

Plaistow and Ifold Parish NEIGHBOURHOOD PLAN

2014-2029

REGULATION 15 SUBMISSION: 17 SEPTEMBER 2019

FINAL VERSION

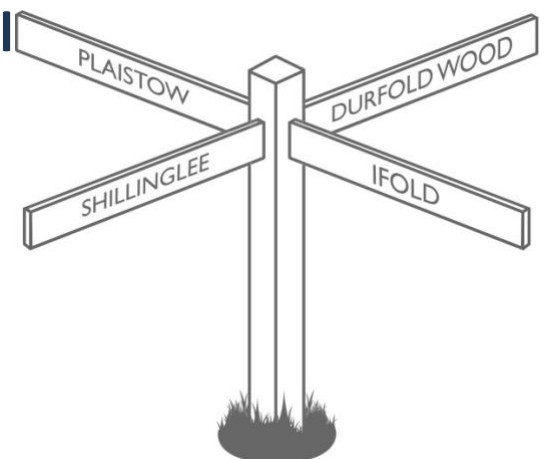
Plaistow and Ifold Parish Council

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The Plaistow and Ifold Parish - Neighbourhood Plan has been developed:

- by a Steering Group comprising of Parish Councillors with volunteer residents (with particular recognition to the significant work undertaken by Sara Burrell - former Parish Council Chairman, Christine Pierce - Steering Group Coordinator, and William 'Bill' Townsend), on behalf of Plaistow and Ifold Parish Council; and
- in consultation with [Colin Smith Planning](#) (MRTPI); and
- with monetary and technical grants awarded by: [My Community – Locality](#), a programme partner of the Ministry of Housing, Communities and Local Government - MHCLG; with programmes delivered by [AECOM](#) (Neighbourhood Planning & Engagement); and a grant provided by the [ExxonMobil](#) Volunteer Involvement Programme (VIP).



All supporting evidence and documents referenced within are available for public viewing on the Plaistow and Ifold Parish Council website: www.plaistowandifold.org.uk or from the noted website locations.

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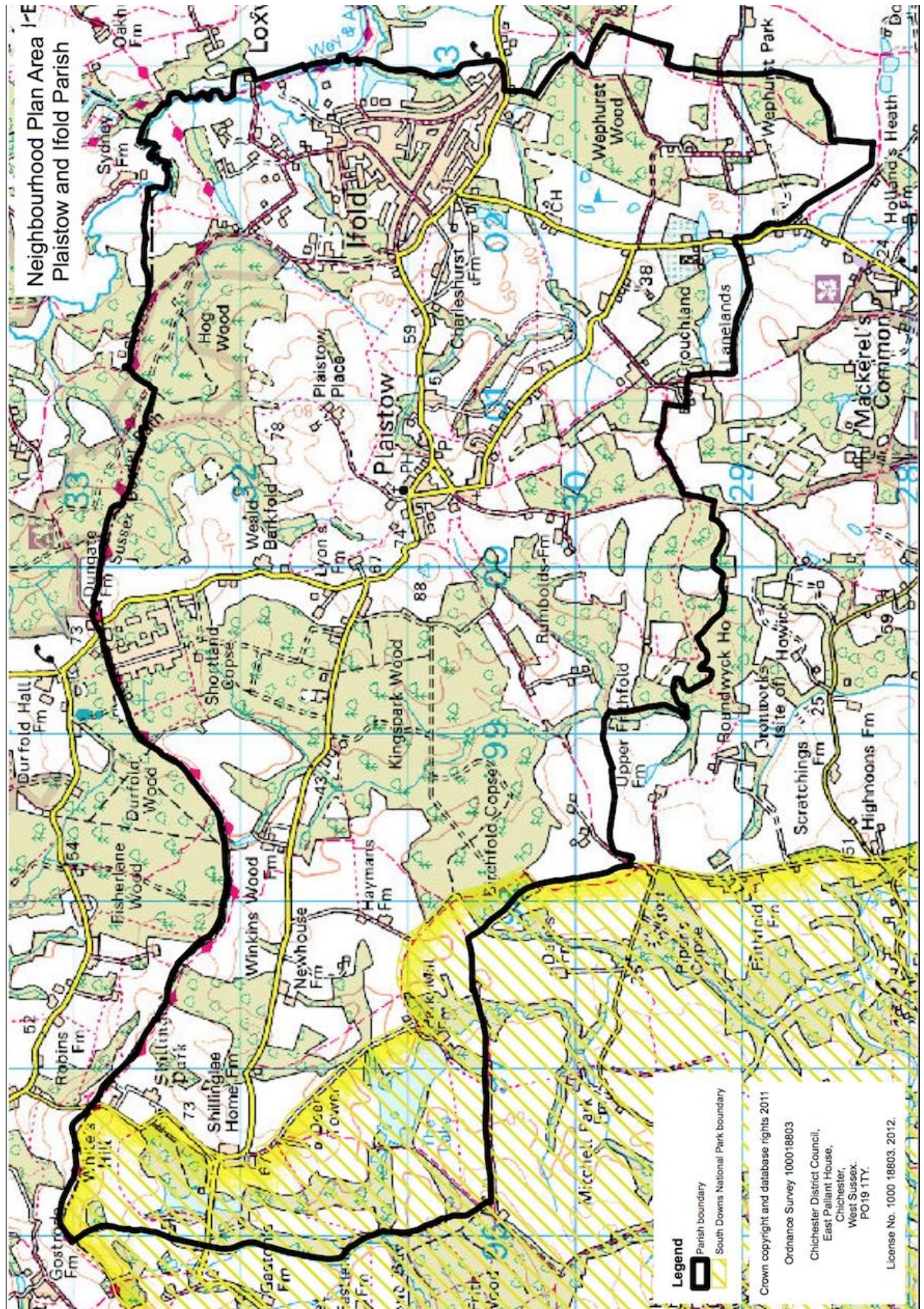
1. INTRODUCTION

