ifold settlement boundary are within Flood Zones 2 and 3. 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. Recent flood events in 2013 with the stream flowing through Ifold to Loxwoodhills Pond, resulted in damage to property off The Drive and The Ride.
- 5.14 Southern Water have advised that Ofwat, the water industry's economic regulator, takes the view that local infrastructure, such as site specific sewers required to serve individual housing development sites, should be delivered by the development. To this end, the principle is that new development needs to connect to the sewerage systems at the nearest points of adequate capacity. This may require off-site infrastructure, if the nearest point is not located within the immediate vicinity of the site.
- 5.15 Strategic infrastructure, such as extensions to wastewater treatment works, may also be required to accommodate new development within a wastewater catchment as a whole, and this is planned and funded through the water industry's 5 yearly price review process. This process does not require involvement from developers, other than a potential need to coordinate delivery.
- 5.16 Refer to Appendix 4 - Environment Agency Flood Zone Map.

## **POLICY Ci 1 – REDUCING AND AVOIDING FLOOD RISK**

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

New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan

Residential development within areas of Flood Zones 2 or 3, as defined on the Environment Agency Flood Maps will not be supported unless justified by the Sequential and Exceptions Test, where relevant in accordance with the NPPF requirements.

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 (SuDS).

Adequate legal obligations and/or planning conditions must be put in place to ensure that private SuDS are maintained in perpetuity.

### **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.

## POLICY Ci 2 – CONNECTION TO TECHNOLOGY NETWORKS

### OBJECTIVES:

- 5.17 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;
- 5.18 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.

### JUSTIFICATION:

- 5.19 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.
- 5.20 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.
- 5.21 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.

## POLICY Ci 2 – 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.

### 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 \(Chris Broughton Associates report - March 2016\)](#).

## AIMS – COMMUNITY INFRASTRUCTURE

- 5.22 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.

### OBJECTIVES:

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

### AIM – Ci 1: FLOOD MITIGATION

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.

### AIM – Ci 2: SAFEGUARDING WATER RESOURCES

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.

### AIM – Ci 3: FOUL DRAINAGE CAPACITY

Developers of 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.



#### **AIM Ci 4 – HOLY TRINITY CHURCH AND OTHER COMMUNITY BUILDINGS**

- 5.26 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.
- 5.27 The Ifold Scout and Girl Guide HQ, Kelsey Hall, Plaistow Youth Club and Winterton Hall are also community buildings that allow opportunities for meeting and interaction.

#### **OBJECTIVE:**

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

#### **AIM – Ci 4: HOLY TRINITY CHURCH AND OTHER COMMUNITY BUILDINGS**

The Parish Council 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.

The Parish will also support and consider favourably future plans to ensure the ongoing functions of the Ifold Scout and Girl Guide HQ, Kelsey Hall, Plaistow Youth Club and Winterton Hall as valued community buildings to encourage continued opportunities for meeting and social interaction.



## AIM Ci 5 – IFOLD PUBLIC OPEN SPACE

5.29 The Ifold settlement has no public open space or playground provision within or adjoining the settlement boundary for residents to use for leisure and social interaction.

### JUSTIFICATION:

5.30 Through consultation with residents it has been identified as a need. Provision and financing of such space requires the co-operation of landowners, developers and the Local Authority. Accordingly, this can only be identified at this time as an AIM.

## AIM – Ci 5: IFOLD PUBLIC OPEN SPACE

The Parish will work with landowners, developers and the Local Authority toward provision of suitable public open space and childrens playground for the benefit of Ifold residents and future generations.





## 6. HOUSING

### OBJECTIVES:

- 6.1 To meet the [CLPKP](#) indicative housing number of about 10 dwellings on defined housing sites;
- 6.2 To promote affordable housing, specialist housing for the elderly, and housing to meet local needs;
- 6.3 To retain the existing Settlement Boundary for Ifold;
- 6.4 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;
- 6.5 To ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies.

### JUSTIFICATION:

- 6.6 The Parish Council assessed a number of potential development sites across the Parish between 2014 and 2016 and through a process of deliberation and consultation with residents; and seeking specialist planning advice, a shortlist of sites that met the criteria for housing development allocation was established. Evidence associated with all sites assessed can be found on the Parish Council website: [www.plaistowandifoldparishnp.com/supporting-evidence/all-sites-assessed/all-sites-assessed/](http://www.plaistowandifoldparishnp.com/supporting-evidence/all-sites-assessed/all-sites-assessed/)
- 6.7 A Site Options and Assessment by AECOM (15 August 2016) reviewed all the sites identified and 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 and that to achieve affordable housing in the Parish the development would need to be 11 units.
- 6.8 CDC informed the Parish in a Housing Needs report and cover letter (17 August 2016) of the LPA's housing policy position on affordable housing quotas. The identified Parish housing need requires some affordable units. CDC, on sites of 6 to 10 dwellings in areas designated as rural, will seek a financial contribution for the provision of affordable housing as a commuted sum, unless a developer makes onsite provision. Hence 11 units have been proposed by the Parish Council on one site which will ensure delivery of the affordable units in the Parish.



- 6.9 The District also outlined the many development constraints of the site (Land adjacent to Todhurst, Plaistow), 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 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. It was also recognised that parking and traffic issues in the adjacent Nell Ball housing area would be exacerbated by additional housing.
- 6.10 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.
- 6.11 The landowners of The Dairy site advised of a potential alternative access, although the land over which they have private access rights is not in their ownership and is also a Public Right of Way. The Parish Council agreed that it was for the landowner to demonstrate viability of the site in relation to the secondary access. It has since been confirmed that the land is owned by the National Trust and the landowners must obtain agreement from and negotiate with them. Consequently, with reference to the Parish Council's decision, NPPF paragraphs 021 and 022 and Planning Practice Guidance, there were doubts over the deliverability and achievability of The Dairy site in this plan period and the site was discounted. The site therefore chosen for inclusion in the Neighbourhood Plan is Land opposite The Green, Common House Road, Plaistow.

## POLICY H1 – ALLOCATED SITE

### OBJECTIVES:

- 6.12 To meet the [CLPKP](#) indicative housing number of about 10 dwellings on defined housing sites;
- 6.13 to promote affordable housing, specialist housing for the elderly, and housing to meet local needs;
- 6.14 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;
- 6.15 To ensure that new housing development meets the highest standards of design and
- 6.16 To reduce energy use, together with the use of green technologies.

### JUSTIFICATION:

- 6.17 The Chichester Local Plan, Policy 5 states ‘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.
- 6.18 There are currently no sites with planning permission, which have not been implemented and therefore the following site is allocated for residential development.
- 6.19 Refer to the [CDC Historic Record Search \(HER\) completed in 30 January 2017](#).

## **POLICY H1 – ALLOCATED SITE**

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

- (1) positively responds to the prevailing character of the area;
- (2) is of a bespoke design to reflect the village vernacular;
- (3) 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);
- (4) 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);
- (5) has regard for the amenity of other adjacent, residential dwellings (Sunnymead and Little Coppice);
- (6) allows for the retention of existing mature trees and hedges;
- (7) makes provision for suitable native-species landscaping (supporting biodiversity) to replace any landscaping that may be lost;
- (8) makes provision for safe vehicular access and parking provision;
- (9) meets the identified Parish Housing Need of small 1, 2 or 3 bedroom units, with some accommodation suitable for older residents, unless robust evidence of alternative housing need can justify an alternative mix;
- (10) Permitted Development rights will be removed to ensure the dwellings continue to meet the identified housing need for smaller dwellings (unless the Parish housing need has changed);
- (11) has reference to the emerging Plaistow & Ifold Parish - Village Design Statement.
- (12) will address the site elevation, and sympathetically landscape to mitigate the impact on the surrounding area.

### **Conformity Reference:**

- [NPPF](#): Paragraphs - 54 and 55.
- [CLPKP](#): Policy - 5.
- Housing Act (1985) Section 157(1).
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).
- CDC Housing Register.

