



PLAISTOW VILLAGE TRUST

Representing Plaistow, Shillinglee and Durfold Wood

Neighbourhood Plan Policies for
Plaistow, Shillinglee, and
Durfold Wood.

Preface

This document sets out the Proposals for the Neighbourhood Plan of Plaistow & Ifold Parish in West Sussex compiled by the Neighbourhood Plan Committee established by The Plaistow Village Trust Limited (**The Trust**) for and on behalf of the village of Plaistow and the settlements of Shillinglee and Durfold Wood together, with all the inhabitants of the surrounding countryside shown on the map (on page 3), being part of the Parish (**Plaistow Neighbourhood Plan**).

This document is submitted on behalf of The Trust as a consultation body and in accordance with the Parish's agreement and funding for this part of the Plaistow and Ifold Parish Neighbourhood Plan.

The Trust

The Trust is a voluntary body whose activities benefit part of the neighbourhood area of Plaistow and Ifold Parish. It is a "consultation body" within the meaning of Schedule 1 paragraph 1(m) of the Town and Country Planning, England – The Neighbourhood Planning (General) Regulations 2012 SI 2012 No. 637 which came into force on 6 April 2012 (**the Regulations**).

Pursuant to Part 5 Section 14 of the Regulations the qualifying body ie: Plaistow and Ifold Parish Council (**the Parish Council**), is under a mandatory duty to consult with The Trust and pursuant to Section 15 of the Regulations any plan proposal is required by law to include a "consultation statement" which means a document which:

1. Contains details of the body consulted about the proposed neighbourhood development plan ie: The Trust
2. Explains how they were consulted ie: by this Plaistow Neighbourhood Plan submitted to the Parish Council
3. Summarises the main issues and concerns raised by the persons consulted ie: the Local Shared Vision containing the ten Propositions agreed to by the whole community of Plaistow and its surrounds
4. Describes how these issues and concerns have been considered and addressed in the proposed neighbourhood development plan.

The village of Plaistow together with Shillinglee and Durfold Wood and their surrounds are a distinct part of the Parish and will necessarily be affected by any plan proposal within the meaning of Part 5 regulation 14(b) of the Regulations.

The activities of The Trust benefit that part of the neighbourhood area they represent within the meaning of Schedule 1(m) of the Regulations because:

- It is a Charitable Trust originally set up in 1998 whose purposes include to stimulate public interest in the area of benefit; to promote high standards of planning and architecture in the area of benefit; and to secure the preservation, protection, development and improvement of features of historic or public interest in the area of benefit. These three objectives were stated in the Memorandum of Association adopted when The Trust was incorporated in 2007.
- It was the body given as the contact for the Plaistow Conservation Area Appraisal, which was accepted and adopted by Chichester District Council in March 2013.

- It represents not just its membership of 80 households but also delivered consultative circulars to all residents in the area of the map (Appendix 1), held public meetings, collected and collated views on the main issues and concerns of all those consulted, voted in open public meetings on all ten Policies set out in the Plaistow Neighbourhood Plan, and undertaken a sustainability analysis for those Policies.
- The procedure and recording of this process meets the requirements of the Regulations together with all the relevant requirements of the National Planning Policy Framework in force on 1 March 2012 and the Localism Act 2011 as shown and more fully set out in the attached documents.

The Parish

On the 25th June 2012 the Chairman of the Neighbourhood Plan Committee wrote to the Parish Council inviting their support and involvement in the preparation of this Neighbourhood Plan.

The Parish Council appointed a representative to sit on the Neighbourhood Plan Committee which met regularly.

On 10 September 2012 the Parish Council agreed to reimburse the costs incurred by The Trust in preparing the Plaistow Neighbourhood Plan. These costs were assessed at £2,500.

On 25 September 2012 it was reported to the Parish Council that the Plaistow Neighbourhood Plan was well advanced and that the Ifold Neighbourhood Plan committee would commence their part of the Neighbourhood Plan in 2013 so the Plaistow and Ifold plans could be brought together as a single plan within the meaning of the Regulations.

The Parish Council duly applied for and received their application in November 2012. This Plaistow Neighbourhood Plan completes the plan for this part of the Parish.

The Consultation Procedure

The Consultation Process has been undertaken in accordance with the Regulations. This has been a detailed and comprehensive process that has involved all households in the area represented by The Trust. Attendance at these public meetings was substantial, with over 145 people from a community with 300 households attending in total.

At a meeting of the Trustees of The Trust held in early 2012 it was agreed that the guest speaker at The Trust's Annual General Meeting held on 22 May 2012 would be Mark Raeside QC to deliver a talk on Neighbourhood Plans.

The Trust believed that the community should be made aware of this important part of the Governments new National Planning Policy Framework.

After the presentation it was agreed by the 50 people in attendance that a committee should be formed representing all sections the community and by definition The Trust. The committee met to agree the consultation process that would be undertaken so that all understood the impact the legislation would have on their community. All could then participate in an informed way in the production of the Neighbourhood Plan.

In summary the consultation process was as follows:

1. Four public meetings were subsequently held specifically to discuss the parts of the National Planning Policy Framework, published in March of 2012, that affected rural communities such as ours.
2. A record of attendees was made for each meeting by means of a signing in form. 145 different people from the 300 households in the area represented by The Trust attended the 4 public meetings held.
3. At each of these meetings a slide show presentation was given that built upon the briefing documents delivered to every household well in advance of each of the public meetings.

4. Informed and facilitated public debate took place (all attending were given an opportunity to express their views and many did) on each of the points for discussion and then agreement (by vote) at each of the meetings.
5. A note of the vote was recorded for each point.
6. At the final meeting held each previous vote recorded was re-validated. In all cases the decisions remained as originally recorded: either unanimous or agreed by a significant majority.