- 1.1 The Localism Act 2011 facilitated decision-making being passed from the national and regional level to local government, and from local government to local communities. Neighbourhood Planning is a key part of the Government's drive to devolve power to the local level; and gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Local communities are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and to facilitate planning permission for the new buildings they want to see go ahead.
- 1.2 Chichester District Council (CDC) is the lead planning authority for this Neighbourhood Plan. However, the South Downs National Park Authority (SDNPA) is the Local Planning Authority for the part of the Parish that resides in the South Downs National Park (as shown on [Map 1: Designated Neighbourhood Plan Area – CDC](#), 06 November 2012; and [Map 2: Designated Neighbourhood Plan Area – SDNPA](#), 14 March 2013).
- 1.3 The Parish Council can only draft planning policies that are in general conformity with the development plan for the area, which currently consists of the Chichester Local Plan Key Policies (2014-2029) (CLPKP) adopted in 2015; the [South Downs Local Plan \(2014-2033\)](#) adopted 2nd July 2019; the [West Sussex Minerals and Waste Plan](#); and the National Planning Policy Framework (NPPF – February 2019).
- 1.4 It is the role of CDC to consult with the SDNPA at the submission stage of the Neighbourhood Plan (The Plan) as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).
- 1.5 Communities that draw up a Neighbourhood Plan, and secure the consent of local people in a Referendum, will benefit from 25% of the revenues from the Community Infrastructure Levy (CIL) arising from sustainable development that takes place in their area.
- 1.6 The Plan sets out land use policies against which development proposals will be considered as part of the planning application process. In addition, The Plan sets out AIMs which are not appropriate to include as land use policies, because they require the co-operation of agencies, landowners and developers; and are more strategic in nature. The AIMs are included as a basis for demonstrating the priorities and objectives of the Parish Council, and to encourage dialogue.
- 1.7 Once agreed by a majority in a referendum, The Plan will attain the same legal status as the adopted [CLPKP](#). At that point it becomes part of the statutory development plan. Applications for planning permission in Plaistow and Ifold Parish will then be determined in accordance with the CDC development plan unless, material considerations indicate otherwise.
- 1.8 Whilst the position of the community must be the starting point, The Plan must also conform to national and local planning policy in order to proceed to Referendum. The main challenges The Plan has had to address is the allocation of housing development in an area which is predominantly rural and has only one settlement with a defined Settlement Boundary (within which no suitable sites are available) and very limited facilities (a hall and a Scout & Girl Guide Hut); and a village with no Settlement Boundary but which has a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities, including a central village green and a weekly Royal Mail Post Office outreach service), and where suitable sites have been identified. Access between the settlements can only reasonably be achieved by motor car. There is a desire to meet local housing needs and the sustainable concept of utilising brownfield sites, as a matter of priority.

