

PLAISTOW & IFOLD PARISH COUNCIL NEWSLETTER



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CROUCHLANDS PLANNING APPEALS REJECTED

Your Parish Council is pleased to report that the appeals against Chichester District Council's decision to refuse planning consent for the contentious developments at Crouchlands Farm, detailed within three separate planning applications, encompassing housing, commercial and rural tourism facilities, have all been rejected by the Planning Inspectorate. Inspector Guy Davies delivered the decision on November 28, 2024, following an extensive 12-day public inquiry which was held over the first three weeks of October.

The Proposals

The appeals were lodged by Artemis Land and Agriculture Limited against Chichester District Council for three related projects:

1. Appeal A: Construction of 108 houses with landscaping and associated infrastructure.
2. Appeal B: Regeneration of the farm into a mixed-use rural enterprise, featuring retail spaces, commercial accommodation and glamping.
3. Appeal C: An outline application for a major housing development of up to 492 homes with an education facility and recreational spaces.

Despite the differing specifics of each proposal, they were considered as a single scheme due to their interconnected nature.

Key Issues

- The Inspector identified several critical concerns that led to the rejection of all three appeals:
- Location and Accessibility: The proposed development was deemed unsustainable due to its isolated rural location. The Inspector ruled it was inconsistent with the spatial strategy outlined in the Chichester Local Plan, which prioritises development near existing settlements with adequate infrastructure.
- Impact on Landscape and Heritage: The proposed developments would significantly alter the rural character of the historically sensitive local landscape. Additionally, there were concerns about adverse effects on nearby listed buildings, including the Grade II-listed Crouchland House.

(contd.)

PLAISTOW & IFOLD PARISH COUNCIL CONTACT DETAILS

t. 01403 839300

e. clerk@plaistowandifold-pc.gov.uk

w. www.plaistowandifold-pc.gov.uk

CROUCHLANDS

(continued from Page 1)

- **Water Neutrality:** The development failed to demonstrate compliance with water neutrality requirements essential to protect the Arun Valley's ecological sites. The Inspector noted a lack of viable offsetting schemes to mitigate increased water demand.
- **Flood Risk and Drainage:** Surface water flooding risks and insufficient drainage solutions were cited as unresolved issues for parts of the site.
- **Ecological and Environmental Concerns:** The developments raised risks to local wildlife habitats and protected bat species, as well as potential health risks resulting from lagoon 3 which is located adjacent to elements of the proposed scheme.
- **Highway Safety:** While some transport improvements were proposed there remained unresolved design issues and the long-term sustainability of proposed bus services was deemed inadequate.

The Decision

All three appeals were dismissed, with the Inspector concluding that the developments conflicted with multiple policies in the Chichester Local Plan and the National Planning Policy Framework (NPPF). While acknowledging potential socio-economic benefits, including housing delivery and rural business opportunities, the Inspector found these were outweighed by the significant environmental, logistical and policy conflicts.

The decision will be a significant blow to Artemis Land and Agriculture, and its ultimate owner Prime Holdings Ltd (registered in Malta), which had promoted the scheme under the banner of rural regeneration. Your Parish Council, which had made strong and detailed representations against the planning applications, has welcomed the ruling, and particularly the acknowledgement that our isolated rural location makes any such development unsustainable and that the area's unique character, biodiversity, tranquillity and historic integrity warrant protection.

The Parish Council would hope that these appeals set a precedent for similar unwarranted and opportunist planning proposals not just in our Parish but in all the rural Parishes within the North of the Chichester District.

NEIGHBOURHOOD WATCH

If you would like to receive email alerts from the Neighbourhood Watch group, please email phillipluff@me.com.

COMMUNITY ORCHARD

In mid-December before the weather was too frosty, the Biodiversity Working Group planted four Old Varieties of Apple Tree at the entrance to Nell Ball to form a small Community Orchard funded by Chichester District Council. The trees are grafted onto small plant root stock and won't grow too big but in a few years' time we hope everyone will be able to enjoy the fruits of their labour. Amongst the apple they planted a Hazel to provide variety and in due course further material for dead hedges.