This document sets out an accurate record of the community's decision on each topic in the form of 10 Policies.

The Area Covered by the Plaistow Neighbourhood Plan.

The area represented by TheTrust lies within the bold orange outline.



Our Shared Vision

The Plaistow Neighbourhood Plan is our community's shared vision for development in our neighbourhood for the next 10 - 15 years. It is articulated as the 10 Policies agreed by the residents of Plaistow, Durfold Wood, and Shillinglee, grouped into two distinct categories **The Countryside** and the **Villages and Hamlets**.

Our shared vision is consistent with the three essential dimensions of sustainable development required by the National Planning Policy Framework, published in March of 2012 (the **Framework**).

1. The economic role of building a strong, responsive, and competitive rural economy
2. The social role of a strong, vibrant, and healthy rural economy
3. The environmental role of protecting and enhancing our rural way of life and historic environment, and improving bio-diversity.

In addition, the Plaistow Neighbourhood Plan is consistent with the Draft Local Plan issued by Chichester District Council in 1999.

The Countryside

Background of Tranquillity

Our Parish will continue to be an area of remoteness and tranquillity that connects the Area of Great Landscape Value to the north in Surrey, with the South Downs National Park in and to the west and south of the Parish.

Refer Policy 1.

Natural Rural Environment

The extensive Sites of Special Scientific Interest; Sites of Nature Conservation Interest; ancient woodlands; historic farms (with organic and entry level Environmental Stewardship Agreements); hedgerows, streams and rivers, along with the associated ecological networks around and between these areas, are to be protected, and their biodiversity improved in association with Surrey in the north and the National Park to the west and south.

Refer Policy 2.

Historic Environment

Conserve and enjoy the historic environment, avoiding harm to or loss of, the large number of historic grade II listed buildings and gardens in the countryside.

Refer Policy 3.

Recreation

Protect our natural environment (including the footpaths, bridleways, and cycling routes) that we prize for recreational and amenity value for use and enjoyment by local residents and tourists.

Refer Policy 4.

Agricultural Diversification

Support the historic and traditional forms of agriculture, maintaining larger fields and appreciating that this particular countryside is not suitable for diversification into any form of intensive farming.

Refer Policy 5.

Brownfield, Disused Buildings and Isolated Development

Support the use of brown field sites and disused barns in our countryside for habitation or appropriate business and enterprise use in a rural setting but otherwise avoiding new isolated homes in the countryside unless there are special circumstances.

Refer Policy 6.

Defining Our Countryside

Delineate as countryside the land around local populations in Plaistow, Shillinglee, and Durfold Wood for protection and enhancement of the valued landscapes and maintain cohesion of the village and hamlets.

Refer Policy 7.

Villages and Hamlets

Conservation Area & Local Green Space

Protect the Conservation Area and Local Green Space around the centre of Plaistow and restrict any development in residential gardens in this area as well as the football ground, village green, pond and meadows in Plaistow.

Refer Policy 8.

Local Facilities' Economic and Social Roles

Retain and promote the local village facilities for the Parish community, their visitors and tourists. In particular Plaistow Stores (village shop), The Sun (public house), Holly Trinity Plaistow (church), the Plaistow and Kirdford Primary School (school), Winterton Hall (village hall), and the sports facilities including the football field, tennis courts, and cricket pitch.

Refer Policy 9.

Rural Exception Sites

Support the development in Plaistow of possibly one or two small Rural Exception Sites of the appropriate density and criteria so as to address any local community need for households for young and old members of existing resident families in perpetuity which meets that need for new Affordable Housing in Plaistow and its surrounds.

Refer Policy 10.

Policy 1

Background of Tranquility

Our Parish will continue to be an area of remoteness and tranquillity that connects the Area of Great Landscape Value to the north in Surrey, with the South Downs National Park in and to the west and south of the Parish.

1. The legal test applied

- 1.1. This proposal considers two of the twelve core planning principles¹ namely
 - 1.1.1. it takes account of the role and character of this area as it has developed over several hundred years and so recognises the beauty of the local countryside; and
 - 1.1.2. it conserves heritage assets in a manner appropriate to their historic significance so they can be enjoyed for their contribution to the quality of life for this and future generations.
- 1.2. This proposal is also concerned with the dimension of environmental role in the concept of sustainable development, namely
 - 1.2.1. supporting a planning system that contributes to the natural and local environment by protecting the valued landscape²; and
 - 1.2.2. aiming to protect areas of tranquillity which have remained relatively undisturbed and for this reason are prized for their recreational and amenity value³.

2. Background Facts

- 2.1. The geological strata that makes up most of the Parish of Low Weald and Greensand is identical to that to the west and south now in the National Park. This gives rise to undulating countryside and high ground including Nell Ball (with its trigonometric point) and Plaistow Place with dominant views and vistas across and towards the National Park and South Downs.
- 2.2. The earliest map of this part of West Sussex by John Speed (1611) shows the large parks of Shillinglee and Michelham and the village of "Playstow" with its church, originally built by Archbishop Edward Lee (1530).
- 2.3. The famous Bowden map of 1749 shows Shilling Park and the old manor or farmstead houses of Wildbarkfield, Rumbold and Crouchland and the Gentlemens' seat at Plaistow.
- 2.4. By 1824 Greenwood on a more detailed map now shows in addition to Shillinglee Park and Upper and Lower Michel (Old) Park, further larger areas of Ash Park and Kings Park together with Sweenhill Wood and the larger

¹ Framework paragraph 17 bullet points 5 and 10

² Section 11, in particular paragraph 109

³ Section 11 in particular paragraph 123

farms of Plaistow Place, Spar Wood and Rumbolds, Streeters, East Ham, Kesses, and Heymans Farms which dominate the countryside.