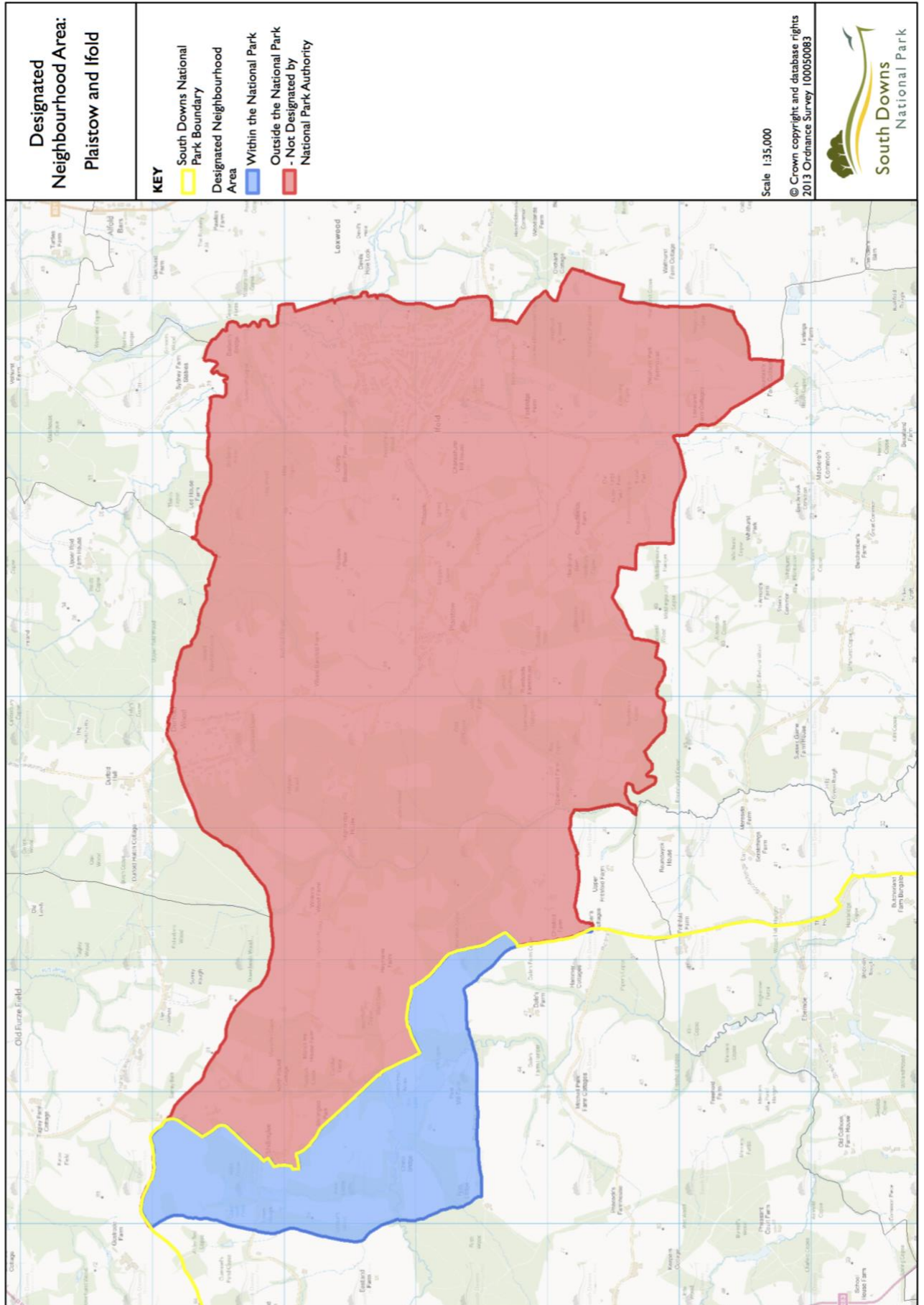
- 1.9 The [NPPF](#) requires that housing should be located where services and facilities can be accessed and reduces the need to use motor vehicles, i.e. new housing should be sustainably located. There is also no reasonable, convenient or easy pedestrian access between Plaistow and Ifold, over 1.7km distance, and access can only reasonably be made using a car or taxi service as the local bus service is poor. The [CLPKP](#) defines Plaistow and Ifold as a combined service village, the definition is as follows:
- 1.10 *“Service Villages (local centre for services providing for villages and parishes): Villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements.”* ([CLPKP](#))
- 1.11 The notional link of the two settlements being classified as a combined ‘service village’ is, in reality, ‘not reasonable’, as householders in both settlements do not have comparable ease of access to facilities and services. Therefore, when evaluating sites for housing across the entire Parish and with reference to the [NPPF](#), a site in Plaistow is more sustainably located than a site in Ifold, even within the limits of the ‘service village’ designation.
- 1.12 The Parish Council acknowledges that, following the decision of the Planning Inspector, the site proposed by CDC in their Site Allocations Development Plan Document (SADPD), Land to the North of Little Springfield Farm ^{F1}, has now been formally adopted into their [CLPKP](#) in January 2019, to deliver the indicative housing number of 10 units as set out in the adopted [CLPKP](#).
- 1.13 Following detailed analysis of available sites for housing development in the Parish, an alternative site, at [Land Opposite the Village Green](#), has been identified by the Parish Council as viable to meet our identified housing need of smaller units, and housing suitable for the elderly. The identification of the site has been further supported through a [Health Check](#) ‘Examination’ in June 2018.
- 1.14 The consequence of both housing sites (in [Policy H1](#) of the Neighbourhood Plan, and the CDC SADPD housing allocation) going forward, is to over deliver the housing allocation for this Parish for the plan period to 2029. The Parish Council deem this to be undesirable. But should the site identified by [Policy H1](#) come forward for future development whilst in the embrace of the Plan, management of such development, type and form would be carefully controlled by the 12 point criteria as set out in [Policy H1](#). The criteria recognise the sensitive historic environment, the setting of the site and the identified parish housing need. Any future development of other sites in the Parish will be managed by the other Policies in the Neighbourhood Plan.
- 1.15 The Plan will undergo a further consultation at Regulation 16, allowing further opportunity for parishioners, Statutory Bodies, and other interested parties to comment. Additional amendment to The Plan may be required before final Examination, and Referendum.
- 1.16 Making The Plan has significant implications for the Parish in relation to managing development and investment in local infrastructure.

^{F1}For the avoidance of doubt: The site, identified as ‘Land to the North of Little Springfield Farm’, is not Little Springfield Farm itself, nor does it relate to the Little Springfield Farm ‘brownfield’ site.

MAP 1: DESIGNATED NEIGHBOURHOOD PLAN AREA (CDC – 06 NOVEMBER 2012)



MAP 2: DESIGNATED NEIGHBOURHOOD PLAN AREA (SDNPA – 14 MARCH 2013)



2. VISION

We care about where we live. We want to protect our sense of community, the safety and rural tranquillity that we value. It's why we live here and why we choose to raise our families here, amongst generations of friends and familiar faces.

Our four unique settlements will grow naturally; sympathetically blending new with old; respecting the character, natural boundaries and vistas in this special part of West Sussex; protecting our environment and quality of life for those living and working here today and for the generations to come; and with recognition of the importance of this Parish in contributing to the setting of the South Downs National Park.

WE WANT OUR NEIGHBOURHOOD PLAN TO:

- 2.1 Protect our sense of community and safety, the rural environment and tranquility that we value by guiding residents, local authorities and developers on how the community wishes to manage and control future development in the Plan Area, along with its facilities, services and environment;
- 2.2 Conserve and enhance the character, historic environment and rural setting of each part of the Parish;
- 2.3 Enable the Parish to be better connected to the surrounding area by improved access to technology;
- 2.4 Meet the [CLPKP](#) indicative housing number of 10 units for the Parish and deliver appropriate housing based on identified local needs;
- 2.5 Deliver a thriving and sustainable local economy without harming the local environment or the amenities of local residents;
- 2.6 Retain the existing Settlement Boundary for Ifold in its current form ([see Map 3](#));
- 2.7 Improve the safety and convenience for those who travel around and through the Parish, by whatever means of transport.

