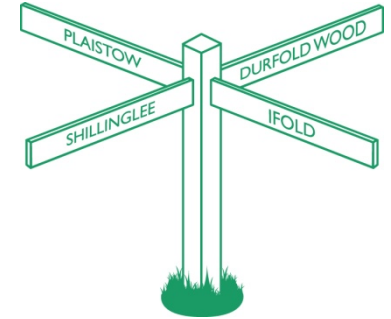


YOUR NEIGHBOURHOOD PLAN

PLAISTOW & IFOLD PARISH

PUBLIC CONSULTATION

- THE PURPOSE



- ✧ To review the sites identified for housing development;
- ✧ To introduce new sites that have come forward since the last Public Consultation with potential for housing development;
- ✧ To introduce those special areas in the Parish proposed for Local Green Spaces designation;
- ✧ To report on specialist planning advice received; and
- ✧ To obtain your comments.

WHAT IS A NEIGHBOURHOOD PLAN?

- ✧ It is a planning document drawn up in consultation with local communities to establish general planning policies for the development and use of land within their Plan Area.
- ✧ It is not a means by which to prevent development but a way to allow communities to manage development in their area.

THE LEGAL STATUS

- ✧ The Localism Act 2011 provided the statutory provision for Neighbourhood Plans. Once adopted they must be used by the Local Planning Authority to determine planning applications and future development in the plan area.
- ✧ Neighbourhood Plans must comply with the Local Plan policies, the National Planning Policy Framework (NPPF) and European law and directives.
- ✧ Neighbourhood Plans are drawn up by communities for their area and are adopted only following a positive referendum by the community.

PLAISTOW & IFOLD PARISH - NEIGHBOURHOOD PLAN

- ✧ The whole of the Parish was designated as the Plan Area by Chichester District Council on 6th November 2012
- ✧ A Steering Group of Parish Councillors with volunteer residents have been working on drafting the plan, gathering evidence, consulting with the community, determining policies needed and considering where land could be designated for Housing Development and as Local Green Space.
- ✧ The Steering Group obtained a grant to fund development of the Neighbourhood Plan and for professional planning consultancy advice.

HOUSING DEVELOPMENT SITE SELECTION PROCESS

- INITIAL SITE SELECTION

- ✧ CDC Local Plan allocates *about* 10 houses in the plan period 2014 – 2029.
- ✧ Sites were identified and evaluated in July 2014, producing a group classed as the *First Sieve* these were shown in the January/February 2016 Public Consultation.
- ✧ Each site was further appraised on availability and size. This resulted in four sites referred to as the *Second Sieve*, these were shown in the January/February Public Consultation; and via a survey parishioners were able to state their preferences.
- ✧ Prior to the January / February Public Consultation, the Foxbridge Golf Course site was offered by the new landowner for consideration as a proposed housing development site with community facilities. Parishioners were invited to comment on an independent presentation.
- ✧ After the Public Consultations had taken place, the landowners of Little Springfield Farm presented their brownfield site and requested it be brought forward for consideration for proposed housing development.

THE STEERING GROUP CONSIDERED SIX SITES:

- ✧ Site 1: Land opposite The Green, Plaistow
- ✧ Site 2: Land adjacent to Todhurst, Plaistow
- ✧ Site 3: Shortlands, Shortlands Copse, Durfold Wood
- ✧ Site 4: Land to the North of Little Springfield Farm, Ifold
[For the avoidance of doubt: This site is not related to Little Springfield Farm itself nor does it relate to the Little Springfield Farm brownfield site.]
- ✧ Site 5: Land proposed at Foxbridge Golf Course, Plaistow
- ✧ Site 6: Little Springfield Farm - Brownfield, Ifold

BASIS OF SELECTION OF DEVELOPMENT SITE(S) IN THE DRAFT PLAN

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

- ✧ The **PARISH HOUSING NEED**: which is for 1 to 3 bedroom houses, suitable accommodation for older residents to downsize. The CDC housing waiting list for affordable homes. The Parish has an oversupply of 4 to 5 bedroom properties. The parish has a falling population in the 30 - 44 year old bracket and a rising elderly population.
- ✧ the results of the Parish-wide surveys of 2012 and 2016;
- ✧ Chichester District Council Local Plan and the sustainability criteria governed by the NPPF which states:
 - an **ECONOMIC role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available;
 - a **SOCIAL role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - an **ENVIRONMENTAL role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity... moving to a low carbon economy.

INITIAL PARISH RESOLUTION ON SITE ALLOCATION

The Parish Council resolved in May 2016 to move forward with two sites of six units each subject to further assessment:

- ✧ Site 2: Land adjacent to Todhurst, Plaistow
- ✧ Site 6: Little Springfield Farm (Brownfield), Ifold

The Steering Group were aware of some issues regarding site access for the Site 2: Land adjacent to Todhurst - which required further evaluation.