- 2.5. More modern maps such as the original Ordinance Survey of 1883 in addition indicates the connections between these farms and the village of Plaistow by a large number of public footpaths which generally radiate from Plaistow.
- 2.6. The Parish has accordingly retained a feeling of remoteness and “tranquillity” which is rare in the South East of England.
- 2.7. In the 1960s and onwards, land in Plaistow was given to Nell Ball Estate, and on the Sussex/Surrey border Durfold Wood was developed.
- 2.8. Shillinglee’s original Manor House burnt down during the War but was rebuilt and together with numerous associated buildings is now split into several separate dwellings.
- 2.9. Apart from these isolated areas of historical significance, the Parish countryside has remained untouched and as such unchanged over many hundreds of years. To the north across the Surrey border the heavily wooded area is retained and complements the sense of tranquillity of an Area of Great Landscape Value (**AGLV**).

3. Opinions

- 3.1. The standard work by Wooldbridge “The Weald” (1953) describes the geology of this Parish as an associated continuum of what is now the South Downs National Park viz. “The 200 ft. surface is developed indifferently across the Upper Greensand and Gault and Low Greensand. A similar feature is widely developed on the Weald clay and the western Weald. Note for example the long ridge running southwards from the village of Plaistow.”
- 3.2. Dr. Michael Frogley a geophysicist at the University of Sussex has reviewed the West Weald in the National Park and around Plaistow and concludes that the geology is similar across the Parish and the two areas are interrelated.
- 3.3. E. V. Lucas the most celebrated travel writer of the last century said in “Highways and Byways of Sussex” (1904) viz. “Plaistow is on the road to nowhere and has not its equal for quietude in England”. This unequalled concept of “quietude” equates to the modern concept of remoteness and tranquillity now firmly established in this Parish.
- 3.4. Other famous writers have acknowledged this scenery and extensive views, including Viscountess Wolsey “Some Sussex Byways” (1923) which describes important houses including Plaistow Place, Todhurst and Quennels. Ian Pevsner “Buildings of England (Sussex)” cites Plaistow Village as being within the Weald vernacular.
- 3.5. The West Sussex Structural Plan (8.3.93) Policy RE1 to RE5 under guidance G6 of the West Sussex Structural Plan states “The balance between conservation and encouragement of activities will be firmly in favour of the former within the AONB and in the remaining part of Chichester District North of the South Downs with the aim of safeguarding the district landscape character and the remote and tranquil nature of the area”.
- 3.6. The Chichester District Local Plan (29.10.91) includes Plaistow as an area of special character that deserves protection from intensive development even though it lies outside the AONB as it is characterised by “a feeling of remoteness and tranquillity which is rare in the South East”.

- 3.7. This Parish not only has an AONB but now also The South Downs National Park within its western edge and across to the south and west, where due to the higher ground, there are endless views “from and into” this AONB.

4. Conclusions

- 4.1. Generally this Parish is to be identified both historically and currently as an area of quietude or remoteness and tranquillity which has remained relatively undisturbed and forms a direct connection due to its geological and visual connections from and to the South Downs National Park to the west and south and the AGLV across the border to the north in Surrey.
- 4.2. The current West Sussex Structural Plan correctly describes this Parish as one of remoteness and tranquillity and this should, under the Core planning principles and the environmental dimension of the Framework, be protected and conserved for present and future generations as part of the basic requirement for Sustainable Development.

Policy 2

Natural Rural Environment

The extensive Sites of Special Scientific Interest; Sites of Nature Conservation Interest; ancient woodlands; historic farms (with organic and entry level Environmental Stewardship Agreements); hedgerows, streams and rivers, along with the associated ecological networks around and between these areas, are to be protected, and their biodiversity improved in association with Surrey in the north and the National Park to the west and south.

1. The Legal Test Applied

- 1.1. This Policy also considered the same two core planning principles set out in Policy 1 with the following:
 - 1.1.1. Establishing coherent ecological networks that are more resilient⁴
 - 1.1.2. Protecting wildlife biodiversity and landscapes, making distinctions between national and local designated sites so that protection accords with their status and that appropriate weight is given to their importance and the contributions that they make to the wider ecological networks, biodiversity wildlife corridors and stepping stones that connect them⁵
 - 1.1.3. Conserving and enhancing biodiversity of land within and outside a Site of Special Scientific Interest and avoid the loss or delineation of irreplaceable habitats including ancient woodland⁶

2. Background Facts

- 2.1. To the west and south of the Parish and within its western boundary is the Area of Outstanding Natural Beauty (AONB) which now makes up the South Downs National Park. To the north across into Surrey is the Chiddingfold Forest, a Site of Special Scientific Interest (SSSI) which largely bounds this Parish. The Parish thus forms an ecological wildlife corridor and network connecting an AONB and SSSI and covers over two-thirds of the Parish.
- 2.2. This Chiddingfold Forest SSSI in fact continues into the Parish and almost joins up the Site of Nature Conservation Importance (SNCI). Both these extensive areas then feed further south of the Parish to the Special Area of Conservation (SAC) in the South Downs National Park.
- 2.3. A large part of the Parish is covered by large swathes of Ancient Woodlands. These Ancient Woodlands being defined by Natural England as a site that has had a continuous woodland cover since at least 1600AD are those shown on maps of the Parish set out in the above subsection and contain irreplaceable wildlife habitat

⁴ Framework paragraph 109

⁵ Framework paragraph 113,115,117

⁶ Framework paragraph 118

including an abundance of bluebells coppice and oak standards. Just as Sussex is one of the most wooded parts of Britain, this Parish is one of the most wooded parts of Sussex. It is estimated that some 3,000 acres of woodland are in this Parish i.e. over a third.