MAP 7: ALLOCATED SITE - LAND OPPOSITE THE GREEN, PLAISTOW



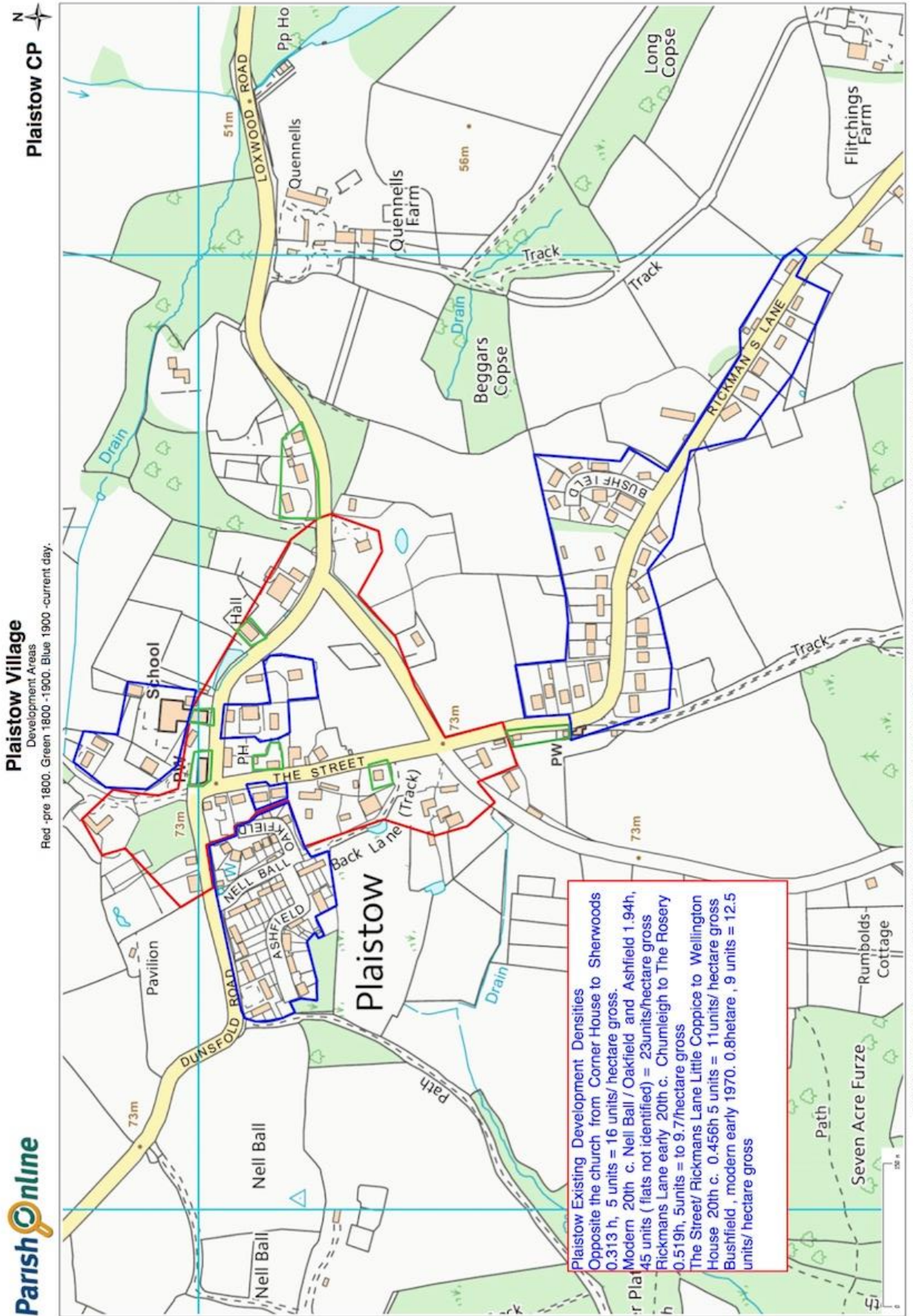
**Land Opp. The Green Plaistow**  
Potential Housing Site Draft Neighbourhood Plan



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# MAP 8: PLAISTOW DEVELOPMENT PATTERN & AVERAGE GROSS DENSITIES



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## POLICY H2 – HOUSING DEVELOPMENT WITHIN THE IFOLD SETTLEMENT BOUNDARY

### OBJECTIVES:

- 6.20 To retain the existing Settlement Boundary for Ifold (as defined on Map 9);
- 6.21 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.

### JUSTIFICATION:

- 6.22 The principle road network within the Ifold settlement are bridleways, unadopted and privately maintained by Ifold Estates Limited, who require that residents do not park on roads or verges.
- 6.23 The Settlement Boundary surrounding Ifold has been set by the Chichester District Council Local Plan (CLPKP) 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.
- 6.24 Ifold originally had a low housing density of a minimum ‘third 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).
- 6.25 The densities set out above still remain low when compared to the policy within the CLPKP, which states that “densities of 34 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District.”
- 6.26 It is evident from recent development within the Settlement Boundary that a gross density in excess of 12 units per hectare, does significantly alter the existing spacious and verdant character of the settlement.

## **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 (as defined in Map 8) provided that:

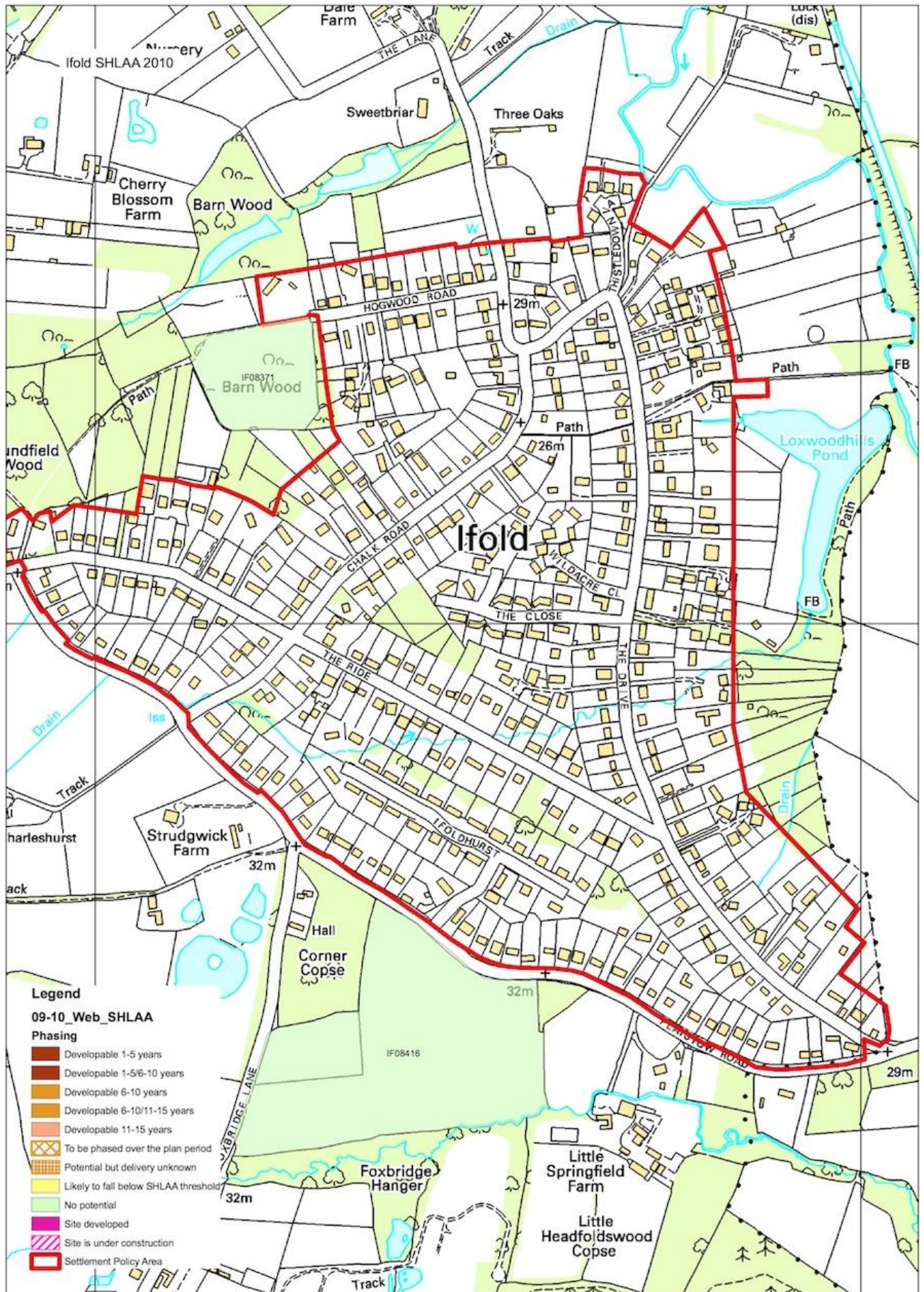
- (1) the quantum of development and site coverage will not be an over-development of the site in relation to the existing characteristics of neighbouring sites in respect of built form, massing and building line;
- (2) the development protects the residential amenity of neighbours;
- (3) the development will not adversely affect the significance of any heritage assets (designated and non-designated);
- (4) 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;
- (5) the density of development is in keeping with that set out in these policies including that of the existing majority in the surrounding area;
- (6) the proposal accords with the general design principles set out in Policy H4 and the emerging Plaistow & Ifold Parish - Village Design Statement.

### **Conformity Reference:**

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



# MAP 9: IFOLD SETTLEMENT BOUNDARY





## POLICY H3 – AFFORDABLE HOUSING

### OBJECTIVES:

- 6.27 To promote affordable housing which is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market in this Parish.
- 6.28 To include first time buyers, houses designed for older residents' needs and housing to meet other local needs.

### JUSTIFICATION:

- 6.29 The [Parish of Plaistow & Ifold – Neighbourhood Plan Household Survey and Housing Needs Assessment](#) (March 2016) identified the following key findings:
- (1) There is little diversity in the Parish housing market overall;
  - (2) 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;
  - (3) The community would benefit if such a supply of suitable housing were made available;
  - (4) Providing affordable housing to people with a local connection, will promote an inclusive community and retain important local social connections.
- 6.30 The Housing Needs Assessment identified that there is a small demand for social housing. There is also 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. There is also a need to help first time buyers enter the housing market in the Parish.

## POLICY H3 – AFFORDABLE HOUSING

Any housing development scheme of more than 10 units must contain a mixture of affordable housing types and sizes to suit the demographics of the Parish and the identified housing need.

Affordable housing will be allocated in accordance with the District Council's Allocations Scheme.

Priority will first be given to those people with a local connection to Plaistow & Ifold Parish or the neighbouring Parishes.

### Conformity Reference:

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

## POLICY H4 – HOUSING DENSITY AND DESIGN PRINCIPLES

### OBJECTIVE:

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

### JUSTIFICATION:

- 6.32 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 emerging Plaistow & Ifold Parish - Village Design Statement. The majority of respondents (over 60%) favoured limiting the height of buildings, 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.
- 6.33 The CLPKP states that “densities of 34 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District.” In this Parish densities of that level would create development that is detrimental to the rural character and would create urbanisation. Accordingly, the policy below is worded to ensure that density in new development is compatible with and reflects the historical density and character in the surrounding area.
- 6.34 Due to the rural nature of the Parish there is a reliance on motor cars in order to live and work here. Accordingly, car ownership is uncharacteristically high (75% of households owning more than 2 cars) therefore car parking provision within any development needs to reflect this 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 Highway Authority (West Sussex County Council) should be regarded as a minimum.