The Group has also prepared for the creation of a dead hedge at the edge of Plaistow Village Green, the dead hedge will both provide a rich habitat for wildlife and also protect our wonderful Sessile Oak.



If you would like to join the Biodiversity Working Group - or if you have any ideas for small biodiversity-enhancing projects around the Parish - please contact the Clerk.

WHICH ARE YOUR FAVOURITE GREEN SPACES?

As we continue to work on the Neighbourhood Plan, we have the opportunity to identify Local Green Spaces that are valued by the community and should be given a degree of protection as a result. A list of potential Local Green Spaces was identified several years ago and is now being reviewed:

In Ifold

- Loxwoodhills Pond, The Drive
- Ancient Woodland in the Centre of Ifold
- Landmark Oak Tree at the entrance to The Drive

In Plaistow

- Plaistow Recreation Ground
- Cox’s Pond (Plaistow village pond) Loxwood Road
- ‘Foxfields’ football field, Dunsfold Road
- Nell Ball Hill and Trig Point, Dunsfold Road
- Plaistow Preschool Playground, Winterton Hall

In Shillinglee

- Shillinglee Road Junction Traffic Island

What do you think of this list? The criteria set out in the National Planning Policy Framework are that the space should be:

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.

Do these sites meet those criteria? Are there other green spaces that you would like to see protected and which meet the criteria? Please let us know your thoughts by contacting the Clerk (contact details on page 1).



COMMEMORATIVE BENCH FOR RETIRED COUNCILLOR

David Ribbens served as a Parish Councillor for Plaistow and Ifold for 27 years before he retired. His long service to the community was celebrated in November last year by the opening of an inscribed bench at Coxes Pond, Plaistow.



IFOLD PLANTING

Alongside the new Ifold bus shelter, the Biodiversity Working Group has also been busy in the conservation area, clearing vegetation which had grown over the summer and planting of bulbs for the spring. Those bulbs planted include scilla, anemone and hyacinthoides:



PAPER COPIES OF THIS NEWSLETTER

Do you know someone who would like a paper copy of this newsletter? Perhaps a neighbour who doesn't have access to the internet? Paper copies are available on request from the Clerk (contact details on p1).

PLAISTOW BUS SHELTER

The most recent addition to the Safer Bus Stops Project is the shelter next to The Sun in Plaistow.

Huge thanks are due to the WSCC Volunteers, led by Darren Rolfe, who built and installed both this bus shelter and the one by Ifold Stores, completed earlier in the year. While all the work was carried out for free by the volunteers, funding for the materials was provided by Chichester District Council's New Homes Bonus.



DEADLINE FOR GRANT APPLICATIONS

Every year the Parish Council sets aside some of its budget to support Local Organisations through grant funding.

If you would represent an organisation that would like to be considered for a grant, please submit your application as soon as you can in January for consideration at the Council's Finance Committee Meeting in April 2025.

Details of how to apply can be found on the Parish Council's website grant page <https://www.plaistowandifold-pc.gov.uk/grants>

Last year funding was provided amongst other projects to:

- Plaistow Preschool for an outdoor canopy
- Winterton Hall for roof repairs
- The Guides for a gazebo
- Kirdford Church for churchyard maintenance
- Kelsey Hall for lighting and first aid courses