OUR OBJECTIVES AND AIMS:

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

ENVIRONMENT AND HERITAGE

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

COMMUNITY INFRASTRUCTURE

- 2.16 To ensure good foul and surface water drainage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats;
- 2.17 To encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems;
- 2.18 To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity;
- 2.19 To ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies;
- 2.20 To seek to remedy existing issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas;
- 2.21 To retain buildings that are a focal point for the community and allow opportunities for meeting and interaction;
- 2.22 To ensure that water resources are safeguarded from the potential impacts of development.



Photo: Micklem Scout and Girl Guide Hut, Foxbridge Lane, Ifold

HOUSING

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

ECONOMY AND EMPLOYMENT

- 2.30 To encourage new live/work units, recognising the importance of facilities to work from home, to reduce the need to travel and commute;
- 2.31 To avoid the loss of existing employment floor space and to support the expansion of existing businesses, new commercial activity and agriculture where the character of the local area and the amenities of local residents are not significantly harmed;
- 2.32 To retain existing A1 retail shop premises in Plaistow and reinstate former A1 shop premises in Ifold.

TRANSPORT

- 2.33 To ensure that all new development avoids on-street car parking and minimises the danger and inconvenience to all users of the highway;
- 2.34 To improve public footpaths in the parish and in particular between the principal settlements within the parish and to adjoining parishes;
- 2.35 To introduce cycle routes in the parish and in particular between the principal settlements within the parish and to adjoining parishes;
- 2.36 To improve links to public transport in the parish and between the principal settlements within the parish to adjoining towns and parishes;
- 2.37 To improve safety for pedestrians, cyclists and equestrians by reducing speed through the parish and through enforcing traffic speed limits and traffic calming.

