

Potential Housing Development Sites To Meet Housing Allocation 2014-2029

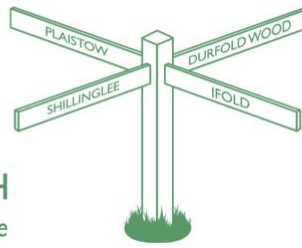
On **30th January and 7th February 2016 public consultation** was undertaken to provide details of a number of sites identified in the Parish which may have in principal potential for residential development to meet the Parish allocation of 10 residential units stipulated by Chichester District Council. A Questionnaire was sent to all residents to obtain information to determine the housing need in the Parish and for residents to state preferences for the potential sites

The consultation process also provided the opportunity to identify additional sites, which may have been missed by the Steering Group. Residents were asked through a '**Call for Sites**' in consultation sessions and also in the February 2016 survey, to identify any further sites with a potential for residential development of 6 or more houses.

The 'Call for Sites' Closes on 8th July 2016

All the sites considered are listed in the Sites Assessment Report, available to view on the website and a copy is available here today. From the Sites Assessment Report it can be clearly understood how the sites have been considered and evaluated.

Available on the website are details of how the sites have been assessed and the methodology used.



The Potential Development Sites taken Forward

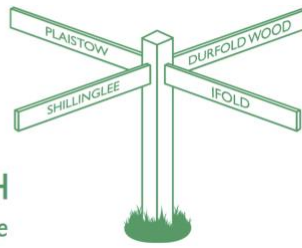
The information gathered on all the sites (first sieve) allowed further evaluation and only the sites which were large enough to take 6 or more housing units and were available to come forward in the plan period were progressed. These sites are termed the Second Sieve.

The sites 1-4 below were identified in the residents Questionnaire in Jan / Feb 2016 and residents were invited to rank their preference. The results are given in ***Neighbourhood Plan Household Survey and Housing Needs Assessment*** (March 2016) copy available to view here.

Sites 5 and 6 have subsequently come forward and have been included following evaluation. Site 5 was presented at the Public consultation and informal response to future redevelopment of the golf course were invited by way of post-it responses and these have been collated and form part of the evaluation of the site.

Following the methodology the Steering Group have considered the following six sites:

- **Site 1: Land Opposite the Green, Plaistow**
- **Site 2: Land adjacent to Todhurst, Plaistow**
- **Site 3: Shortlands, Durfold Wood**
- **Site 4: Land to the North of Little Springfield Farm, Ifold**
- **Site 5: Land proposed at Foxbridge Golf Course, Plaistow**
- **Site 6: Little Springfield Farm (brownfield site), Ifold**



Conclusion in Determining a Site or Sites for Residential Development in the Parish

Locating a site in both Plaistow and Ifold will meet the sustainability criteria and allow for a mix of house type to meet the parish housing need. It is determined that 6 units on two sites will meet our housing allocation and would have less impact on the parish and the two settlements.

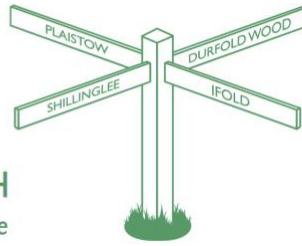
On 26th May 2016 the Parish Council therefore endorsed the following two sites to be brought forward for 6 units each into the DRAFT Plaistow & Ifold Parish Neighbourhood Plan which will be taken forward to further public consultation:

- **Site 1: Land adjacent to Todhurst, Plaistow** with a specification of 6 units (small, 2-3 bedroom, market-price housing and affordable). It is proposed to allocate the entire site with a portion reserved for public open space to be kept naturalized.; and
- **Site 2: Little Springfield Farm, Ifold (brownfield)** with a specification of 6 units (small 2-3 bedroom, market-price housing and affordable). This includes the area of the former entire B2 and B8 class use but with the addition of the small-grassed area adjacent to the stream to allow better development layout.

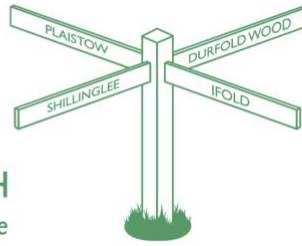
The endorsement of the Proposed Development Sites is subject to consideration of Further Matters:

The Steering Group will undertake the following as further consideration with each of the two proposed development sites being brought forward in The Plan:

- Full environmental assessment and investigation with mitigation and controls as necessary.
- Any scheme, for each of the sites, will be of high quality bespoke design to reflect village/ rural vernacular and rural landscape.



- Removal of permitted development rights to ensure dwellings continue to meet housing need and further development does not impact on surroundings.
- A condition of development for Site 1: Land adjacent to Todhurst, would be a review and improvement of car parking and access through Nell Ball housing estate.
- Land adjacent to Todhurst would have to allow for improvement works to foul drainage (mains).
- A condition of development would be to ensure preference is given to those who have a *local connection* to the Parish.



Additional Sites

Through the 'Call for Sites' **3 further sites have come forward** for consideration. These are currently being assessed for residential development potential to meet the Parish housing allocation and need, by the Steering Group. The sites will be discounted or taken forward for consideration by the **Parish Council at the meeting 19th July**.