The Little Springfield Farm Brownfield site was primarily selected on the basis of use of a brownfield site over a greenfield site.

CALL FOR SITES

The consultation process also provided the opportunity to identify additional sites which may have been missed.

The Call for Sites closed on the 8th July 2016

Three further sites came forward in June 2016:

- ✧ Land adjacent to The Dairy, The Street, Plaistow
- ✧ Land adjacent to Lyons Green, Dunsfold Road, Plaistow
- ✧ Land adjacent to Sycamore Cottage, Rickmans Lane, Plaistow

SITE SELECTION MUST PASS EXAMINATION

- ✧ Our site selection process must be deemed robust to pass examination by the Planning Inspectorate.
- ✧ Therefore independent Planning consultant advice we obtained through the Department of Communities and Local Government (DCLG).
- ✧ AECOM were appointed to review all 7 potential sites, our methodology and site selection process.

This is the summary of the findings for each site (full details are available on the website).

SITE 1: LAND OPPOSITE THE GREEN, PLAISTOW

- ✧ **Steering Group findings:** The site is well located for village amenities, meets sustainability criteria and could meet the parish Housing Need, but it is in the village centre and development would have an impact.
- ✧ **AECOM findings:** The key constraints to development are the views into and out of the Plaistow Conservation Area and the impact on the amenity of two Grade II listed houses - Golden Cross Cottages and Stone House. AECOM agree with the Steering Group's conclusions on the site location relative to amenities /sustainability.

SITE 1: LAND OPPOSITE THE GREEN, PLAISTOW



Date Created: 6-9-2016 | Map Centre (Easting/Northing): 500579 / 130727 | Scale: 1:1250 | © Crown copyright and database right. All rights reserved (100053243) 2016

SITE 2: LAND ADJACENT TO TODHURST, PLAISTOW

- ✧ **Steering Group findings:** The site is well located for village amenities, meets sustainability criteria and could meet the parish Housing Need. The site is sensitive for loss of green space and may have a potential environmental impact. There are issues of access into the site.
- ✧ **AECOM findings:** The site performs well on all planning criteria except for loss of trees. As such, a condition of development could be like for like replacement of lost trees. AECOM agree with the Steering Group's conclusions that the site is suitable for allocation.

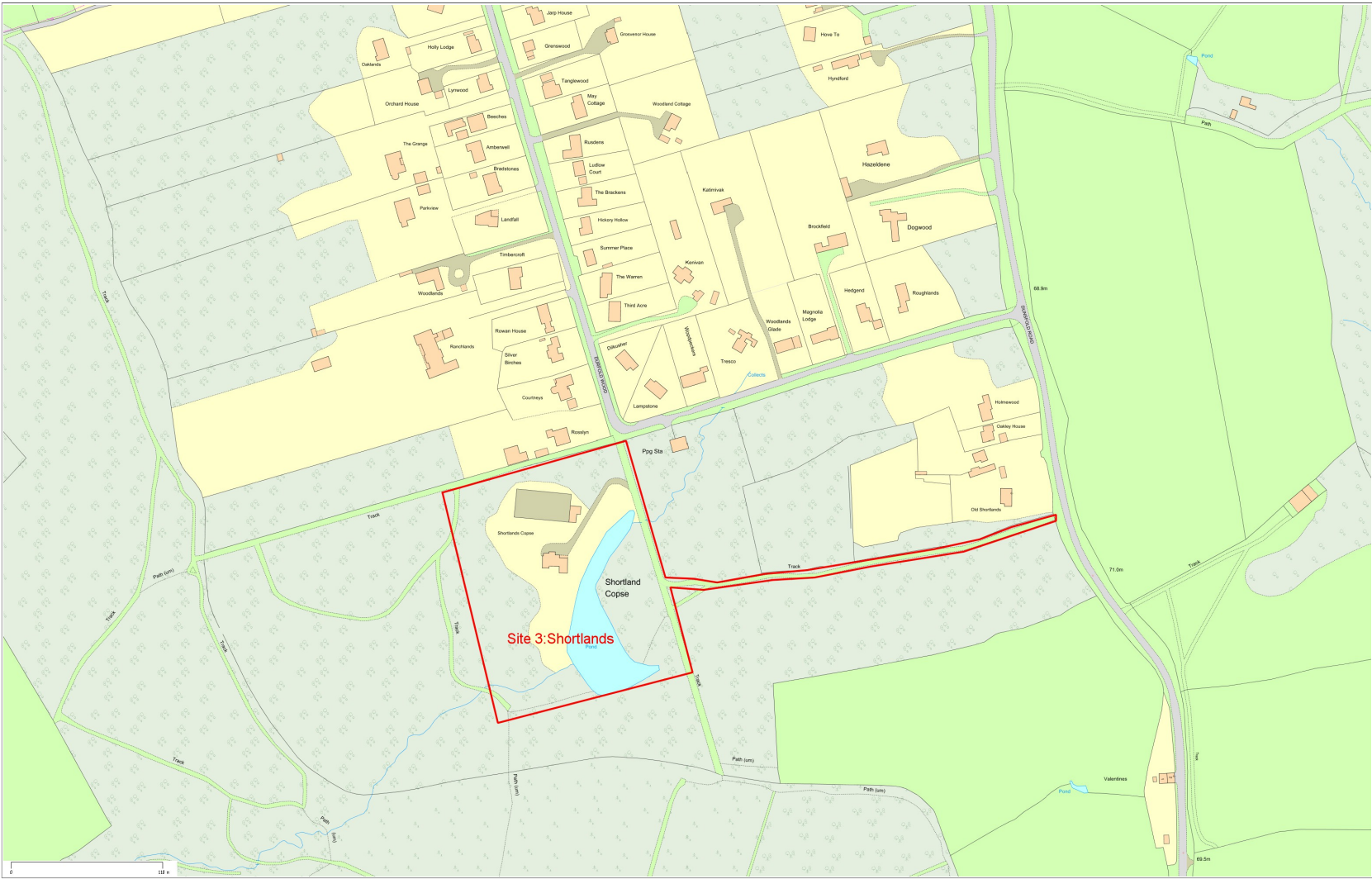
SITE 2: LAND ADJACENT TO TODHURST, PLAISTOW