3. PARISH CHARACTERISTICS

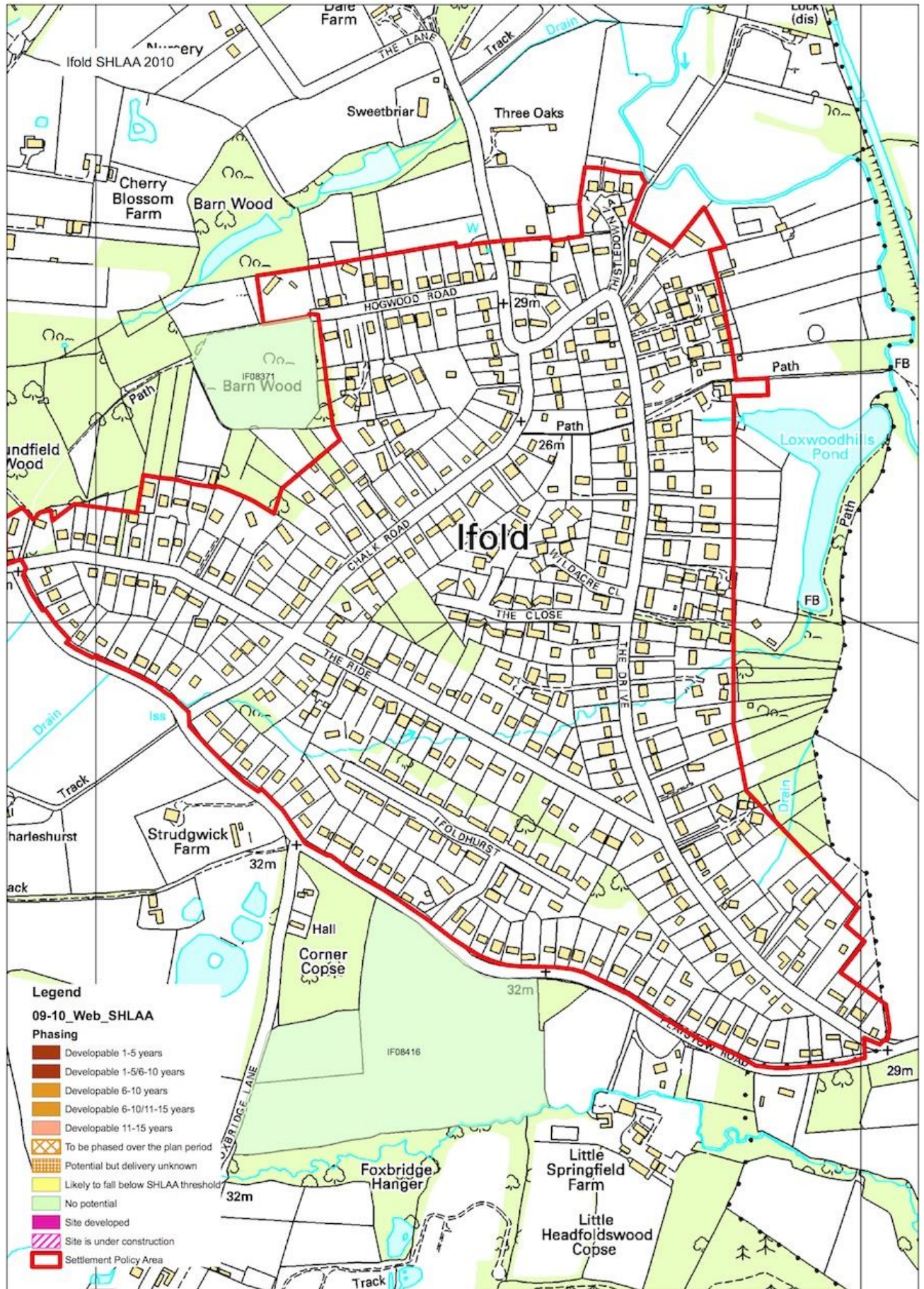
THE PLAN AREA

- 3.1 The Parish is situated in the North East of Chichester District in a rural setting and part falls within the South Downs National Park. It borders to the North with Dunsfold Parish, Surrey; to the West with the South Downs National Park and Northchapel Parish; to the South with Kirdford Parish and to the East with Loxwood Parish.
- 3.2 The area covered by the Neighbourhood Plan is the entire designated Plan area (as shown on [Map 1: Designated Neighbourhood Plan Area – CDC](#), and [Map 2: Designated Neighbourhood Plan Area – SDNPA](#)) which falls into two Local Planning Authority areas – Chichester District Council (CDC) which covers 87.89% of the Plan area. The remaining 12.11% lies within the South Downs National Park and the Local Authority is SDNPA.
- 3.3 There are four settlement areas in the Parish - Ifold, Plaistow, Durfold Wood and Shillinglee. Only Ifold has a defined Settlement Boundary and in accordance with Chichester District Council's adopted development plan for the area. Generally, development proposals are considered more favourably when contained within the Settlement Boundary. The remaining three settlements are in the countryside.

ENVIRONMENT AND HERITAGE

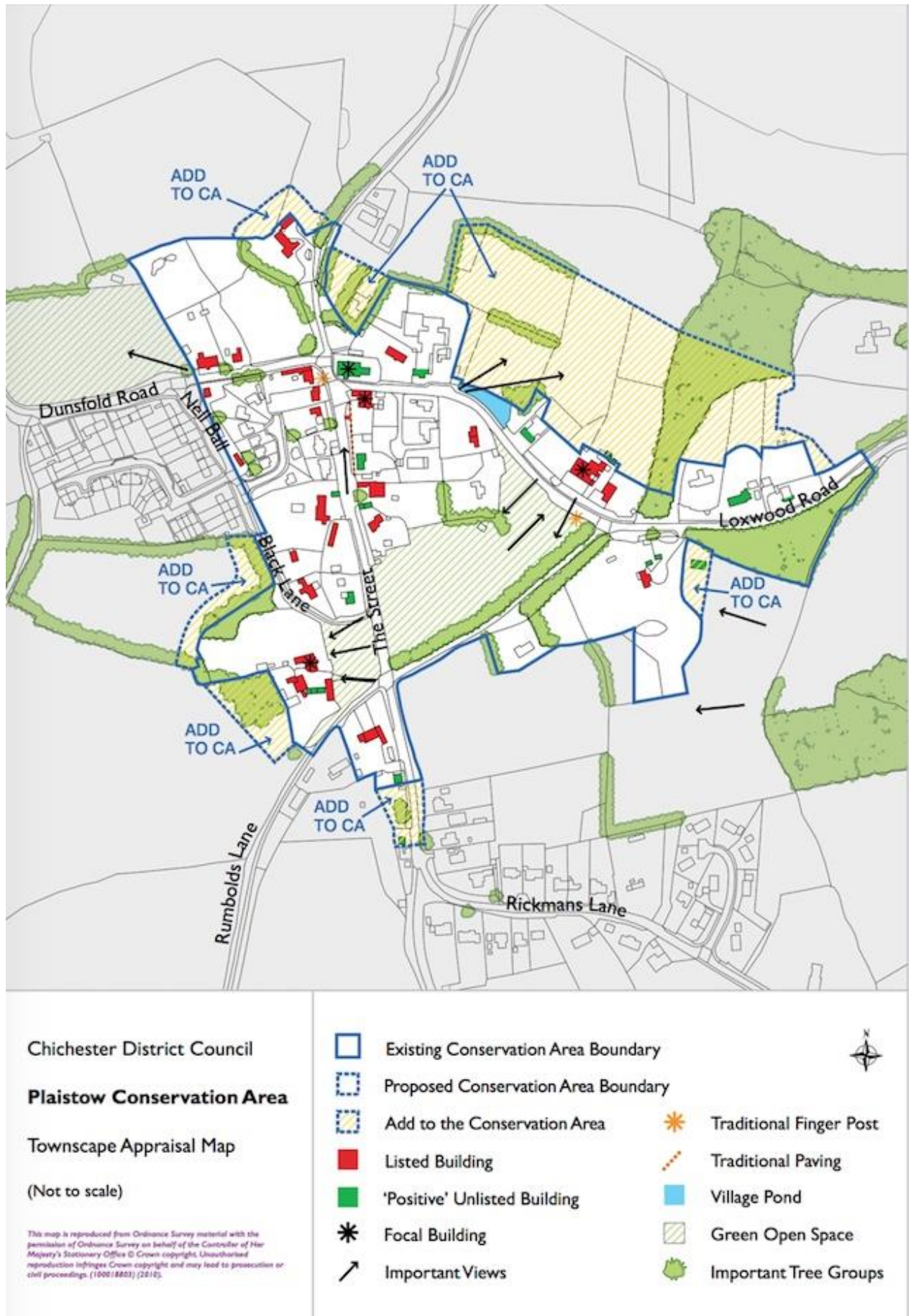
- 3.4 **IFOLD** is defined by a Settlement Boundary ([see Map 3 – Ifold Settlement Boundary](#)) and is mainly residential development located in the East of the Parish. Ifold was a landed Estate with a main house and Estate workers cottages until the 1930s when the land was divided and sold to individuals in lots of one third of an acre to 5 acres, centred around the original Estate roads. Gradually throughout WWII, residential houses were built by those wishing to move out of London and this continued through the 1950s and 1960s.
- 3.5 The settlement has grown in an ad-hoc, unplanned manner around a network of privately owned, unadopted roads. These are the historic Landed Estate Roads and are mainly designated as Bridleways and Footpaths. The residential houses are all detached, with the exception of one pair of semi-detached houses and a recent redevelopment of the local shop premises to three terraced units (permitted with provision for a lock-up shop but not conditioned as such). Housing to this day is still mainly set in large sized plots, ranging from 0.1ha to 1ha. This has established the character of the Ifold settlement as a low density, semi-rural, eclectic, residential area. Most plots contain a large number of trees and vegetation, providing seclusion and quiet, with a close proximity to the adjoining countryside.