The sites are as follows:

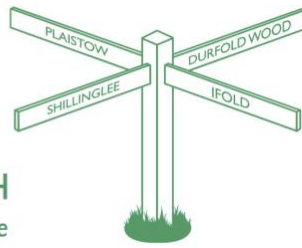
- **Land Adjacent to the Dairy The Street Plaistow**
- **Land Adjacent to Lyons Green Dunsfold Road Plaistow**
- **Land to Rear of Sycamore Cottage Rickmans Lane Plaistow**

The assessment criteria will be the same as for the other sites already assessed. **See Maps for site location.**

Allocation of development site(s) in the draft neighbourhood plan

In allocating a site (for a minimum of 10 units) or two sites (for a minimum of 6 units on each) the Steering Group have considered:

- the Site Assessment criteria detailed under methodology (available to view on the Parish Council Neighbourhood Plan website);
- the parish housing need identified in the 2016 survey (available to view on the Parish Council website);
- the parish housing need identified by Chichester District Council, as outlined above;
- the results of the 2012 Parish-wide survey (available to view on the Parish Council Neighbourhood Plan website);
- Sustainability criteria governed by the NPPF and the Chichester District Council Local Plan 2014-2029.

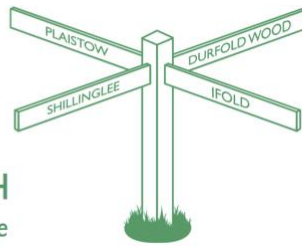


Findings on Sites 1 -6 (See map for site locations)

The housing needs survey (2016) indicates a need for smaller market housing of 1-3 bedrooms suitable for the elderly to downsize or those 30-45 year olds not requiring 4-5 bedroom houses or affordable housing.

The evidence base to-date indicates parish residents have a preference for brownfield sites being developed before greenfield or countryside. This is also in line with Local Plan Policy and National planning policy as detailed in the Appendix. The 2016 survey shows there was no specific development site that was clearly preferred by a majority of the parish. However it is clear the least preferred site is Site 4: Land to the North of Little Springfield Farm, Ifold.

- **Site 1: Land Opposite the Green, Plaistow:** The site is well located for Plaistow village amenities /sustainability. It has a high preference rating but with an equal number of parishioners not preferring the site. Indicating that it is probably both well located for development in the village but also that it is a very sensitive site and would have impact if developed. The site could meet the Parish housing need.
- **Site 2: Land Adjacent to Todhurst, Plaistow:** The site is well located for Plaistow village amenities /sustainability. The survey preferences were equally balanced for and against the site. The site is sensitive for loss of green space and potential environmental impact. The site could meet the Parish housing need.
- **Site 3: Shortlands, Durfold Wood:** The site is poorly located for Plaistow or other village amenities /sustainability. While the site has a high preference rating it fails on the grounds of sustainability. The large size and location of the site would make it less suitable to meet the Parish housing need.
- **Site 4: Land to the North of Little Springfield Farm:** The site is reasonably located for limited Ifold village amenities /sustainability. This is the least preferred site by Parishioners in the 2016 survey. This is the site allocated by CDC in their draft allocations document (currently



under consultation). It is less sustainable than the Plaistow sites but better than Site 3: Shortlands, Durfold Wood or Site 5: Land proposed at Foxbridge Golf Course. The site could meet the Parish housing need.

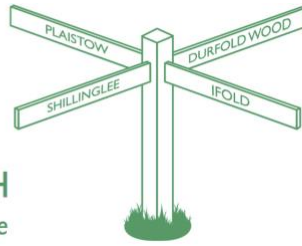
- **Site 5: Land proposed at Foxbridge Golf Course:** The site is poorly located for Plaistow or Ifold village amenities /sustainability. The majority of informal responses from the Neighbourhood Plan public consultations, indicates that residential development of this site is not preferred. Retention of a venue, which can be used by the community and expansion of commercial recreational facilities with perhaps small scale enabling residential development, if necessary, is preferred. The site does not meet the sustainability criteria, its size and location would make it less suitable to meet the Parish housing need
- **Site 6: Little Springfield Farm (brownfield site):** The site is reasonably located for limited Ifold village amenities /sustainability. The site meets the criteria for giving preference to developing brownfield sites over greenfield. The site is no less sustainable than Site 4: Land to the North of Little Springfield Farm or residential development in Ifold generally. The site is relatively small. Development for 10 units is likely to give inappropriate density and massing, however, a smaller number would reduce the impact on the countryside.

Locating a site in both Plaistow and Ifold will meet the sustainability criteria and allow for a mix of house type to meet the parish housing need. It is determined that 6 units on two sites will meet our housing allocation and would have less impact on the parish and the two settlements. Therefore Steering Committee concluded that taking

Site 2: Land Adjacent to Todhurst, Plaistow

Site 6: Little Springfield Farm (brownfield site)

forward for endorsement by the Parish Council for development of 6 units each would meet the housing allocation and need and comply with the criteria laid down.



Housing Need in the Parish

Housing need for the Parish has been established from Chichester District Council assessments and from census data and the results of the Parish *Neighbourhood Plan Household Survey and Housing Needs Assessment* (March 2016). This information has been applied to the Second Sieve site selection and residents site preferences.

The following points reference the data used to define and clarify the Parish housing needs:

- 2001 and 2011 Censuses data - Office National Statistics (ONS)
- The *Neighbourhood Plan Household Survey and Housing Needs Assessment Report* March 2016 (see Parish Council website Neighbourhood Plan section), confirms the Parish has an over-supply of 4 to 5 bedroom houses; an under-supply of 1 to 3 bedroom houses; and a large and growing elderly population; a high number of families with children and a high proportion of children (greater than the national average). The survey report also notes there is 27.5% of households entirely with people over the age of 65. The significant losses between the censuses 2001 and 2011 are adults 16 to 59 years, especially those in the 30 to 44 age range (a 4.3% drop-off from 2001 to 2011 censuses).
- The Strategic Housing Market Assessment (SHMA) contains relevant demographic information context. It identifies that the major factor that is driving the Parish housing market is the aging population.
- Chichester District Council's *Housing Waiting List* identifies 4 people registered for this Parish.