## **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:

- (1) it is of a density which is in keeping with the existing established density in the surrounding area;
- (2) 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;
- (3) a satisfactory road access is provided that does not result in increased danger and inconvenience to other highway users, including pedestrians and cyclists;
- (4) off street car-parking is provided in accordance with currently adopted West Sussex County Council car parking standards, unless there is justified evidence to indicate otherwise; the car-parking standards should be a minimum in view of the reliance of all households on car usage;
- (5) the disposal of surface water and waste water complies with drainage policies of the development plan, and the Community Infrastructure policies;
- (6) there is appropriate provision of landscaping to minimise the visual impact, particularly on the countryside and neighbouring plots, with an emphasis on use of native species;
- (7) there is compliance with the emerging Plaistow & Ifold Parish - Village Design Statement.
- (8) New housing must be in accordance with the defined Parish housing need.

### **Conformity Reference:**

- [NPPE](#): Paragraphs – 56, 57 and 58.
- [CLPKP](#): Paragraphs – 17.1, 17.4; and Policy - 33.
- WSCC – [Revised County Parking Standards and Transport Contributions Methodology \(SPD\)](#)
- [Action in Rural Sussex \(AiRS\) Report](#) (September 2012)

## 7. ECONOMY AND EMPLOYMENT

### OBJECTIVES:

- 7.1 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;
- 7.2 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;
- 7.3 To retain A1 retail shop premises in Plaistow and to reinstate A1 retail shop premises in Ifold.

### POLICY EE1 – LIVE/WORK FACILITIES

#### OBJECTIVE:

- 7.4 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.

#### JUSTIFICATION:

- 7.5 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.
- 7.6 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.
- 7.7 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.



## **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, proposed at the Planning Application stage, 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:

- (1) Hours of work / operation of the business;
- (2) Numbers of staff employed by the business;
- (3) Amount of floor space / rooms to be given over to the business function;
- (4) Vehicle movements and tonnage of vehicles relating to the business operation;
- (5) External lighting.

### **Conformity Reference:**

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

## POLICY EE2 – SUPPORTING THE LOCAL ECONOMY

### OBJECTIVE:

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

### JUSTIFICATION:

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

## 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, using the CLPKP Appropriate Marketing Guidance (CLPKP Appendix E).

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 which have adverse impact on the countryside.

Proposals to encourage the development of activities which require a rural location will be supported, provided this does not result in inappropriate development of buildings, structures and uses which would impact adversely on the countryside or there is a loss of agricultural land.

### Conformity Reference:

- [NPPE](#): Paragraphs – 7, 8, 18 to 21 and 28.
- [CLPKP](#): Policies – 2, 26, 45, 46 and 55.
- [CLPKP](#): Appropriate Marketing Guidance - Appendix E.

## POLICY EE3 – RETAIL SHOP PREMISES

### OBJECTIVE:

- 7.11 To retain existing A1 retail shop premises in Plaistow and reinstate former A1 retail shop premises in Ifold.

### JUSTIFICATION:

- 7.12 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.

## POLICY EE3 – RETAIL SHOP PREMISES

Planning permission which would result in the loss of existing 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. Supporting evidence should follow CLPKP – Appropriate Marketing Guidance (Appendix E).



## POLICY EE4 – BROWNFIELD SITE

### OBJECTIVE:

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

### JUSTIFICATION:

- 7.14 The Parish has a site that falls within the definition of a brownfield (as set out in the NPPF) at Little Springfield Farm, Plaistow Road, Ifold (see Map 9). 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 use classes 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 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. 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).
- 7.15 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.
- 7.16 Any redevelopment of this site does not however infer or support any extension.



## **POLICY EE4 – BROWNFIELD SITE**

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

- (1) B1(c) light industrial
- (2) 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.

Applications for a change of use to an activity that does not provide employment including associated retail uses will only be permitted, if it can be demonstrated through evidence of testing, that alternative redevelopment proposals are not viable.

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 on the countryside.

### **Conformity Reference:**

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

MAP 10: BROWNFIELD SITE



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## 8. TRANSPORT

### OBJECTIVES:

- 8.1 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;
- 8.2 To improve public footpaths in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- 8.3 To encourage the introduction of cycle routes in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- 8.4 To improve links to public transport in the Parish and between the principal settlements within the Parish to adjoining towns and Parishes;
- 8.5 To improve safety for pedestrians, cyclists and equestrians by reducing speed through the Parish and through enforcing traffic speed limits and traffic calming.

### POLICY T1 – ENSURING HIGHWAY SAFETY

#### OBJECTIVE:

- 8.6 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.

#### JUSTIFICATION:

- 8.7 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.
- 8.8 Public highways 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.
- 8.9 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 adopted highway (Plaistow Road), which has a 40MPH limit.

- 8.10 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.
- 8.11 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.
- 8.12 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.

## **POLICY T1 – 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 WSCC 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 refuse, emergency and delivery vehicles, ensuring access and egress can be achieved in forward motion, together with good visibility and reduced traffic speeds.

### **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](#)
- ['Planning for Walking' - Chartered Institution of Highways & Transportation \(CIHT\)](#) (April 2015)



## AIMS – TRANSPORT

- 8.13 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 and objectives of the Parish Council and to encourage dialogue with the relevant agencies and developers.
- 8.14 The Chartered Institution of Highways & Transportation (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.”
- 8.15 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
- “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.”*
- 8.16 On this basis, most of the people of the Parish live in an inaccessible location. Improving accessibility is therefore underlies the objectives.

### OBJECTIVES:

- 8.17 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 Parish and to adjoining Parishes;
- 8.18 To promote new footpath and bridleway connections to improve access and safe access to the countryside;
- 8.19 To encourage good maintenance of footpaths and bridleways to assist access;
- 8.20 To introduce cycle routes where possible in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- 8.21 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;
- 8.22 To improve safety for pedestrians, cyclists and equestrians by reducing speed through the Parish through enforcing and lowering traffic speed limits and traffic calming;
- 8.23 To improve the safety of road-side bus stops;
- 8.24 To promote request stops for the school bus to improve safety of children and reduce parental car use driving children to designated bus stops.

### **AIM – T1: PUBLIC RIGHTS OF WAY**

The Parish Council will engage and work with the Highways Authority, WSCC Rights of Way Committee, and individual landowners, to improve public footpaths, bridleways and other rights of way, in order to improve connectivity within and outside the Parish.

### **AIM – T2: CYCLE ROUTES**

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.

### **AIM – T3: PUBLIC TRANSPORT**

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.

### **AIM – T4: TRAFFIC CALMING FOR ADOPTED HIGHWAYS**

The Parish Council will engage with the Highway Authority and other agencies to identify areas of the local adopted 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.

### **AIM – T5: SCHOOL TRANSPORT**

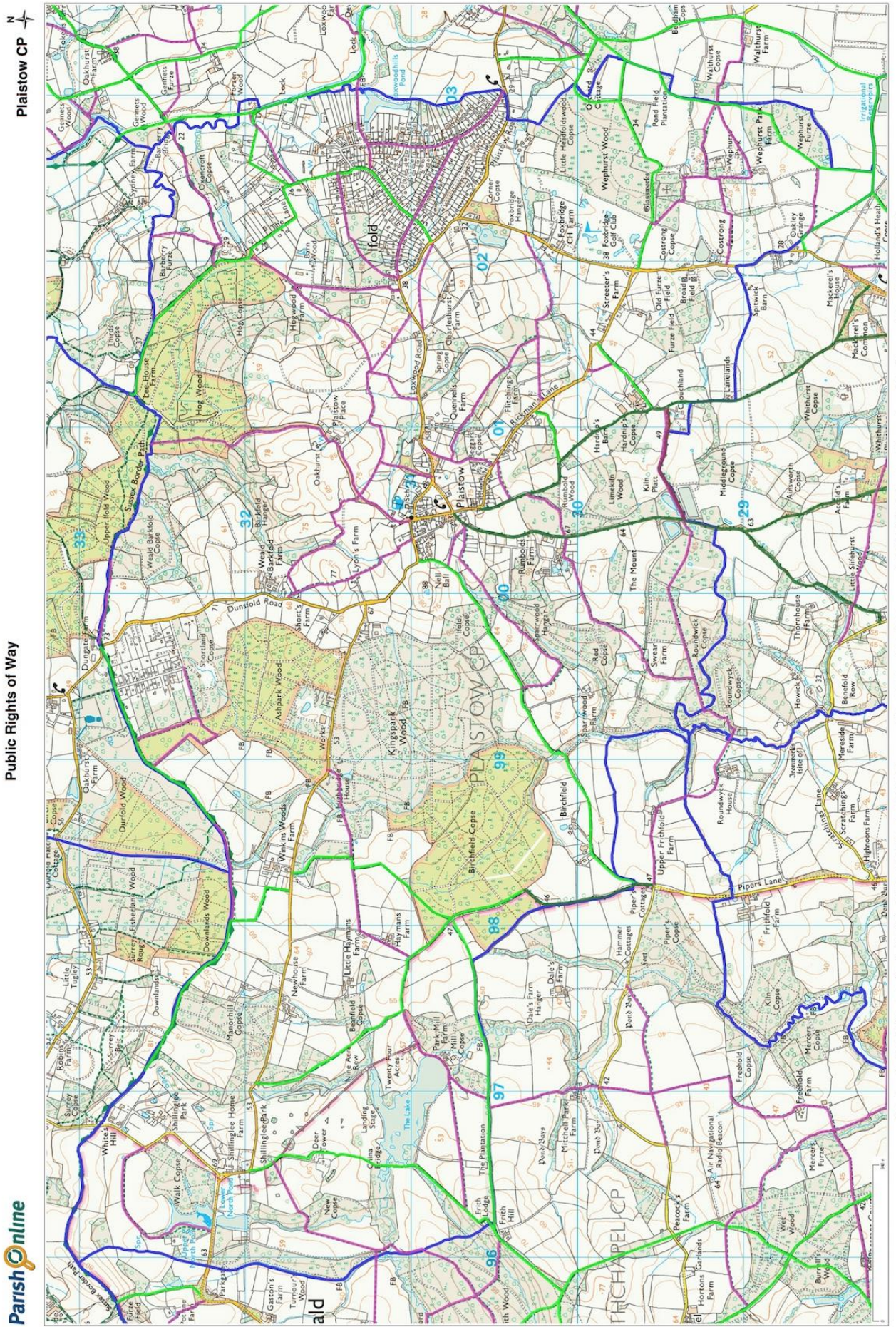
The Plaistow and Kirdford Primary School caters for children aged from four to eleven years, coming mainly from Plaistow and Ifold, Kirdford and surrounding Parishes including Dunsfold in Surrey). Three school buses run daily to transport pupils to and from the school. One bus runs from the village of 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.