MAP 3: IFOLD SETTLEMENT BOUNDARY



- 3.6 **PLAISTOW** has at its centre a village green, jointly owned by the National Trust and Plaistow and Ifold Parish Council. The National Trust also owns tracts of land, such as the verges, as a result of 'Slindon Manorial Waste', which is where the entourage of the Bishop of Arundel would camp and tether their beasts when visiting parishioners. Much of the area around the Green has remained unchanged for more than half a century.
- 3.7 Part of Plaistow is a designated Conservation Area (See [Map 4 – Plaistow Conservation Area](#)), which was reviewed in May 2013, and focuses on a triangular street pattern, enclosing buildings as well as large open areas of green space. The five most important buildings within the Conservation Area are Holy Trinity Church (built in 1856), Plaistow Stores, Plaistow and Kirdford Primary School (built in 1869 – by a fund largely augmented by John Napper Esq of the Ifold Estate) is one of the oldest village schools in the area, The Sun Public House and Winterton Hall (erected in November 1908 in the memory of Edward, 5th Earl Winterton by his widow Georgina, Lady Winterton and his son Edward, 6th Earl Winterton - Member of Parliament). Located on the road junction of The Street and Dunsfold Road and around the village green, there are approximately 30 listed buildings, most in residential use.
- 3.8 A hill at the Western side of Plaistow is named Nell Ball, which dominates the landscape. A designated trigonometry (OS) point is situated near the top (Plaistow Mount). Nell Ball has been used, even recently, as a beacon site for special occasions. The origins of the hill are unknown, however there is much local folklore. Old maps refer to Nell Ball as Knells Knoll and sometimes Knell Ball. A modern housing development in Plaistow is named Nell Ball after the knoll. Nell Ball has always been used as agricultural, grazing land.
- 3.9 **DURFOLD WOOD** is a small, residential development, which came into being in the 1930s and built on land formerly belonging to Brake Estates. At that time, land was available as frontage plots of a third of an acre and larger acreage back-land plots. Like Ifold, these homes have been developed from the 1930s to present day and form an eclectic mix of detached houses set in large garden plots with a high degree of trees and hedges.
- 3.10 **SHILLINGLEE** is a small residential area on the Surrey border. It was the home of the late Earl and Lady Winterton and was originally a manor of the Arundel Estate, which belonged to the Norfolk family. Shillinglee House was built in 1785 and during the Second World War, it was occupied by Canadian forces. During their occupation in 1943, there was a fire that caused extensive internal damage. The main house and the surrounding estate buildings were restored in 1976-7 and converted to residential units, together with surrounding farms, forming a distinctive hamlet in the countryside.
- 3.11 Outside of these areas, the Parish is rural and largely undeveloped, other than sporadic residential development and agricultural activity with a number of established farms. The Parish is characterised as remote and tranquil due to its relatively poor access by rail, A or B roads and motorways. It comprises undulating, pastoral landscape of green fields interspersed with belts of woodland, including ancient woodland, ancient assarts, hedgerows and shaws extending from the Arun valley to the east and the Western extent of the Low Weald.

MAP 4: PLAISTOW CONSERVATION AREA



SOCIAL CHARACTERISTICS

- 3.12 Compared to the wider geographies (the District of Chichester and England) the Parish has a larger proportion of pre-school children, primary and secondary school age children up to the age of 16. There is a much smaller proportion of young adults (aged 16-29). However, there is mostly a greater proportion of adults (aged 44- 84) than the other geographies.
- 3.13 There are trends in the population profile – an increase in people over 60 years of age and those in the 10-14 age range - with a reduction in adults of 16-59 years and in the 30-44 age range.
- 3.14 94.6% of the population is ‘White British’ which is a similar proportion to the district but considerably higher than that of England.

ECONOMIC CHARACTERISTICS

- 3.15 There are greater proportions of higher and lower managerial and small employer/own account occupations than the average for England, in agriculture, forestry and fishing, information, finance and insurance, professional scientific, technical and construction.
- 3.16 The greatest proportion of people, work in the Districts of Chichester, Waverley, Horsham, Guildford and London (especially in the City and Westminster).
- 3.17 The [Neighbourhood Plan Household Survey and Housing Needs Assessment](#) prepared by [Chris Broughton Associates](#) identifies (at figures 2h and 2i) the commuting distance travelled by persons of working age (between 16 and 74 years). It is notable that a quarter of this group work from or at home. The average commuting distance is 28km and the largest group of commuters, nearly 20%, travel between 10 and 20km.

4. ENVIRONMENT AND HERITAGE

OBJECTIVES:

- 4.1 To protect the area's valuable heritage and historic assets (designated and non-designated) as identified in Appendices 2 and 3.;
- 4.2 To protect and enhance the area's biodiversity and habitats.;
- 4.3 To retain our valued natural environment and ecology.;
- 4.4 To discourage the loss of tree canopy cover, natural vegetation, veteran lone trees as well as Ancient Woodlands and hedgerows, particularly within the settlement areas.;
- 4.5 To protect the areas identified as Local Green Spaces.