- 2.4. Between much of this Ancient Woodland is the land still farmed in traditional ways and the subject of Environmental Stewardship Agreements (ESA) both Entry Level Stewardships (ELS) and Organic ELS. These farms have to retain and correctly manage their hedgerows and boundaries to their fields (on average approximately 16 acres) to help create wildlife and ecological pathways between the Ancient Woodlands.
- 2.5. Taken together the SSSI, a SNCI Ancient Woodlands and the ESA farmland take up a large part of this Parish and between them contribute to the natural rural environment that dominates the Parish.

3. Opinions

- 3.1. Waverly Local Development Framework Core Strategy Section 15 and Policy C5 17: Biodiversity and Geological Conservation (pp159-169) makes clear that conservation and protection will be the policy for their SSSI to the north of this Parish together with all Ancient Woodlands and protect and enhance the existing river corridors and canal network.
- 3.2. Towards the western end of the area shown on the map for the Plaistow Neighbourhood Plan lies part of the Southdown National Park. The working party of the Southdowns National Park Authority Local Development Framework provides as General Policy 4 as follows: "Create a more, bigger, better, managed and connected area of habitat in and around the national park which delivers multiple benefits for people and wildlife". The area subject to this Neighbourhood Plan lies around that National Park and it is therefore subject to that policy. This entirely accords with the connectivity which is a central part of this Neighbourhood Plan.
- 3.3. Sussex Biodiversity Record Centre has provided a Desktop Biodiversity Report for the land of Plaistow Parish ESD/12/487 dated 27 September 2012. This report records the extensive area of the Parish that is subject to statutory and other protection and designation. Taken together it shows remarkably high concentration of diversification of wildlife throughout the Parish and that about 80% of the Parish is shown to be subject to identifiable biodiversity mapping. This is remarkably high by reference not only to the area covered but also to the variety and the direct association to similar areas around and connected with this Parish.

4. Conclusions

- 4.1. This Parish has a combination of a part of the South Downs National Park, SSSI, and SNCIs making up extensive Ancient Woodlands together with larger historic farms subject to ESAs at entry and organic levels that contain a network of hedgerows which together amount to most of the landscape, create a continuous biodiversity in their own right, and connect to the Surrey SSSI to the north and AONB and SAC of the South Downs to the west and south which is available and inhabited by a wide variety of wildlife that is to be protected as part of the ecological role requirement for Sustainable Development.

Policy 3

Historic Environment

Conserve and enjoy the historic environment, avoiding harm to or loss of the large number of historic grade II listed buildings and gardens in the countryside.

1. The Legal Test Applied

- 1.1. The two Core planning principles are again relied upon as the third ecological dimension and in particular in addition
 - 1.1.1. the conservation and enjoyment of the historic environment⁷
 - 1.1.2. avoidance of sustainable harm to or loss of grade II listed buildings, parks and gardens⁸

2. Background Facts

- 2.1. As is apparent from Policy 1 this Parish has a long history of manor houses and farms which have had and generally retain quite large land holdings throughout the Parish. Most of this historic environment has to be traced through early maps of this part of Sussex to present listed buildings.
- 2.2. There remain about 40 grade II listed buildings in the countryside of this Parish. Taken together they are generally wooden farm houses 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 wattle and daub walls from hazel coppice and wooden beams from the local oak standards in the Ancient Woodlands. Most of these are from the 17th Century though some of the larger major houses are 16th Century such as Plaistow Place and Quennels.
- 2.3. Historically the Parish was famous for its glass making and iron making in the ponds and lakes. G.H. Kenyon in "The Glass Industry of the Weald" (1967) cites glass making in Crouchlands, Heywood Farm, Lions Farm and Shetlands, while Earnest Straker in "Wealden Farm" (1968) refers to both the Roundhurst and Shillington iron pools. The Cokelars or Independent Brethren were important farmers in this Parish and did much good work in containing and enhancing the rues, hedges and ditches around many farms including Plaistow Place as recorded in Peter Jerome's book "John Sirgoods Way" (1998).

⁷ Framework paragraph 126

⁸ Framework paragraph 132

3. Opinions

- 3.1. A full record with photographs of all grade II listed buildings is available on H.M. Stationery Office Images of Britain's Listed Buildings that form an official record of the Grade II listed buildings in the Parish. This record proves the unusually high preponderance of and density of listed buildings in the Parish.

4. Conclusion

- 4.1. It is important to support the conservation and enjoyment of the grade II listed buildings and gardens around the countryside and avoid any harm or loss of this historic environment.

Policy 4

Recreation

Protect our natural environment (including the footpaths, bridleways, cycling routes, and tow path) that we prize for recreational and amenity value for use and enjoyment by local residents and tourists.

1. The Legal Test Applied

- 1.1. In the broadest terms, this topic is included as part of both making the fullest possible use of walking and cycling and improving the health, social and cultural wellbeing for all in the Core Planning Principles⁹. It is also relevant to
 - 1.1.1. supporting the rural economy by encouraging sustainable rural tourism and leisure developments that benefit the communities and visitors and respect the countryside¹⁰
 - 1.1.2. protecting and enhancing public rights of way and access¹¹

2. Background Facts

- 2.1. The Parish has a large number of rights of way and access for both the local community and visitors which provide a healthy social life by means of walking, cycling and horse-riding.
- 2.2. Almost the entire northern boundary of the Parish is made up of the Sussex/Surrey border path which is well used by walking clubs nationally and passes from the National Park in the west through the extensive SSSI of the Chiddingfold Forest and through to the Wey and Arran Canal in the east. Within the Parish there is a large number of footpaths and bridleways essentially radiating from Plaistow as their centre and connecting up to and passing by very many of SSSI's, SNCI's, Ancient Woodlands and grade II listed buildings and farms with ESAs.
- 2.3. This Parish is on one of the well and regularly used cycle routes used by both locals and cycling clubs nationally, by reason of the relatively quiet back roads available mainly at weekends and tranquil atmosphere through which these routes pass. Carriage driving is commonly undertaken on these roads and also horse-riding from several of the local stables and studs. There is also a long north/south green way that made up the old road connecting the South Coast to London and passing through Plaistow. Many of the rights of way connect to the National Park.