# MAP 11: PUBLIC RIGHTS OF WAY





## 9. MONITORING AND DELIVERY

- 9.1 The Plaistow & Ifold Parish - Neighbourhood Plan sets out the vision, policies and AIMS to facilitate sustainable growth within the Parish. The Neighbourhood Plan therefore has been prepared in accordance with CLPKP as the primary authority and the emerging South Downs National Park Local Plan (SDNPA as the secondary authority).
- 9.2 The Plaistow & Ifold Parish - Neighbourhood Plan acknowledges that the National Planning Policy Framework (2012) seeks to ensure that Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives. The Planning system therefore seeks to deliver sustainable growth, and to help this happen, has moved from control to management of development – thereby changing the process of plan establishment from a single and static event to one of evolutionary change.
- 9.3 The Parish Council will endeavour to undertake a review of the Neighbourhood Plan with each review of the CLPKP and the emerging South Downs National Park Local Plan (SDNPA as the secondary authority). The Plaistow & Ifold Parish - Neighbourhood Plan will continue to align its objectives with the strategic aims and the needs and priorities of the wider local Area, as defined in the CLPKP and emerging South Downs National Park Local Plan. To this end, the Plaistow & Ifold Parish Council has and will continue to liaise closely with both Authorities and adjoining Parish Councils.
- 9.4 Recognising that the scale of development and other factors can have a significant impact on small rural settlements that can occasion a review of local needs and facilities. The Parish Council encourages the community to recognise the Neighbourhood Plan as a living document and undertake a formal review on a five yearly or other basis conforming with the CLPKP and the emerging South Downs National Park Local Plan.

### DELIVERING THE PLAN

- 9.5 One of the requirements of the NPPF 2012 is for planning to address delivery. The Parish Council and its planning committee will monitor future planning applications to ensure approved Policies and AIMS are met by future development. The Parish Council will work with landowners, developers and other agencies to endeavour to achieve the Policies and AIMS in the Neighbourhood Plan.
- 9.6 The table below sets out the delivery of key Policies and AIMS within The Plan.

POLICY / AIM	TIMESCALE	MECHANISM	MANAGEMENT
Policy H1 – Allocated Site	Within 5 years	Consult with Landowner, Parish Council, CDC, SDNPA and agree project plan.	Landowner/ Developer
Policy EE4 – Brownfield Site	Within 5 years	Consult with Landowner, Parish Council, CDC, SDNPA and agree project plan.	Landowner/ Developer
Policy EH1 – Protection of Heritage Assets	Within 5 years	Consult with Ifold History Society, Plaistow Village Trust (PVT), Parish Council, Historic England (HE), CDC and SDNPA to further protect identified non-designated heritage assets in the parish by evaluating and applying to HE for designation.	Parish Council/ Ifold History Society and PVT



<b>POLICY / AIM</b>	<b>TIMESCALE</b>	<b>MECHANISM</b>	<b>MANAGEMENT</b>
EH4 – Local Green Space	Life time of Plan	Parish Council to work with Land owners and together to ensure that the LGS are maintained and to protect their attractiveness, visual amenity, local significance and function.	Parish Council / Landowners
AIM EH1 – External Lighting on	Life time of Plan	Parish Council to actively work with Parishioners through periodic publicity to educate and encourage reduction in light emissions.	Parish Council
AIM Ci1 – Reducing and Avoiding Flood Risk	Within 10 years	Parish Council to actively work with Southern Water, The Environment Agency (EA) and CDC, Loxwood and Alfold Parish Councils to bring about improvements both to foul sewerage and surface water disposal to alleviate current flooding issues and sewerage capacity	Parish Council/ Southern Water/ EA and CDC
AIM Ci2 – Safeguarding Water Resources	Life time of Plan	Parish Council to actively encourage developers, Southern Water Authority and EA to safeguard water resources from the impact of development.	Parish Council/ Developers / Southern Water and EA
AIM Ci3 – Foul Drainage Capacity	Life time of Plan	Parish Council to require developers to consult SWA	Parish Council/ Developer / Southern Water
AIM Ci5 – Ifold Public Open Space	Within 10 years	Parish Council/ Landowner/ Developer /CDC liaise to facilitate new public open space as an opportunity arises	Parish Council/ Landowner/ Developer/CDC
AIM T1 – Public Rights Of Way	Life time of Plan	Parish Council, WSCC Local Highways Authority (LHA) and private landowners, to work together to improve footpaths and other rights of way in the Parish and links outside the Parish	Parish Council, LHA and private landowners
AIM T2 – Cycle Routes	Life time of Plan	Parish Council, LHA and private landowners to work together to provide cycle routes in the Parish and links outside the Parish	Parish Council, LHA and private landowners
AIM T3 – Public Transport	Within 10 years	Parish Council to engage with public transport bodies to achieve better public transport and connectivity.	Parish Council/ public transport bodies
AIM T4 – Traffic Calming for adopted Highways	Within 5 years	Parish Council to work with LHA to reduce traffic speed and traffic calming / control in Parish	Parish Council/ LHA
AIM T5 – School Transport	Within 2 years	Parish Council to work with WSCC school transport to improve safe request bus stops	Parish Council/ WSCC

## APPENDIX 1: LIST OF ANCIENT AND DECIDUOUS WOODLAND

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 Fritchlings 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
Durford Wood (Woodland Trust)	Durford 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	Durford 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

## APPENDIX 2: 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 Flichings	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
47	Plaistow Place	Dunsfold Road, Plaistow	Grade II	1226395
48	Plaistow Stores With The House	Loxwood Road, Plaistow	Grade II	1265810

No.	NAME OF LISTED BUILDING	LOCATION	DESIGNATION TYPE	LIST ENTRY NUMBER
	Attached			
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	Winkin Woods Farmhouse	Shillinglee Road, Shillinglee	Grade II	1226665
81	Ye Olde Sun Inn	The Street, Plaistow	Grade II	1265612