POLICY EH1 – PROTECTION OF HERITAGE ASSETS

OBJECTIVE:

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

JUSTIFICATION:

- 4.7 The Parish has more than 80 Grade II listed buildings. They are generally timber-framed former farm houses or farm buildings showing all the classic features of the use of local building materials; bricks from the Plaistow brickworks and clay handmade tiles or Horsham stone with Petworth marble or Winklestone. Local Ancient Woodlands provided material for wattle and daub walls, using coppiced hazel, and wooden beams from the local oak standards. Most of these are from the 17th century though some farm houses are 16th century.
- 4.8 There are also non-designated heritage assets which have been identified by the community and in the Conservation Area appraisal as having merit to the Parish arising from their design or historic associations. These are worthy of protection through the Neighbourhood Plan and the following Policy - EH1. Where appropriate and necessary to meet this policy, the Parish Council will work with local interest groups, such as the Ifold History Society and the Plaistow Village Trust (PVT), property owners and Historic England, toward designation (as listed in Appendix 3).

POLICY EH1 – PROTECTION OF HERITAGE ASSETS

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

Conformity Reference:

- [NPPF](#): Paragraphs - 8, 28, 184, 185, 193, and 194.
- [CLPKP](#): Paragraphs, 19.34 – 19.38, and Policy - 47.
- [South Downs Local Plan](#) – Development Management Policy SD13: Listed Buildings, and Development Management Policy SD15: Conservation Areas.
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).

POLICY EH2 – PROTECTION OF NATURAL ENVIRONMENT

OBJECTIVES:

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

JUSTIFICATION:

- 4.13 The Parish has large tracts of designated natural assets, including Ancient and Deciduous Woodlands (see [Map 5 – Ancient Woodland](#) and [Appendix 1 – List of Ancient and Deciduous Woodland](#)), Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and the South Downs National Park which covers part of the South West corner of the Parish. The Ancient Woodlands are particularly common around the North and West of Plaistow; and also surrounding and within the settlement of Ifold and Durfold Wood. SSSI designations are also located in these areas.
- 4.14 Between much of the Ancient Woodland are tracts of agricultural farmland (some Ancient Assarts). Some of this land may still be farmed in traditional ways and would be subject to Department for Environment, Food & Rural Affairs (DEFRA) Environmental Stewardship Agreements (ESA), Entry Level Stewardships (ELS) or Organic ELS. The Parish encourages landowners and tenants to retain and correctly manage the hedgerows and boundaries to their fields, to help maintain and create wildlife and ecological pathways between the Ancient Woodlands.
- 4.15 Taken together the SSSI, SNCI, Ancient Woodlands and agricultural farmland, take up a large part of the Parish and contribute positively to the high quality, high value, natural and, rural environment that dominates; and are inextricably linked to the South Downs National Park, Special Areas of Conservation (SAC): The Mens and Ebernoe Common. This Natural Environment adds significantly to the importance of the Parish landscape which in turn contributes to the setting of the South Downs National Park.
- 4.16 A Construction Environmental Management Plan (CEMP) incorporates management systems for development projects. A CEMP sets out the policies and environmental controls required to ensure that the environmental impacts are minimised. It highlights the key activity, specific risks, detail control measures, and makes reference to all associated forms and registers where required.
- 4.17 It is these characteristics, which the following policies seek to protect and provide benefits in accordance with the NPPF three dimensions to sustainable development: economic, social and environmental.

POLICY EH2 – PROTECTION OF NATURAL ENVIRONMENT

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

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

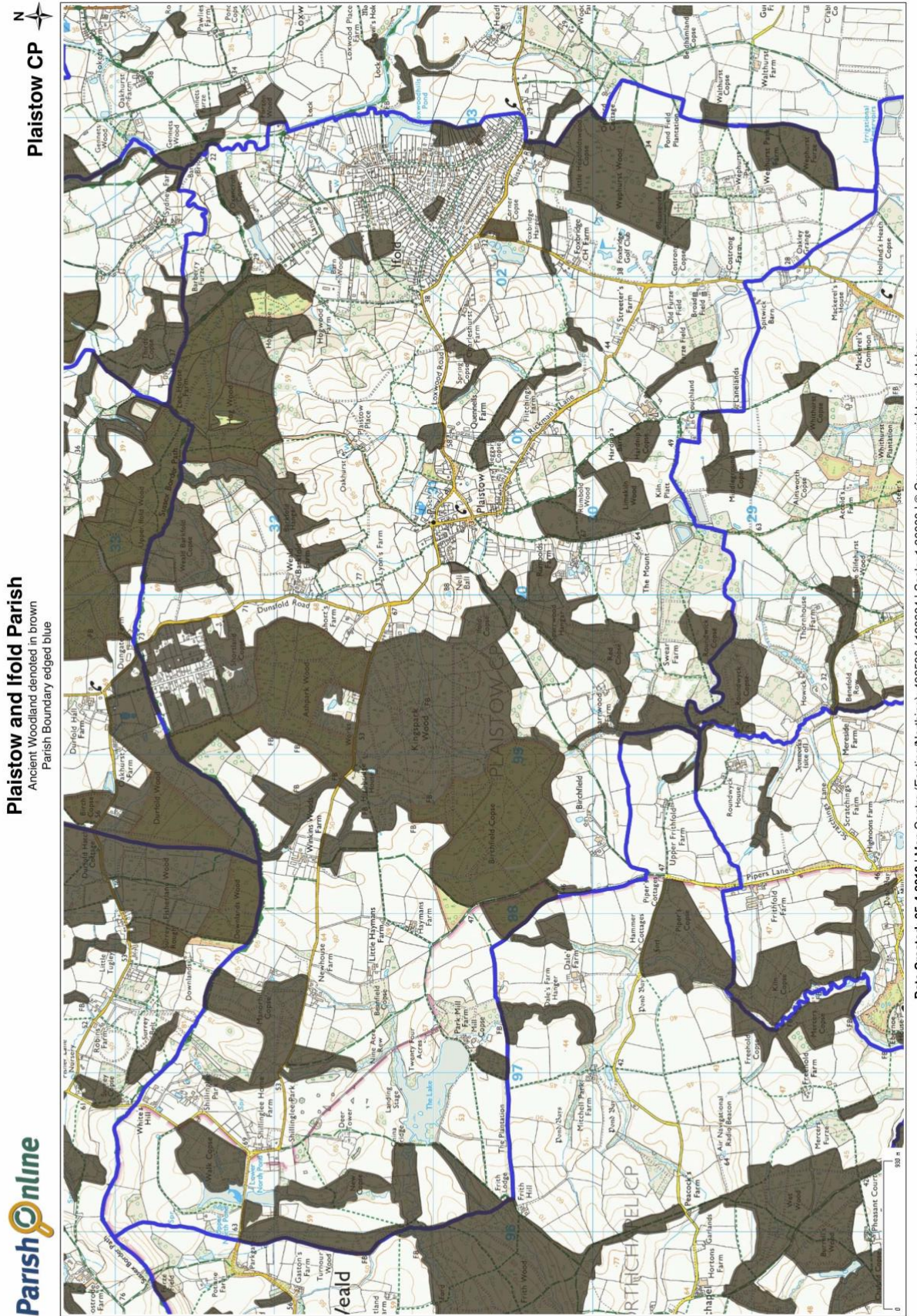
will be supported.