⁹ Last two bullet points of Core Principles in Framework

¹⁰ Framework paragraph 28

¹¹ Framework paragraph 75

3. Opinions

- 3.1. Both local and national cycling clubs and associates publish two maps of this area indicating cycling routes on rough and made-up roads (see Oaktree Routes Off Road Maps).
- 3.2. Hidden within the Parish are two geotechnical sites that are placed on a worldwide website and on a public access way around Ancient Woodland. For a relatively small physical area it is most unusual to have two such sites both of which feature the very special recreational experience available to the residents and public in this Parish.
- 3.3. There are numerous books used by walking clubs which feature local walks, in particular Tony Saunders "On the Road to Nowhere" (2000) refers to the old green lanes.
- 3.4. Reference should also be made to general guide books of this area including "Forgotten Border Villages" by Bayley (1996), "The West Sussex Village Book" by Tony Welch (1988) and "The Sussex Guide Book" (2000).

The opinions of these writers include the following consistent citations of the unusual beauty of this area: "very comforting and untroubled place" (Tony Welch), "not many villages can boast so many gems" (Bayley) and "the real delight of Plaistow is its pond tucked away, brilliant with water irises and backed up by a meadow that is a blaze of buttercups in spring".

4. Conclusions

- 4.1. The protection of the natural environment that is prized for its recreational and amenity value, including the footpaths, bridleways, cycle routes, tow paths both for local people and visitors to the Parish.

Policy 5

Agricultural Diversification

Support the historic and traditional forms of agriculture, maintaining larger fields and appreciating that this particular countryside is not suitable for diversification into any form of intensive farming.

1. The Legal Test Applied

- 1.1. This topic calls for a balance to be struck between the first dimension of the economic role that requires sufficient land of: (i) the “right type” to be available in (ii) the “right places” and the economic third dimension of the environmental role to protect and enhance our natural environment. The relevant Core Planning Principle is also the same two set out above of the need to reorganise the intrinsic character and beauty of the countryside and the need to conserve heritage assets in a manner appropriate to their significance to be enjoyed by this and future generations¹².
- 1.2. In addition, this topic requires proper consideration of the need in a rural economy to promote the development and diversification of agriculture and other land-based rural boundaries in order to support prosperity in a rural economy¹³.
- 1.3. It is to be noted that the Framework now replaces Planning Policy Statement 7: Sustainable Development in Rural Areas¹⁴. The effect is to no longer make it lawful to make use of mobile homes to commence agricultural activities in the countryside and then apply for permanent residence.

2. Background Facts

- 2.1. The relevant background facts set out above that deal with tranquillity, the rural and historic environment and recreation raised the important question whether the Parish has land of the right type and in the right place for the promotion of economic development and diversification from the long established agricultural, woodland and recreation uses prevalent throughout the Parish.
- 2.2. It needs to be appreciated that the SSSI, SNCI and Ancient Woodland, the ESAs for entry level and organic entry, the hamlets of Shillinglee and Durfold Wood, the Village of Plaistow but allowing for the Settlement Policy Area of Ifold leaves little land of the “right type” available for any agricultural development and diversification over the next 15 years. The area potentially available for diversification is probably in the order of less than 10% of the Parish.

¹² Framework paragraph 17, bullet points 5 and 10

¹³ Framework paragraph 28

¹⁴ See Annex 3, Framework item 7

- 2.3. When the Parish is placed in the correct setting between the SSSI of the Chiddingfold Forest AGLV and the northern border with Surrey and the AONB to the west and south west in the South Downs National Park one can appreciate the need to allow ecological networks between these areas, so this is not the “right place” to support development and diversification of agriculture. These areas have fields with hedgerows that provide a network of wildlife paths that will be seriously compromised should any form of intensive agriculture be undertaken.
- 2.4. Moreover, the extensive rights of way that cross this agricultural land and are used for recreation and tourism will necessarily be affected by any visible forms of diversified agriculture that affects these views and sense of remoteness and tranquillity of the Parish.

3. Opinion

- 3.1. Sussex Biodiversity Record Centre, in the Desktop Biodiversity Report dated 27 September 2012, records those farms subject to organic and entry level ESAs. These agreements contain stipulations and conditions both as a pre-requisite to entry and on an ongoing basis which require maintenance and protection of this rural landscape from an agricultural perspective and limit usage or changes to hedging, rues, headlands and fields.

4. Conclusion

- 4.1. By supporting the natural environment, historic and recreational present use of land and the historic traditional forms of agriculture in the countryside there is little or no land of the right type or in the right place to give rise to any sensible form of development or diversification of agriculture, in particular, all forms of intensive farming.

Policy 6

Brownfield Sites, disused buildings and isolated development in the countryside

Support the use of brown field sites and disused barns in our countryside for habitation or appropriate business and enterprise use in a rural setting but otherwise avoiding new isolated homes in the countryside unless there are special circumstances.

1. The Legal Test Applied

1.1. This topic is concerned with essentially two of the Core planning principles¹⁵:

- 1.1.1. proactively drive and support suitable economic development to deliver business and industrial units that the countryside needs.
- 1.1.2. encourage the effective use of land by re-using land that has been previously developed (brownfield land) provided that it is not of high environmental value.