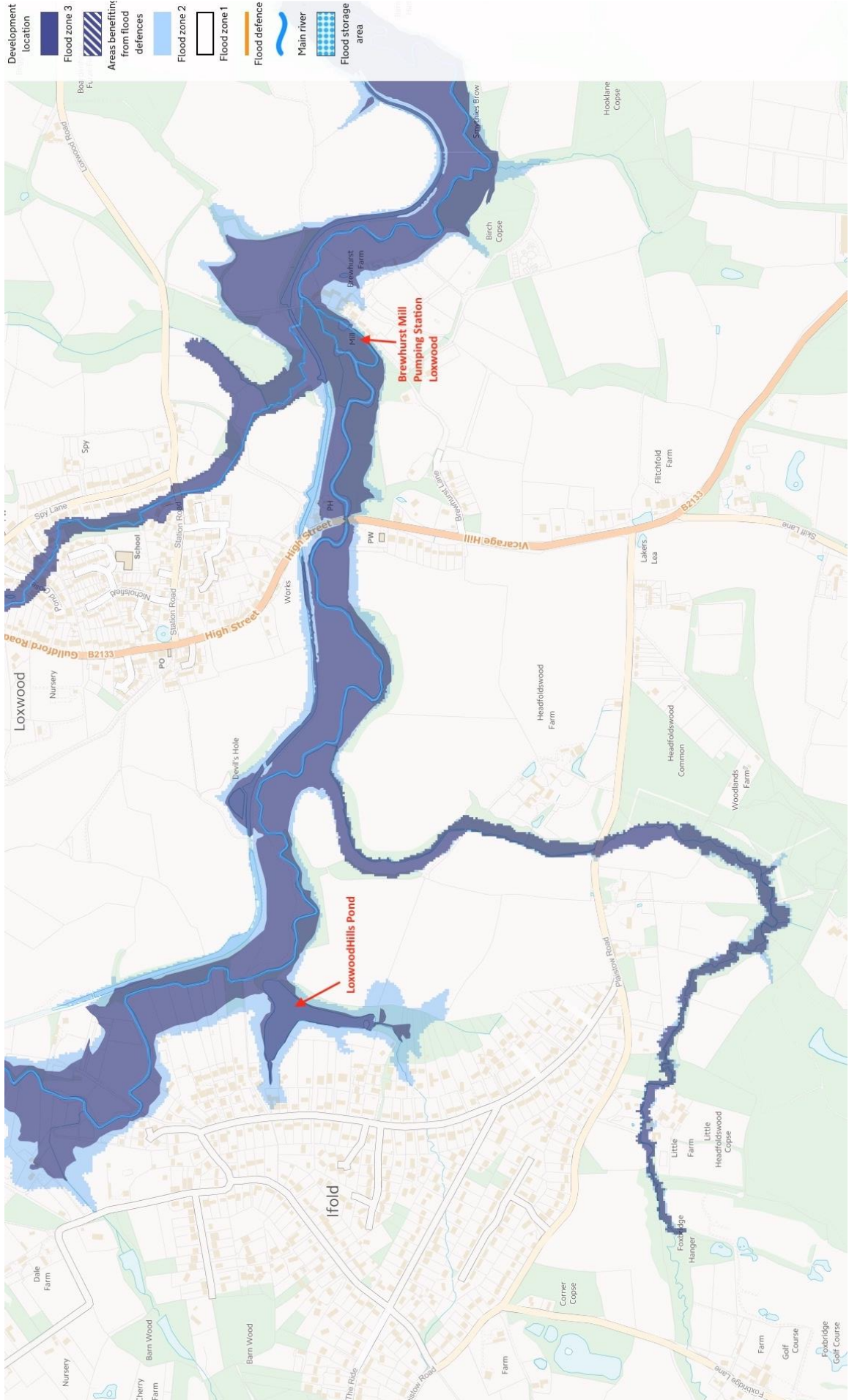


## APPENDIX 3: NON-DESIGNATED HERITAGE ASSETS

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).
Nell Ball Trig Point (Plaistow Mount)	Nell Ball Farm, Plaistow	<ul style="list-style-type: none"> <li>Nell Ball is a designated Triangulation Station (Trig Point) named 'Plaistow Mount': TQ13S005 (formerly TQ13/5) – Secondary Block Number: TQ13; Station; Number: 005; Mark Type: Pillar; Flush Bracket: S6254; Height: 88.715 metres (289 feet); Computing Year: 1952; Levelling Year: 1953; OSGB36 Easting: 500002.438; OSGB36 Northing: 130895.102; OS Grid Ref: TQ000309; P30 TUMPs</li> <li>TUMPs or P30s are hills of any height with a drop of at least 30 metres or more on all sides. The name TUMP stands for Thirty &amp; Upward Metres Prominence.</li> </ul> <p><b>Reference:</b>  <a href="http://www.ordnancesurvey.co.uk/gps/legacy-control-information/triangulation-stations">www.ordnancesurvey.co.uk/gps/legacy-control-information/triangulation-stations</a></p>
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).
Southlands	Ifold Bridge Lane, Ifold	Canal

There are also several old wells throughout Ifold dating from or before the 1930s, which are considered to be part of the built heritage.

# APPENDIX 4: ENVIRONMENT AGENCY – FLOOD ZONE MAP IFOLD



## APPENDIX 5: LOCAL GREEN SPACE ASSESSMENTS

**LOCAL GREEN SPACE ASSESSMENT: IFOLD – LGS1: LOXWOODHILLS POND**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	✓

**1. Date of Assessment:** 11 April 2016

**2. Address / location:** Loxwoodhills Pond, The Drive, Ifold

**3. Gross area (hectare):** 4.69 ha

**4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings:** Part of the rear garden and lake of the property known as Loxwood Hills. The area proposed for designation is outside the Settlement Boundary and in Flood Zone 2 and 3.

**5. Ownership:** Privately owned by Mr and Mrs Peter Simmons

**6. Site Description:** There are no historic buildings or structures in the space. However, there are important historic landscape features such as the many veteran trees (native species such as oak and holly), which surround the lake and old hedgerows bordering the site on the East, West and partially on the North boundary. The meadow alongside is maintained as mown grassland. There is a public footbridge (that appears on historic maps) on the Public Right of Way (Path Number: 624\_1) and crosses the River Lox. There is also a ornamental, wooden footbridge (not historic) across the lake on the Western side. The area includes designated Ancient Woodland areas located to the rear of adjoining residential properties sited on the historic road of The Drive, the majority of which is classified as a public footpath and which is part of Headfoldswood Ancient Woodland and includes lone veteran trees. This Ancient Woodland contributes significantly to the predominant sylvan character of the Ifold settlement and is environmentally sensitive.

**7. Existing and potential means of access:** Access for viewing is via The Drive and Public Right of Way (Footpath Path Number: 624\_1), which crosses the green space.

**8. Is the site Previously Developed Land?** No

**9. Development History:** None Known

**10. Contamination (Env Health layers):** None Known

**11. Environmental Designation:** None Known

**12. Flood Risk:** This area is in Flood Zone 2 and 3 in close proximity to the River Lox. The lake overflows at times of heavy rainfall. A sluice on the Eastern side controls the lake water level to the River Lox.

**13. Any Tree Protection Order(s) (TPO)?** There are no TPOs but there are many, veteran trees of native species (eg. oak and holly) surrounding the lake, which are being carefully and sympathetically, maintained by the landowners.



## LOCAL GREEN SPACE ASSESSMENT: IFOLD – LGSi1: LOXWOODHILLS POND

**14. Surrounding land uses:** A Public Right of Way (Footpath - Path Number: 624\_1) runs through the site and leads to a footbridge crossing the River Lox. Old maps show that a footbridge has been in situ at this point for centuries. Surrounding the area are residential properties, agricultural land and adjoining Ancient Woodland.

**15. Overall Conclusion:** This area is demonstrably special due to its serene and tranquil beauty with varied wildlife and historical importance. It is the fishing and ornamental lake, and parkland of the original Ifold Estate and its manor house - Ifold House (built in c1812 by Edward Napper (in 1811 appointed High Sheriff of Sussex under King George III), which gives the settlement of Ifold its name. The area to the East and South of the pond (4.37 Hectare) is Ancient Woodland and in accordance with Natural England's *Understand Access to Green Space Standards* (ANGSt), is not considered an extensive tract of land. The area includes designated Ancient Woodland located to the rear of adjoining residential properties sited on the historic road of The Drive, which is part of Headfoldswood Ancient Woodland and includes lone veteran trees.

This Ancient Woodland contributes significantly to the predominant sylvan character of the Ifold settlement and is environmentally sensitive. There is habitat conservation significance to the area as migratory geese and ducks annually use the space to nest as do wildlife emanating from the Ancient Woodland. Therefore, the area supports and enhances the opportunities for wildlife habitats and wildlife corridors.

From 1879 the landowner, Lionel Leslie Constable, would breed dogs (beagles and whips) at Ifold Estate for hunting and to show. From 1919, a world renowned Irish Wolfhound Kennel was established by Ralph Montagu Scott, the subsequent landowner. The dogs lived outdoors and would roam freely around the lake, hunting for rabbits in the adjacent Ancient Woodland. An article published in the American Kennel Gazette of January, 1929 (Vol. 46, No. 1) on the subject of *The New Dog of the White House*; the Irish Wolfhound Cragwood Padraic, registered by the wife of Herbert Hoover, the American President-elect, and written by Arthur Frederick Jones has quite a lot to say about the Ifold Kennel.

*"The woods consist almost entirely of oak, with a little silver birch around the ponds and around the river. There are also one or two plantations of pinus sylvestris. The river, running through the park and the woods beyond, is a tributary of the Arun, and a favourite hunting ground for the pack of otter hounds in the district. There are also several ponds in the woods and some very pretty valleys. While the wooded hills are not very high, the country is by no means flat."* Reference: [www.irishwolfhounds.org/ifold.htm](http://www.irishwolfhounds.org/ifold.htm)

The Public Right of Way (Footpath - Path Number: 624\_1) is also in the private ownership of Loxwoodhills Pond landowners and they for many decades, recognizing the importance to the community of the visual amenity from the footpath, installed a 1.2m cleft chestnut paling fence and have maintained the hedge to this height to restrict roaming but allow continued public access to the views across the meadow and lake. This is the main public right of way which is used by many Ifold residents to walk to the services and amenities located in Loxwood village.

In view of the lack of public green spaces in the centre of Ifold, one of the key benefits of Loxwoodhills Pond, being only 130m from the centre, is that it encourages residents to regularly access the lake footpath, which traverses this amenity and leads on to other Public Rights of Way.

There is mention of the estate, house, lake and footpath in literature:

- c1812 "In the early part of the present century, Edward Napper, Esq., of Ifold, built a commodious mansion." A Compendious History of Sussex Volume 2 (Mark Antony Lower, published 1870).
- Ifold Loxwood & Plaistow *Forgotten Border Villages*, by C. H. Bayley (1988).

**LOCAL GREEN SPACE ASSESSMENT: IFOLD – LGSi7: ANCIENT WOODLAND IFOLD**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

**1. Date of Assessment:** 28 August 2016

**2. Address / location:** Ancient Woodland in the centre of Ifold - adjoining and to the rear of residential properties on the junction of The Ride and Chalk Road; and The Close, Ifold.

**3. Gross area (hectare):** 0.35 ha

**4. Current use: agricultural/ open space/allotments/ scrubland/ buildings:** Ancient Woodland in the centre of Ifold - adjoining and/or part of the rear gardens of residential properties on the junction of The Ride and Chalk Road; and The Close, Ifold.

**5. Ownership:** Privately owned.

**6. Site Description:** Ancient & Semi-Natural Woodland. Main Habitat Present - Deciduous woodland. This is a natural habitat for wildlife including rare and declining Turtle Doves.