SITE 3: SHORTLANDS, SHORTLANDS COPSE, DURFOLD WOOD

- ✧ **Steering Group findings:** The site is poorly located for Plaistow village amenities and does not meet sustainability criteria. The large size and location of the site makes it less suitable to meet the parish Housing Need.
- ✧ **AECOM findings:** The steering group SHLAA incorrectly states the site adjoins ancient woodland. Whereas DEFRA Magic Mapping and the CDC SHLAA confirms the site itself, except for the house and some of the garden is Ancient Woodland. This is the most important factor rendering it unsuitable.

SITE 3: SHORTLANDS, DURFOLD WOOD



Date Created: 5-9-2016 | Map Centre (Easting/Northing): 499607 / 132367 | Scale: 1:2500 | © Crown copyright and database right. All rights reserved (100053243) 2016

SITE 4: LAND TO THE NORTH OF LITTLE SPRINGFIELD FARM, IFOLD

FOR THE AVOIDANCE OF DOUBT: THIS SITE IS NOT RELATED TO LITTLE SPRINGFIELD FARM ITSELF NOR DOES IT RELATE TO THE LITTLE SPRINGFIELD FARM BROWNFIELD SITE.

- ✧ **Steering Group findings:** Prior to Ifold Stores closing, the site was reasonably well located for Ifold amenities and met some sustainability criteria. The site could meet the parish Housing Need. CDC allocated this site in their draft Site Allocations document (under consultation), as they state it adjoins the Ifold Settlement Boundary.
- ✧ **AECOM findings:** This site is not well located on sustainability grounds for access to services and facilities. Especially when compared to Plaistow sites. Its allocation by CDC is at odds with the Appeal Decision on the Little Springfield Farm Brownfield.

SITE 4: LAND TO THE NORTH OF LITTLE SPRINGFIELD FARM, IFOLD

*For the avoidance of doubt:
This site is not related to
Little Springfield Farm itself
nor does it relate to the
Little Springfield Farm
brownfield site.*



Date Created: 6-9-2016 | Map Centre (Easting/Northing): 502719 / 130402 | Scale: 1:1250 | © Crown copyright and database right. All rights reserved (100053243) 2016

SITE 5: LAND PROPOSED AT FOXBRIDGE GOLF COURSE

- ✧ **Steering Group findings:** The site is poorly located for Plaistow or Ifold amenities. The site does not meet the sustainability criteria, its size and location would make it less suitable to meet the parish Housing Need. Retention of a venue which can be used by the community and expansion of commercial recreational facilities with perhaps small scale enabling residential development, is preferred.
- ✧ **AECOM findings:** Agree with all of the Steering Group's findings and comment. Given local housing need, it is neither necessary nor appropriate to develop a site on this scale and its location away from settlement edges, in open countryside is another significant factor to discount it.