1.2. Thus in the rural economy as part of the first dimension of the economic role and the third dimension of the environmental role respectively the following applies:

- 1.2.1. support the expansion of all types of business and enterprise in rural areas through conversion of existing buildings¹⁶.
- 1.2.2. encourage the effective use of land by re-using land that has been previously developed (brownfield land) provided that it is not of high environmental value¹⁷.
- 1.2.3. promote sustainable development in rural areas where development would re-use redundant or disused buildings and lead to an improvement to the immediate setting¹⁸.
- 1.2.4. avoid new isolated homes in the countryside unless there are special circumstances¹⁹.

2. Background Facts

¹⁵ Framework paragraph 17, bullet point 3 and 7

¹⁶ Framework paragraph 28

¹⁷ Framework paragraph 111

¹⁸ Framework paragraph 55 bullet point 3

¹⁹ Framework paragraph 55

- 2.1. Recently the Parish Council has proactively set aside brownfield land for use both for habitation and for business and industrial purposes previously comprised of agricultural or other land no longer in use. Good examples are the old brickworks on the outskirts of Plaistow and the disused chicken farm also on the outskirts of Plaistow both of which are now residential. One of the unused barns at Rumbolds Farm on the outskirts of Plaistow has for a few years been used for light industry as a steelwork fabrication centre. There are current proposals to convert the unused barns adjacent to Plaistow Stores into a coffee shop and tea room to assist with the expansion of tourism.
- 2.2. Throughout the Parish there are further barns which have not been used or within the next 15 years may no longer be used for agricultural or other purposes. Indeed there are sites where barns once stood that could be considered for residential or business use.
- 2.3. In all such cases the primary test for such use or conversion should be the effect such use may have on the high environmental and historic value of this area. Those in the SSSI, SNCI, Ancient Woodlands or the ecological corridors used by wildlife between these environmentally protected areas will prove inappropriate; as should the use of barns associated with listed grade II buildings in the countryside that could be compromised.
- 2.4. The Parish has retained some working farms which require rural workers to live permanently at or near their place of work. A good example is Weald Barkfield Farm. Other forms of intensive agriculture are not appropriate in this Parish as set out above and therefore the need for rural works of this type does not arise.
- 2.5. Around the Parish there are recent examples of isolated houses in the countryside that are of exceptional quality or innovative design which have proved beneficial to the vitality of the Parish. Across the Parish boundary a good example is Whithurst Park which is generally in keeping with the more substantial country houses in the Parish such as the grade II listed buildings at Wephurst and Plaistow Place²⁰ and the innovative Shillinglee Park Deer Tower.
- 2.6. Any such re-use of barns, brownfield sites or houses of exceptional quality must be subject to both the biodiversity report and an individual independent expert's report on the effect this will have on the environment and historic setting.
- 2.7. The Sussex Biodiversity Report indicates the SSS1, SNC1, Ancient Woodlands and Environmental Stewardship Agreements throughout the Parish which should not be compromised.

3. Opinions

- 3.1. The Parish adopts the Framework criteria²¹. Thus in the future further houses of exceptional quality must meet the statutory criteria of being truly outstanding or innovative, so helping to raise standards of design more generally in rural areas, by reflecting the highest standards of architecture, significantly enhancing the immediate setting and being sensitive to the defining characteristic of "tranquillity" in this local area and as set out above.
- 3.2. The proper approach to developing old buildings such as barns, should be to follow the Good Practice Guide adopted by Chichester District Council in March 2013 for the Plaistow Conservation Area.

²⁰ See Historic Environment above

²¹ Framework paragraph 55 bullet point 4

4. Conclusions

- 4.1. In the countryside support should be given to the use of brownfield land, re-use of redundant buildings in particular barns for residential or appropriate enterprise or business use and houses of exceptional quality, provided they do not adversely affect the environment and are sensitive to the tranquil nature of this countryside but otherwise should avoid any new isolated homes in the countryside.

Policy 7

Defining our Countryside

Delineate as countryside the land around local populations in Plaistow, Shillinglee, and Durfold Wood for protection and enhancement of the valued landscapes and maintain cohesion of the village and hamlets.

1. The Legal Test Applied

- 1.1. There are three cumulative or individual reasons for the delineation of the village of Plaistow on the one hand and the hamlets of Shillinglee and Durfold Wood on the other.
 - 1.1.1. Plaistow has a designation of a conservation area which save for two exceptions delineates the outer bounds of the village. Such status is justified and since this legislation came into force has been realigned and redefined to create a larger area . To this must be added Green Space. The exceptions are Nell Ball and a ribbon development down Rickmans Lane to the south of the village²².
 - 1.1.2. In rural areas such as the village of Plaistow one has to be responsive to local circumstances and reflect local needs, particularly affordable housing including rural exception sites where appropriate and in places where sites would not normally be used for housing²³.
 - 1.1.3. To protect and enhance the much valued landscapes it is important to ensure that small hamlets of Shillinglee and Durfold Wood and the village of Plaistow do not creep into the countryside or expand beyond very limited and defined bounds²⁴.

2. Background Facts

- 2.1. About 80% of the village of Plaistow is comprised of the newly redrawn Plaistow Conservation Area and Green Space. Thus almost all of the delineation between conservation area and the countryside has already been clearly drawn. The importance of the location and landscape setting of Plaistow is made clear in the Character Appraisal Report, March 2013 now adopted by Chichester District Council.
- 2.2. In linear terms the village of Plaistow has already been drawn and finally decided upon by the Conservation Area line and new Green Spaces. This makes up probably 90% of the centre of the village including Nell Ball set as an enclave. The balance of the new village line lies exclusively to the south and comprises a ribbon development at the end of The Street in Plaistow.