**7. Existing and potential means of access:** Access is from The Ride and Chalk Road through frontages of each property. It also forms part of a wildlife foraging route through the centre of Ifold (badgers, deer, foxes,...).

**8. Is the site Previously Developed Land (pdl)? Y/N:** No

**9. Development History:** Chichester District Council Ref.:

- High Trees, Chalk Road - 26 planning applications between 1995 and 2017. 15 permitted; 10 refused; 1 pending.
- Cir Mhor, The Ride - PS/97/00812/TPO, refuse; 12/00408/TPA, permit.

**10. Contamination (Env Health layers):** None Known

**11. Environmental Designation:**

- Defra Magic Map - Unique Parcel Reference Number (OS Grid Reference of centre point): TQ0241831014
- National Forest Inventory 2014

**12. Flood Risk:** None but the area can become waterlogged in winter due to poor drainage of the heavy, compacted clay soil.

**13. Any Tree Protection Order(s) (TPO)?**

- TPO Area Ref: 95/00801/TPO Group G1
  - Individual TPO Ref: 89/00786/TPO (Oak T1)
- TPO Area Ref: 97/00812/TPO Woodland W
  - Individual TPO Ref: 89/00786/TPO (Oak T12)
  - Individual TPO Ref: 89/00786/TPO (Oak T13)
  - Individual TPO Ref: 89/00786/TPO (Oak T14)

**14. Surrounding land uses:** Residential properties.

**15. Overall Conclusion:** Ancient Woods have been around for many centuries (officially woodland that has existed since 1600 AD) – long enough to develop as ecosystems that are rich, complex, and irreplaceable. This particular Ancient Woodland is noted on a 1910 map of Ifold and links back to a larger area of Ancient Woodland called South Wood, which formed part of the manor, Ifold House.

This remaining woodland section contributes greatly to the sylvan character of the Ifold settlement and can be viewed from the historic roads of The Ride and Chalk Road and the private road of The Close.

The area provides foraging for protected bat species whose flight lines are over Ifold leading to SAC: The Mens and Ebernoe Common. As noted in Chichester District Council’s Habitat Regulation Assessment (2015): Development does have the potential to impact upon bat (Bechstein and particularly, Barbastelle) flight lines due to the close proximity to the SAC.

As a result, development and felling of trees, should be resisted in the Ancient Woodland area and residents in surrounding residential properties are strongly encouraged to mitigate for *lighting emissions*.

**LOCAL GREEN SPACE ASSESSMENT: IFOLD – LGSi9: LAND MARK OAK TREE**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

**1. Date of Assessment:** 10 September 2016

**2. Address / location:** Junction of The Drive and Plaistow Road, Ifold.

**3. Gross area (hectare):** 0.006 ha

**4. Current use: agricultural/open space/ allotments/ scrubland/buildings:** An historic landmark, veteran Oak Tree within the garden of the forecourt to the former Oak Tree Stores (local shop) premises.

**5. Ownership:** Mr and Mrs Overington or Mr Karl Middleton.

**6. Site Description:** The site is a veteran oak tree (*Quercus robur*) located within the garden of the forecourt to the former Oak Tree Stores, at the historic main entrance (The Drive) to Ifold Estate. Although it's present condition could not be described as 'specimen' it is of great importance to Ifold and is a landmark for residents and visitors to the village, akin to a hanging, forged village sign.

**7. Existing and potential means of access:** Plaistow Road, Ifold.

**8. Is the site Previously Developed Land (pdl)? Y/N:** In part, see development history.

**9. Development History:** The following is planning activity at the site of Oak Tree Stores but none on the land on which the oak tree stands:

- [Ref. No: 15/02121/DOC](#) Discharge of conditions relating to PS/14/02532/FUL, condition 10.
- [Ref. No: 14/02677/NMA](#) Change the double garage to a tandem type.
- [Ref. No: 08/03950/FUL](#) 1 no. self-contained unit for staff with garage and shop storage.
- [Ref. No: 07/05784/FUL](#) Change of use of storage area to provide additional residential accommodation to existing dwelling

**10. Contamination (Env Health layers):** None

**11. Environmental Designation:** None

**12. Flood Risk:** None

**13. Any Tree Protection Order(s) (TPO)?** A partner oak tree (much older) with a TPO was felled to make way for the recent redevelopment which saw the local shop closed to be converted into a terrace of 3 houses, much to the dismay and consternation of local residents. The felled tree was conditioned as part of that planning application to receive a replacement. This remaining landmark tree is not afforded the protection of a TPO.

**14. Surrounding land uses:** This is the site of the former Oak Tree Stores. The tree is opposite *The Lodge* (an historic undesignated, a former estate worker's house to the Ifold manor house which gave the settlement of Ifold its name). In front of the tree is Plaistow Road. Opposite on the South Eastern side is a paddock used for grazing - the boundary with Loxwood Parish.

**15. Overall Conclusion:** This is an historic landmark for the Ifold settlement. It is a veteran oak tree at the entrance to Ifold Estate - on the junction of The Drive with Plaistow Road – the historic entrance to the former manor, Ifold House which gave the settlement of Ifold its name. *The Lodge* (an historic building of merit, a former estate worker's house to the Ifold manor house) is opposite. The tree has a gnarled appearance at its base and a very wide trunk. It's girth is approximately over 3 metres, which using the [Woodland Trust 'How to estimate the age of an oak'](#) places its age at around 138-181 years [between George IV - 1825 to Victoria – 1868]. This tree was part of Ancient Woodland known as South Wood and is noted on a 1910 map of Ifold.

## LOCAL GREEN SPACE ASSESSMENT: PLAISTOW – LGSP1: PLAISTOW RECREATION GROUND

### Assessment against NPPF tests

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

**1. Date of Assessment:** 28 August 2016

**2. Address / location:** Plaistow Recreation Ground (the lower green) including a childrens' playground.

**3. Gross area (hectare):** Approximately 0.8 ha

**4. Current use: agricultural/ open space/ allotments / scrubland/ buildings:** Plaistow recreation ground (lower Green) with timber-clad pavilion, bowling nets and childrens' playground. It adjoins the Upper Green (owned by the National Trust) and with that land is collectively known as 'The Green'. Located within a designated Conservation Area.

**5. Ownership:** Plaistow & Ifold Parish Council

**6. Site Description:** Part of the Green, located at the heart of Plaistow village.

**7. Existing and potential means of access:** Access is from the public highways of Loxwood Road and Common House Road (linking Loxwood Road to another public highway, The Street)

**8. Is the site Previously Developed Land (pdl)? Y/N:** No

**9. Development History:**

- Childrens' Playground constructed (date unknown)
- Provision of posts to support netting to protect property -Keepers Cottage. Ref. No: 94/00510/FUL | Application Withdrawn
- Erection of ground shelter and store. Ref. No: 95/01969/FUL [now referred to as The Pavilion]
- Reduce declining apical growth back to sound wood, remove deadwood over 50mm in diameter. Shorten the hazard beam at 7m heading south-west by 3m to suitable growth points. Shorten any previously pruned limbs that are failing or exhibiting signs of decline to source or to suitable unions and lateral prune to source 1 no. limb which emanates from approximately 5m heading north-east on 1 no. Oak tree (quoted as T1, TPO nos. T7 subject to PS/70/00769/TPO). Ref. No: 15/01804/TPA
- Notification of intention to fell 1 no. Ash tree (T1). Ref. No: 12/03665/TCA
- To fell one small Ash tree and one very small Oak tree. Ref. No: 99/02163/TCA
- One Oak tree - remove deadwood to vigorous growth, maintain crown balance. Ref. No: 95/00206/TCA

**10. Contamination (Env Health layers):** It is noted in planning application 95/01969/FUL that the pavilion is sited "within 100m of a former petrol filling station which may have resulted in past ground contamination from fuel spills. However, given the distance from the site and the type of building proposed (ie. without significant foundations), it is thought unlikely ground contamination should significantly affect the site."

**11. Environmental Designation:** None Known

**12. Flood Risk:** None

**13. Any Tree Protection Order(s) (TPO)?** Yes. Common House Road boundary, Ref.: 70/00769/TPO - Species: Oak - T7

**14. Surrounding land uses:** The Lower Green adjoins the Upper Green (owned by the National Trust) and is adjacent to residential houses on the North boundary (Melbourne Place, Brackenhurst and On The Green) is surrounded by the public highways, The Street and Common House Road.

**15. Overall Conclusion:** This land was gifted to the Parish Council by George Price Webley Hope KCB KCMG Admiral RN (Retired) of Common House, Plaistow in 1951. *The property is held upon Trust for the purposes of physical and mental training and recreation and social moral and intellectual development through the medium of athletic games, sports and pastimes or otherwise as may be found expedient for the benefit of the inhabitants of the village of Plaistow and its immediate vicinity without distinction of sex or of political religious or other opinions.*

This area is used for village and Parish events and is the site of the former Plaistow Cricket Club (established c1946 and run on a volunteer basis). A lottery grant from Sport England enabled the construction of a new pavilion and purchase of ground maintenance equipment. The cricket club disbanded in about 2012 and the pavilion continues to be maintained by the Parish Council, who permit its use for village events, such as fetes. More recently, in 2016 it was used for the Queen's 90<sup>th</sup> Birthday celebration.

An enclosed, childrens' playground was constructed (date unknown) on this land adjacent to Common House Road and is also maintained by the Parish Council.