SITE 5: LAND PROPOSED AT FOXBRIDGE GOLF COURSE



Date Created: 6-9-2016 | Map Centre (Easting/Northing): 502111 / 129910 | Scale: 1:2500 | © Crown copyright and database right. All rights reserved (100053243) 2016

SITE 6: LITTLE SPRINGFIELD FARM BROWNFIELD, IFOLD

- ✧ **Steering Group findings:** Prior to Ifold Stores closing, the site was reasonably well located for Ifold amenities and met some sustainability criteria. Its size and location would make it less suitable to meet the parish Housing Need. The site meets the criteria for giving preference to developing brownfield sites before 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.
- ✧ **AECOM findings:** Based on our own independent assessment and backed up fully by the Planning Inspector at the recent Appeal on the brownfield, this site is considered unsuitable for residential development because it is not sustainably located for access to services and redevelopment would have an adverse landscape and visual impact.

SITE 6: LITTLE SPRINGFIELD FARM – BROWNFIELD, IFOLD



Date Created: 6-9-2016 | Map Centre (Easting/Northing): 502719 / 130402 | Scale: 1:1250 | © Crown copyright and database right. All rights reserved (100053243) 2016

SITE 7: LAND ADJACENT TO THE DAIRY, THE STREET, PLAISTOW

- ✧ **Steering Group findings:** This site is well located for village amenities / sustainability criteria and could meet the parish Housing Need. This is a new site mentioned in the Call for Sites. A small part of the site falls in the Plaistow Conservation Area and it is adjacent to Grade II listed Golden Cross Cottages and Stone House. The site is sensitive and it would have impact if developed.
- ✧ **AECOM findings:** This site is considered suitable for development. It offers the potential for enhancement of the Plaistow Conservation Area, through sensitive design and in minimising its impact on nearby listed buildings. It is more suitable for development than Ifold in terms of sustaining local services and reducing the need to travel by car. This site is considered on landscape and visual criteria to be the second most suitable site in Plaistow after Site 2.

SITE 7: LAND ADJACENT TO THE DAIRY, THE STREET, PLAISTOW



Date Created: 19-7-2016 | Map Centre (Easting/Northing): 500449 / 130629 | Scale: 1:1250 | © Crown copyright and database right. All rights reserved (100053243) 2016

AECOM CONCLUSION OF POTENTIAL HOUSING SITES

- ✧ The conclusion of AECOM is that the proposed sites in Plaistow village are the most suitable to meet our housing allocation of 10 units and comply with the National Planning Policy Framework (NPPF) and sustainability criteria.
- ✧ This conclusion is also the opinion of Colin Smith Planning – a consultancy engaged by the Parish to develop the Draft Plan and Policies.
- ✧ The findings show that three of the seven sites are considered suitable for housing. It is for the parish to now decide which of these suitable sites or combination of sites to put forward for allocation in our Neighbourhood Plan to meet the housing need.
- ✧ CDC consider the AECOM report gives insufficient weight to environmental aspects of sustainability when considering Plaistow sites, but agree sensitive development can be undertaken adjacent to and in a Conservation Area and adjoining Listed buildings.

DEVELOPMENT DESIGN AND MEETING PARISH HOUSING NEED

- ✧ **DESIGN** We can make provision for how we want the housing scheme to be developed, its design and density. All of the sites are sensitive - some more than others, due to proximity to Listed Buildings and Conservation Area, requiring particular care if brought forward for development.
- ✧ **HOUSING TYPE** We can stipulate housing type to meet our housing need, i.e. 1 - 3 bed.
- ✧ **OCCUPATION** Who buys or rents the housing is difficult to control through Planning policies. A housing development scheme of 6-10 units does not have to provide Affordable Housing, the developer can make a commuted payment to CDC instead, for the Council to make provision elsewhere.
- ✧ **ONLY SITES OF 11+** have to provide 30% Affordable Housing in the development.
- ✧ **WE CANNOT STIPULATE** that the houses can only be occupied by people with a local connection.
- ✧ **COMMUNITY LAND TRUST** If the community consider it necessary to provide housing for people with a Parish connection then there has to be a willing landowner prepared to put in place such restrictions or the community itself has to become the landowner, buy the site and develop it. This could be achieved through a Community Land Trust.

YOUR COMMENTS

- ✧ PLEASE USE THE COMMENT FORM TO PROVIDE ANY FEEDBACK
- ✧ IF YOU TAKE AWAY YOUR COMMENT FORM - PLEASE RETURN IT BY THE 9th SEPTEMBER
- ✧ DONT FORGET - ALL OF THIS INFORMATION IS AVAILABLE ON YOUR NEIGHBOURHOOD PLAN WEBSITE:

www.PlaistowAndIfoldParishNP.com

WHAT NEXT ?

- ✧ The Steering Group will analyse your feedback and present the findings and site recommendation for ratification by the Parish Council at their meeting on the 13th September.
- ✧ The drafting of the Neighbourhood Plan will be completed and will be available for a six weeks public consultation later in the Autumn.