²² Framework paragraph 127 and paragraph 77

²³ Framework paragraph 54 and definition in Annex 2

²⁴ Framework paragraph 109 and paragraph 118

- 2.3. It follows that only one of the four minor roads leading to Plaistow are built up. The other three allow for a direct entry into and across the line of the Conservation Area and Green Space. This naturally enhances the sense of an isolated village set amid countryside. All the local community voted unanimously to retain this village feel and voted against any more ribbon development.
- 2.4. To allow for one or two Rural Exception Sites on land that would not normally be used for housing, these sites need to meet three criteria (i) a site in the countryside i.e. outside the Conservation Area or Green Space, (ii) connected to the former in order to retain the concept of a village, (iii) like Nell Ball, built in an enclave as part of the Village but not so as to dominate or detract from the Conservation Area. The result requires a new delineation of the Village to include some present countryside as now part of the Village. The available site or sites are thus strictly limited and for elderly people must be in walking distance of the village facilities and not isolated on one of the roads leading into the village or its more remote areas.
- 2.5. For both the hamlets of Shillinglee and Durfold Wood and also the village of Plaistow, more expansion of the perimeter will result in the loss of countryside but also the sense of the valued landscapes that have to be protected. Shillinglee is small and hardly detracts from a sense of countryside. Durfold Wood is a relatively small and well delineated block of housing backing onto woodlands that are protected and designated for continued protection, being a SSSI.

3. Opinions

- 3.1. The Character Appraisal & Management Proposals for Plaistow Conservation Area was reviewed and reported on to Chichester District Council by the Conservation Studio. This provided a detailed study of not just the village of Plaistow but also the location and landscape setting.

4. Conclusions

- 4.1. It is desirable to designate as countryside the land around local populations in Plaistow, Shillinglee and Durfold Wood for protection and enhancement of the valued landscapes to maintain cohesion of the village and hamlets.

Policy 8

Plaistow Conservation Area and Local Green Space

Protect the Conservation Area and/or Local Green Space around the centre of Plaistow and restrict any development in residential gardens in this area as well as the football ground, village green, pond and meadows in Plaistow.

1. The Legal Test Applied

1.1. This topic covers the Core planning principle of conserving heritage assets²⁵ and both the second dimension of the social role and the third dimension of the environmental role respectively as follows:

- 1.1.1. identify for special protection green spaces of particular importance to the local community by designating frequently used areas as Local Green space and thus rule out new development²⁶.
- 1.1.2. the designation of conservation areas whose status is justified because of its special architectural or historic interest²⁷.

2. Background Facts

- 2.1. The only area in the Parish to have previously been assigned as a Conservation Area is the centre of the Village of Plaistow and this has just been subject to an independent expert reappraisal and passed by Chichester District Council in March 2013. It includes a much extended area of conservation.
- 2.2. The centre of Plaistow has 30 listed grade II buildings including the School House, The Sun public house and village shop (Plaistow Stores). The village also has at its centre a Church and a village pond, most unusually without any development behind it, a village green and meadows.
- 2.3. The Village of Plaistow also has a playing field which is used for the benefit of residents to play football and to exercise dogs and children.

3. Opinions

- 3.1. In addition to this area the community particularly cherish not just the pond but the meadows behind the pond. The Sussex Guide Book (2000) lists Plaistow and notes the curiosity of the houses around the village green and in particular singles out the pond viz. "the real delight of Plaistow is its pond tucked away brilliant with water irises and backed up by a meadow that is a blaze of buttercups in Spring".

²⁵ Framework paragraph 17 bullet point 10

²⁶ Framework paragraph 76

²⁷ Framework paragraph 127

- 3.2. The village football ground lies within the Conservation Area and the Village of Plaistow. This playing field has long been used as a football pitch. The Conservation Appraisal & Management Report correctly describes this as green open space and recognises the important views allowed onto the pitch.
- 3.3. For details of the fuller background facts, reliance is placed on the report prepared by the Conservation Studio dated March 2013 which formed the basis of the new Conservation Area for Plaistow.

4. Conclusions

- 4.1. There should be afforded protection to a larger Conservation Area and Local Green Space around the centre of the Village of Plaistow with restrictions on any residential development in gardens in this area, and the pond and meadows behind, the playing field attached to the Village, the village green and the adjoining land and meadows.

Policy 9

Local Facilities' Economic and Social Roles

Retain and promote the local village facilities for the Parish community, their visitors and tourists. In particular Plaistow Stores (village shop), The Sun (public house), Winterton Hall (village hall), the church, the sports facilities including the football field and the school.

1. The Legal Test Applied

- 1.1. The first dimension of the economic role and the second dimension of the social role are engaged and the Core planning principle of proactively supporting sustainable economic development to deliver business that the country needs, having made every effort to identify and then meet the business needs of the area²⁸.
- 1.2. In particular supporting a prosperous rural economy and healthy community by:
 - 1.2.1. promoting the retention and development of local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship²⁹.
 - 1.2.2. delivering the social, recreational and cultural facilities and services by the use of shared space community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, and guard against the unnecessary loss of valued facilities and services, particularly when this would reduce the community's ability to meet its day to day needs and to ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable for the benefit of the community³⁰.
 - 1.2.3. providing sufficient choice of school places to meet local needs of existing communities and giving great weight to the need to create, expand and alter schools.

2. Background Facts

- 2.1. Plaistow's local shop originally Penningtons now Plaistow Stores serves Plaistow, Ifold, passing public and tourists visiting the Parish. The proposal is to develop the two unused barns by conversion to a tea room and a further shop and a possible local small crafts enterprise for tourists. This could include a public lavatory.
- 2.2. The village hall meeting place in Plaistow is used for local events, a kindergarten film show, the local youth club (for which an upgrade is in progress) and behind it is a sports venue of a hardstanding court used locally for tennis, netball and football. There are no plans to make any further changes in use or structure.