**LOCAL GREEN SPACE ASSESSMENT: PLAISTOW – LGSP2: COX’S POND**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

**1. Date of Assessment:** 28 August 2016 (amended Feb 2017)

**2. Address / location:** Cox’s Pond, Loxwood Road, Plaistow - located between Plaistow and Kirdford Primary School, and Winterton Hall.

**3. Gross area (hectare):** 0.59ha

**4. Current use: agricultural/open space/ allotments/ scrubland/ buildings:** Ornamental village pond

**5. Ownership:** The pond is registered as Common Land in the ownership of Plaistow & Ifold Parish Council (reference: Commons Commissioner record TVG Reg # 159; Ordnance Survey Sheet # 186).

**6. Site description:** Cox’s pond is a tranquil setting in the centre of Plaistow village within the Plaistow Conservation Area. It is sited between Plaistow and Kirdford Primary School and Winterton Hall. There is a gate to a narrow access path to the right of the pond, which leads to the land behind – an agricultural field used for grazing horses. This field is not included in the proposed designation. The pond has a wooden viewing platform and wooden bench seating. There are many Ash and Alder trees surrounding the pond mixed with old apple and pear trees. A large conifer tree is against the boundary with the field behind. There is also some willow. There are old stone stairs leading to the water and an historic brick wall at the Winterton Hall end.

**7. Existing and potential means of access:** Access is from the main highway, Loxwood Road.

**8. Is the site Previously Developed Land (pdl)? Y/N:** No

**9. Development History:** <http://www.acraew.org.uk/commissioners-decisions/west-sussex>  
22 October 2008 33970 COXS POND - PLAISTOW NO.CL.159.pdf

**10. Contamination (Env Health layers):** None Known

**11. Environmental Designation:** None Known

**12. Flood Risk:** None

**13. Any Tree Protection Order(s) (TPO)?** No TPOs. But all trees are within the Plaistow Conservation Area.

**14. Surrounding land uses:** The pond is sited between Plaistow and Kirdford Primary School; and Winterton Hall (the village hall). Opposite are two semi-detached Grade II listed residential properties: Pond Cottages. Behind the pond (and excluded from this designation but within the Plaistow Conservation Area) is agricultural land, a small field which is used for grazing horses. Beyond the field are the playing fields for Plaistow and Kirdford Primary School.

**15. Overall Conclusion:** The pond forms a focal point at the centre of Plaistow village. Cox’s Pond is owned by Plaistow & Ifold Parish Council. There is a 1970 Conveyance for Plaistow Pond – between William Harry Mouland of Great Barksore Farm, Lower Halstow, Sittingbourne, Kent and The Parish Council of Plaistow – for the purpose or purposes of *improving the amenity of the village of Plaistow*.

The pond is based on a spring but also takes surface water run off from Loxwood Road as well as the adjoining field. A small stream called Dunnell’s Ditch runs from this pond in an easterly direction before disappearing under Loxwood Road. The wall, at the Winterton Hall (village hall) end of the pond, was built to provide a platform for farmers to lead their horses into the pond without going in themselves. There are old stone stairs on the Dunsfold Road side which allowed residents in past times access to the spring waters. Wooden bench seating is near to a wooden viewing platform which is used by the primary school, alongside, for field lessons.

Though the green field behind the pond provides a beautiful countryside backdrop and adds to the setting, it is not included in this designation due to being a large tract of land with no historical or other significance. However, it is noted the views to and from the open green space are mentioned in the Plaistow Conservation Area and Character Appraisal and Management Document (May 2003) and marked on the Townscape Appraisal Map.

**LOCAL GREEN SPACE ASSESSMENT: PLAISTOW – LGSP5: FOXFIELDS**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	✓

**1. Date of Assessment:** 04 July 2016

**2. Address / location:** Foxfields, Dunsfold Road, Plaistow.

**3. Gross area (hectare):** 1.31 ha

**4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings:** Used as a recreational playing field by Plaistow Football Club, with an onsite pavilion.

**5. Ownership:** F.W. Gibbs Will Trust.

**6. Site Description:** Maintained mown grassland, surrounded by a boundary of mature trees and hedges with a post-WWII metal rail that runs around the boundary on the Dunsfold Road side with a hedge behind. The field is sometimes used for grazing livestock in summertime. A wood stile is at the right of the entrance gate for access to the Public Right Of Way.

**7. Existing and potential means of access:** Access is from Dunsfold Road, Plaistow.

**8. Is the site Previously Developed Land (pdl)? Y/N:** No

**9. Development History:** None Known

**10. Contamination (Env Health layers):** None Known

**11. Environmental Designation:** None Known

**12. Flood Risk:** None. A pond is sited on agricultural land to the rear of Foxhurst (residential property) to the North East but has not been known to cause any issues with flooding.

**13. Any Tree Protection Order(s) (TPO)?** TPO Reference: 71/00770/TPO (Oak T7). Situated at the entrance to the site.

**14. Surrounding land uses:** A Public Right of Way (Footpath - Path Number: 617) is inside the site and runs along the boundary with the Plaistow Conservation area. The Footpath is accessed via a wood stile to the right of the entrance gate. A residential property (Grade II listed) *Foxhurst* (lying inside the Plaistow Conservation Area) is on the other side of the PROW. Opposite, on the other side of Dunsfold Road, are residential properties (lying outside the Plaistow Conservation Area). Otherwise the site is surrounded by mature hedgerows and trees, which separates it from agricultural land.

**15. Overall Conclusion:** This site is proposed for Local Green Space designation for the important recreational amenity it offers local residents. It is the home ground of Plaistow Football Club, formed in 1931 and admitted to the Horsham and District League. The F.W. Gibbs Will Trust have a leasehold agreement with Plaistow Football Club over this land. The team currently competes in the West Sussex Football League and plays home games at 'Foxfields'. The site is at the entrance to historic Plaistow village and contributes to the rural setting of open green space. The site offers beautiful views from the football field across to Nell Ball Hill. The public footpath on the boundary with Plaistow village, extends from the Dunsfold Road through to Weald Barkfold Farm (Dunsfold Road, Plaistow).

**LOCAL GREEN SPACE ASSESSMENT: PLAISTOW – LGSP6: NELL BALL HILL AND TRIG POINT**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	✓

<b>1. Date of Assessment:</b>	04 July 2016
<b>2. Address / location:</b>	Nell Ball Hill (with Trig Point), Dunsfold Road
<b>3. Gross area (hectare):</b>	2.95ha
<b>4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings:</b>	Nell Ball hill is an agricultural field laid to pasture and maintained as mown grassland with a trig point (in good condition as at January 2016) on top. Currently used as a paddock for grazing livestock.
<b>5. Ownership:</b>	Privately owned by Mr Lionel Cozens-Smith. Mailing address care of Nell Ball Farm, Dunsfold Road, Plaistow RH14 0BF
<b>6. Site Description:</b>	There is a mature hedge with post-WWII metal railing along the Dunsfold Road - to the main entrance. Hedgerows with mature and semi-mature native and other species trees line the boundaries. Public Right of Way (Bridleway - Path Number: 636) is alongside. The site adjoins Ancient & Semi-Natural Woodland - Nell Ball Copse and Berry Field Copse, which rare and protected species use for foraging in their flight lines to Ebernoe Common and The MENS.
<b>7. Existing and potential means of access:</b>	Access is from the entrance road to Nell Ball Farm.
<b>8. Is the site Previously Developed Land? Y/N:</b>	No
<b>9. Development History:</b>	<p>This site is under a Planning Article 4 Direction (1985).</p> <p>Chichester District Council - Planning Applications (10):</p> <ul style="list-style-type: none"> <li>• Erection of 3 no. buildings for storage of machinery and feed and process of marking and grading of eggs. Ref.: 10/00803/PNO   Status: null</li> <li>• A new road to allow access to be able to utilise and serve the agricultural unit. Ref.: 10/01098/PNO   Status: PPREQ</li> <li>• Erection of maintenance/feedstore building, machinery shed and packing room/office building (amendment to PS/10/00803/PNO for larger maintenance/feedstore building). Ref.: 10/02195/PNO   Status: null</li> <li>• Notification of intention to remove 2.5 metres of hedgerow (to improve visibility at farm entrance) on 1 no. hedgerow. Ref.: 10/04612/HDG   Status: YESRE</li> <li>• Retention of existing mobile home as a permanent dwelling. Ref.: 14/00460/FUL   Status: Refuse</li> <li>• Access track. Ref.: 14/02456/PNO   Status: null</li> <li>• Retention of existing mobile home as a permanent dwelling. Ref.: 14/03983/FUL   Status: Refuse</li> <li>• Proposed erection of 1 no. maintenance shed and feed store, 1 no. packing room and office and 1 no. machinery shed. Ref.: 15/03941/PNO   Status: null</li> <li>• Proposed extension to access track and poultry range environment mounds. Ref.: 15/03959/PNO   Status: PPREQ</li> <li>• Provide raised mounds where natural vegetation may develop to encourage ranging and natural food sources for free ranging hens. Extension of access track and new drainage ditch. Ref.: 16/00341/FUL   Status: Refuse</li> </ul>
<b>10. Contamination (Env Health layers):</b>	None known. To be confirmed.

## LOCAL GREEN SPACE ASSESSMENT: PLAISTOW – LGSP6: NELL BALL HILL AND TRIG POINT

**11. Environmental Designation:** There is a Public Right of Way (Bridleway - Path Number: 636) to one boundary near Dunsfold Road.