USEFUL TELEPHONE NUMBERS

Plaistow & Ifold Parish Council	01403 839300	General advice
Southern Water	0330 303 0368	Water supply issues and Sewage spill
Scottish & Southern Power	105	In the event of a power cut
Telephone - landline/broadband	0330 1234 150	BT Telephone & Broadband issues
West Sussex CC	01243 642105	Tree fall/pothole- immediate risk to safety
Highways Flooding	01243 642105	Emergency reporting only
Environment agency	0800 807 0600	Contamination & Emergencies
Police	101	Non -emergency
NHS	111	Non -emergency
Safeguarding helpline	0303 003 1111	
Samaritans	116 123	
Domestic Abuse	080 8200 0247	
RSPCA	0300 1234 999	
Hospital	01483 571 122	Royal Surrey
	01243 788 122	St Richards
Loxwood Doctors Surgery	01403 752246	
Chiddingfold Doctors Surgery	01428 683174	
Plaistow Primary School	01403 871275	

WINTER QUIZ

Hello! Cllr. Doug Brown here again with another of my 'frame builder' quizzes, which you should be familiar with from previous news-letters. Scoring is based around a game of snooker, with red ball



questions and coloured ball questions. The red ball questions are designed to be relatively easy (although I fully appreciate that the term 'easy' depends on whether you know the answer!) The coloured ball questions carry increasing values starting at 2 points for the yellow ball question, rising to 7 points for the black ball question. As you'd expect, the degree of difficulty of the questions (in my humble opinion) gets greater as you progress through the coloured ball questions but there's another catch: in order to score the points on the coloured ball questions you must get the immediate preceding red ball question correct or, to put it in 'snooker parlance', you must 'pot a red ball' before you 'pot a coloured ball'. The maximum score you can achieve if you 'clear the table' is 33 points; however, if you get, say, the third red ball question wrong you can't claim the 4 points for the brown ball question even if you get it right. But that doesn't mean an end to your frame building. If you get every other question correct apart from the third red ball question then your score will be: $1+2+1+3+0+0+1+5+1+6+1+7 = 28$ points.

You can find other quizzes - and the answers to this one - on the [Quiz](#) tab of the Parish Council website. (This quiz is the 'Winter 2025 Newsletter' quiz.)

1. Red ball question (all red ball questions carry 1 point): In the Disney film Snow White and the Seven Dwarfs, which is the only dwarf without a beard?
2. Yellow ball question (2 points): What is the name of the village in Birmingham set up by the Cadbury family to house workers at their chocolate factory?
3. Red ball question: Who founded The Boy Scouts?
4. Green ball question (3 points): What name is given to a mountain in Scotland with a height of more than 3,000 feet?
5. Red ball question: What is the capital of Saudi Arabia?
6. Brown ball question (4 points): What is the name commonly given to the alleged remains of an early human found in East Sussex in 1912?
7. Red ball question: Under what name did wrestler Shirley Crabtree operate?
8. Blue ball question (5 points): The name of which European Country translates into English as 'Black Mountain'?
9. Red ball question: In the world of public finance, what do the letters HMRC stand for?
10. Pink ball question (6 points): In heraldry, which colour is referred to as sable?
11. Red ball question: What was the surname of the man who invented the pneumatic tyre?
12. Black ball question (7 points): What is the name of the Israeli Parliament?

THINGS TO DO TO ENCOURAGE BIODIVERSITY IN YOUR GARDEN DURING THE WINTER

- Clean bird feeders and tables regularly and stock with peanuts, sunflower hearts, seeds and fat balls.
- Provide water – a bird bath or pond, ensuring it doesn't freeze over.
- Leave areas of leaves and twigs or overgrown grass for insects and toads.
- Create log or stone piles or build an insect hotel!
- Consider leaving hedge trimming until Jan/Feb as they provide cosy places for insects when wet and cold.
- Leave plants unpruned with seed heads intact.
- Create nesting sites- bird and bat boxes- clean out bird boxes just before spring.
- Reduce artificial lighting in garden as it disrupts nocturnal animals during winter in particular.
- Check bonfires for hedgehogs and small animals before lighting.
- Plant winter flowering honeysuckle, hellebores and Mahonia or native trees with winter berries.
- Avoid chemicals for obvious reasons!
- Mulch flower beds to insulate soil but leave bare patches for solitary bees to bury and hide in.