²⁸ Framework paragraph 17 bullet point 3

²⁹ Framework paragraph 28 bullet point 4

³⁰ Framework paragraph 70

- 2.3. The village public house (The Sun) is now the only public house left in the village. It has only had three owners over the last century, each long-standing. The Sun is frequented by some locals, and provides food one evening a week and lunches for local walking groups, football club, cricket club, shoots and local parties and weddings. There are no proposals for change over the foreseeable future.
- 2.4. The place of worship in Plaistow is technically a chapel of rest since the 1860s but for the village is the local church open for baptism, communion, weddings, funerals and weekly services and monthly Sunday services together with a coffee shop on certain days. The proposal over the next 15 years is to add kitchen and lavatory facilities and open the centre of the church for public use by having moveable not fixed seating. This allows for opportunities for the community and the school to use the church for larger events and gatherings. The church has no graveyard leaving only Kirdford Church available for burials.
- 2.5. Plaistow School has been in existence since the 1870s and expanded more recently to accommodate Kirdford children (whose school closed) as a primary school capable of 210 attendees in 7 classes of 30 children. The school is full and well subscribed by children from Plaistow, Kirdford Parish, Ifold and outlying hamlets. The majority of children arrive on school buses from Ifold and Kirdford or are driven to school. There is a minority from the village of Plaistow. It is therefore a shared local facility for at least two Parishes. There are no plans to increase the size of the school or buildings to the next stage – 420 pupils – nor is there space available to do so. It does have sports facilities of a playing field which is marginally undersized. The school is considered large enough to meet future demographic needs in the community over the next 15 years.
- 2.6. The Winterton Hall has been regularly used for a youth club and more recently the tennis court has been used for local clubs and activities. The hall is under renovation and will continue to be used for similar activities including village meetings, clubs, and other entertainment activities beneficial to the village and its surrounds.

3. Opinions

- 3.1. This policy is entirely in accordance with the Government requirements set out in the Framework which focuses of the two dimensions of (i) the economic role of building a strong, responsive and competitive rural economy; and (ii) the social role of strong, vibrant and healthy rural economy.

4. Conclusions

- 4.1. The Parish supports the promotion and retention of the local village facilities in Plaistow, in particular the local shop which will be enhanced, the public house which will remain, the village hall (as renovated) and sports facilities including the tennis court, the church which is to be opened up for more public use, and the school which will remain unchanged for the local community.

Policy 10

Criteria for Rural Exception Sites in Plaistow

Support the development in Plaistow of possibly one or two small Rural Exception Sites of the appropriate density and criteria so as to address any local community need for households for young and old members of existing resident families in perpetuity which meets that need for new Affordable Housing in the Parish.

1. The Legal Test Applied

- 1.1. The relevant Core planning policy³¹ is part of both:
- 1.2. the delivery of homes that the countryside needs and meeting the housing needs of this area taking account of housing, affordability and allocating land for such development, taking account of the needs of the residential community.
- 1.3. the promotion of mixed use developments and encouragement of multiple benefits from the use of land in rural areas.

together with the need to deliver a wide choice of high quality houses, namely:

- 1.4. in rural areas being responsive to local circumstances and planning housing development to reflect local needs, particularly affordable homes including rural exception sites where appropriate³².
- 1.5. rural exception sites are small sites for affordable housing in perpetuity where sites would not normally be used for housing and seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, with a small number of market homes if that is essential.

2. Background Facts

- 2.1. The centre of Plaistow is made up of a Conservation Area and/or Local Green Space both of which should not be available for market or affordable housing of any description or else the historic and social needs of the community will be compromised. The balance of the village comprises (i) the ribbon development to the south on Rickmans Lane and (ii) the Nell Ball and Ashfield Estates to the west of the village. This of necessity limits the ability of this village to permit more affordable housing without affecting the countryside.
- 2.2. The only option is to make use of the Countryside connected to the village and an appropriate site or sites, as set out above, should not be detrimental to the tranquil countryside or the protection afforded by the

³¹ Framework paragraph 17 bullet points 3 and 10

³² Framework paragraph 54

Conservation Area and Local Green Space. This rules out the meadows behind the pond as suitable for any Rural Exception Site because this land is now part of the enlarged Conservation Area.

- 2.3. The Parish provides only limited amounts of affordable housing, in particular housing that meets the local needs of both young and elderly people who have a connection with the Parish but cannot afford to continue to live there.
- 2.4. In view of the relatively small size of Plaistow village there can be only one or two further small sites to be given over to Affordable Housing before the village concept is overridden by unsustainable development. Moreover, the density of any affordable housing and the accompanying vehicles necessarily associated with additional housing have to be recognised and consequentially the accommodation and design need to meet the high quality historic design prevalent in the village.

3. Opinions

- 3.1. Because development is to be connected to the village and probably adjoin the Conservation Area it is important that such development meets the Good Practice Guide attached to the report for the Appraisal and Management Proposal for Plaistow Conservation Area dated March 2013.
- 3.2. To achieve the statutory test of “small” it is a prerequisite that one or both of these sites do not have less than five or more than ten small houses. This is both in keeping with the size of Nell Ball and the total number of dwellings in the Conservation Area. It also will not be a condition of such development that some market housing is to be included in order to subsidise the affordable housing: no such added development is in keeping with the need for a rural exception site adjoining a small conserved village such as Plaistow.
- 3.3. Any proposal for this development will be subject to an independent report to be provided, dealing with density, the total number of houses, the appropriate design for such purpose (as defined above) and the proper site in the countryside adjoining the Conservation Area and/or village boundary.

4. Conclusions

- 4.1. The Parish supports limited sustainable development in Plaistow of possibly one or two small Rural Exception Sites of the appropriate density, design and location adjoining the Village without compromising the countryside and which addresses the local needs of young and elderly people of existing families to continue to live in the Parish in Affordable Housing.

Notes