Nell Ball is a designated Trig Point named 'Plaistow Mount':

TQ13S005 (formerly TQ13/5) – Secondary Block Number: TQ13; Station Number: 005

Mark Type: Pillar

Flush Bracket: S6254

Height: 88.715 metres (289 feet)

Computing Year: 1952

Levelling Year: 1953

OSGB36 Easting: 500002.438

OSGB36 Northing: 130895.102

OS Grid Ref: TQ000309

*P30 TUMPs - TUMPs or P30s are hills of any height with a drop of at least 30 metres or more on all sides. The name TUMP stands for Thirty & Upward Metres Prominence.*

**12. Flood Risk:** None

**13. Any Tree Protection Order(s) (TPO)?** None

**14. Surrounding land uses:** Agricultural land. The site is opposite Foxfields (Football Field) on the other side of the Dunsfold Road. The site adjoins Ancient Woodland and Semi-Natural Woodland - Nell Ball Copse and Berry Field Copse.

**15. Overall Conclusion:** Nell Ball Hill and Trig Point is an important historic landmark for Plaistow village and the Parish. Old maps refer to Nell Ball as Knells Knoll and later, Knell Ball. A modern housing development in Plaistow village is named Nell Ball after the knoll. Nell Ball has always been used as agricultural, grazing land. Local legend is that Eleanor "Nell" Gwyn (mistress of King Charles II), who is supposed to have stayed at the historic house Plaistow Place, planted an elm tree at the peak, known as Nell Ball Tree (the tree was blown down in the great storm of 1987). Another legend has it that Ellen Ball was a local lady who committed suicide on the hill. Earl Winterton, writing in the West Sussex Gazette in 1959, dismissed both stories, saying that the tree was more probably named after Nell Quinell, who lived at Quinell House, in the 18th century. The tree could have been planted during her lifetime and the knoll on which it stood called 'Nell's Knoll', which later may have been changed into Nell Ball because of the circular shape of the hill. It has been used as a Beacon Site for special occasions. The hill was a look-out point during World War II. During winter snowfall, local children have used the hill for sledding. There are 360 degree views, particularly special are those across Foxfields, the local football field and towards the Downs. Past owners have kept the Dunsfold Road hedging trimmed to a height to allow views into this special site. The site has such special significance for residents, that one local lady had her husband's ashes scattered atop the hill after his death. Any landowner of Nell Ball is encouraged to be a custodian.



**LOCAL GREEN SPACE ASSESSMENT: PLAISTOW – LGSP7: MULTI-USE GAMES OUTDOOR AREA**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

**1. Date of Assessment:** 07 September 2016

**2. Address / location:** Floodlit, outdoor, multi-use games area, Winterton Hall, Loxwood Road, Plaistow

**3. Gross area (hectare):** 0.0666 ha

**4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings:** A hard court, floodlit, recreational games area (five a side, netball, tennis, fitness bootcamp,...) available between 9am-8pm as part of Plaistow Youth club or for rent by Parish residents. It has often been rented as a venue for childrens' birthday parties. The hard court surface is in particular demand by residents when wet weather makes the green opposite, too muddy to use.

**5. Ownership:** Owned by William Luttmann-Johnson. Maintenance is undertaken by the Trustees of Plaistow Youth Club, Winterton Hall and bookings are taken through Plaistow Stores (located next door).

**6. Site Description:** There are no historic buildings or structures in the space.

**7. Existing and potential means of access:** Access to the area is from Loxwood Road via a path alongside Winterton Hall, leading to a locked gate.

**8. Is the site Previously Developed Land?** Former rough paddock, agricultural land.

**9. Development History:** None Known

**10. Contamination (Env Health layers):** None Known

**11. Environmental Designation:** None Known

**12. Flood Risk:** None

**13. Any Tree Protection Order(s) (TPO)?** There are no trees.

**14. Surrounding land uses:** Adjoining this land is Cox's Pond (also proposed for designation) and Winterton Hall. Behind is agricultural land, kept mown and used for grazing horses. Opposite Winterton Hall is the village green (Upper Green owned by the National Trust).

**15. Overall Conclusion:** An enclosed multi-use games area with a 3m high perimeter chain link fence, illuminated by 4 double lights on 5m high poles.

Plaistow Youth Club is run from Winterton Hall by volunteers and caters for children: Seniors 11+ and Juniors 8-11 years). On 11 October 1994 trustees gained permission for an outdoor play area, 1.2 metres to the rear of Winterton Hall. The Parish Council (at that time) approved the application: *"Wish to offer their total support for this application by the Trustees of Plaistow Youth Club. The Youth Club is particularly well subscribed and a lot of hard work is put into the running of the club by local volunteers. The Parish Council are anxious to support in whatever way they can activities for the youth of the village; so many rural areas have no facilities at all."*

In 1995 the trustees were still at the stage of raising funds for the project. On 16 December 1996 Plaistow Youth Club was awarded a lottery grant by Sport England for the construction of a floodlit multi-use games area.

**LOCAL GREEN SPACE ASSESSMENT: PLAISTOW LGS ID: LGSP8 - Plaistow Preschool Outdoor Playground**

<b>Assessment against NPPF tests</b>		
Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

- 1. Date of Assessment:** 07 September 2016
- 2. Address / location:** Plaistow Pre-School, Winterton Hall, Loxwood Road, Plaistow.
- 3. Gross area (hectare):** 0.06 ha
- 4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings:** An outdoor, fenced playground and garden for Plaistow Pre-School lying inside the Plaistow Conservation Area.
- 5. Ownership:** The land is privately owned by Mr. William Luttmann-Johnson and leased to Plaistow Preschool.
- 6. Site Description:** Several open sheds and a wooden gazebo provide sheltered areas. A storage shed is sited in one corner of the garden. In addition to outdoor play equipment, there are areas in the playground for children to plant their own seeds and bulbs; and to take part in other developmental activities such as water and sand play. Mature trees and tall hedging form three boundaries of the site and one side is fenced (that adjoining Winterton Hall). Mainly laid to lawn (maintained mown), block paving has been laid on the outer edges of the playground.
- 7. Existing and potential means of access:** The playground is adjoined to Winterton Hall on the right side and accessible via a door from the hall. A locked side entrance, accessible from Loxwood Road, allows access for maintenance.
- 8. Is the site Previously Developed Land ? Y/N:** No
- 9. Development History:** None known.
- 10. Contamination (Env Health layers):** None known.
- 11. Environmental Designation:** None known.
- 12. Flood Risk:** None
- 13. Any Tree Protection Order(s) (TPO)?** None
- 14. Surrounding land uses:** Winterton Hall is on one side, with the local shop, Plaistow Stores, the other and opposite, separated by Loxwood Road (30MPH), is the village Green. Behind the playground is the multi-use games area.
- 15. Overall Conclusion:** Established in 1966, Plaistow Pre-School is a community-based, voluntary, non-profit making charity; operating from Winterton Hall and offering affordable care and education for 2 to 5 year olds. The site proposed for designation is an outdoor, fenced playground and garden for use by the Pre-School who lease the land. The Pre-School is owned and run by the parents/carers of the children attending, many of whom also form the Committee. The Pre-School values having the outdoor resource to make the most of learning outdoors. The Committee ensures the garden is maintained regularly and every Spring the children enjoy seeing the fruits of their gardening labour. The Pre-School is nearby to Plaistow and Kirdford Primary School. Many children who progress to the Primary School are collected from morning sessions for the afternoon in the Pre-School. This site is integral to young families in the community and meets the NPPF Social role of sustainable development.

**LOCAL GREEN SPACE ASSESSMENT: SHILLINGLEE LGS ID: LGSS1 - Shillinglee Road Junction Traffic Island**

**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its recreational value (including as a playing field	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

<b>1. Date of Assessment:</b> 11 July 2016
<b>2. Address / location:</b> Shillinglee Junction, Shillinglee Road with Fisher Lane, Shillinglee, Chiddingfold
<b>3. Gross area (hectare):</b> 0.055 ha
<b>4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings:</b> A triangle traffic island.
<b>5. Ownership:</b> The land is privately owned by Home Farm Court Residents Association: C/- Mr Alexander T. Hall, Border Cottage, Home Farm Court, Shillinglee, Chiddingfold, Surrey GU8 4SY
<b>6. Site Description:</b> Shillinglee Junction: This is the intersection of Shillinglee Road with Plaistow Road (which joins Fisher Lane) forming a triangle traffic island. This land is within the South Downs National Park. In Defra magic map the land is listed as Wood-pasture and Parkland. Determination comment: <i>Shillinglee Park - Shullingeleggh 1279 'clearing of the dwellers on the shelf of land'</i> [EPN]. The area is laid to lawn kept mown with a planting of many Willow trees.
<b>7. Existing and potential means of access:</b> From Shillinglee Road.
<b>8. Is the site Previously Developed Land ? Y/N:</b> No
<b>9. Development History:</b> None known.
<b>10. Contamination (Env Health layers):</b> None known.
<b>11. Environmental Designation:</b> None known.
<b>12. Flood Risk:</b> None
<b>13. Any Tree Protection Order(s) (TPO)?</b> None
<b>14. Surrounding land uses:</b> The traffic island is opposite Grade II Listed Buildings: The Farm Stables at Shillinglee Home Farm to the West of the Farmhouse (1955); the Barn at Shillinglee Home Farm to the South of the Stables and to the South West of the Farmhouse; several other residential properties and opposite is agricultural land.
<b>15. Overall Conclusion:</b> Hundreds of years of horses, carts, carriages and then cars turning left and right have created these mini oases at country junctions. Largely untouched, they provide a haven for wild flowers and insects. The original elm trees died from Dutch elm disease but local residents have since planted new trees (Willows) on the traffic island. Local Green Space designation is proposed to preserve the setting for the Grade II listed and other residential buildings opposite and the special character of this part of the Parish that lies within the South Downs National Park.

INSIDE BACK COVER

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