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

Conformity Reference:

- [NPPF](#): Paragraphs – 7 to 14 Achieving sustainable development.
- [NPPF](#): Paragraphs – 170 to 183 Conserving and enhancing the natural environment.
- [South Downs Local Plan](#) – Strategic Policy SD4: Landscape Character; Strategic Policy SD7: Relative Tranquillity; Strategic Policy SD9: Biodiversity and Geodiversity; Strategic Policy SD10: International Sites; Development Management Policy SD11: Trees, Woodland and Hedgerows; and Development Management Policy SD15: Conservation Areas.
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) and [Section 40\(3\)](#)

MAP 5: ANCIENT WOODLAND



POLICY EH3 – PROTECTION OF TREES, WOODLANDS AND NATURAL VEGETATION

OBJECTIVE:

- 4.18 To discourage the loss of trees with a Tree Protection Order (TPO), tree canopy cover, natural vegetation, lone veteran trees, trees of good arboricultural and amenity value as well as Ancient Woodlands and hedgerows, particularly within the settlement areas.

JUSTIFICATION:

- 4.19 The Parish has significant amounts of intact woodland, not only Ancient Woodland but also ancient assarts, tree belts, field boundaries and shaws, and hedges that define field boundaries and landscape features.
- 4.20 All the settlements, Ifold, Plaistow, Durfold Wood and Shillinglee, have significant green areas with veteran trees and hedges reflecting their rural, countryside ambiance. In addition, the sylvan character of Ifold is striking with many native and a wide variety of other non-native species of trees. Hedges are used to define plot boundaries and to help enclose private amenity areas. Similarly, Durfold Wood as a settlement is highly forested and was created within an area, which is now classed as Ancient Woodland. Plaistow and Shillinglee are embedded in the countryside and their character is essentially rural.
- 4.21 The retention of tree cover, hedges and natural vegetation assists with drainage in the heavy Wealden clay soil and protects the Parish biodiversity, including protected species. Ebernoe Common, a Special Area of Conservation (SAC), and the Mens (SAC) are less than 7km away from the Neighbourhood Plan area, and have been protected for, amongst other things, their rare bat species (Barbastelle and Bechstein). The Parish woodlands and hedgerows provide suitable flight lines and foraging habitat for these rare species. Therefore, the effects of any development will need to be considered in relation to the conservation features and overall integrity of these sites under the Habitat Directive.
- 4.22 This variety in the structural landscaping within the settlement boundary of Ifold, Plaistow village and other Parish settlements creates a rural environment, where landscaping dominates over built form. This contributes positively to the character of the settlements.
- 4.23 The Government has indicated it wants better protection for Ancient Woodland, and aged and veteran trees, to give them protection equivalent to Sites of Special Scientific Interest and designations like Green Belt. As set out in Footnote 6 of the amended National Planning Policy Framework (February 2019) as follows:
- ‘The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.’*
- 4.24 The guide for determining *Trees of Good Arboricultural Value* are as defined by the British Standards Institution (see [Table 1: Cascade Chart for Tree Quality – BS5837:2012](#)).

TABLE 1: CASCADE CHART FOR TREE QUALITY – BS5837:2012

BRITISH STANDARD

BS 5837:2012

Licensed copy, Individual user, Company, Version correct as of 11.04.2012, (c) The British Standards Institution 2012

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan																					
Trees unsuitable for retention (see Note)																							
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2																					
Trees to be considered for retention																							
<table border="1"> <thead> <tr> <th>1 Mainly arboricultural qualities</th><th>2 Mainly landscape qualities</th><th>3 Mainly cultural values, including conservation</th></tr> </thead> <tbody> <tr> <td colspan="3">Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</td></tr> <tr> <td>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</td><td>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</td><td>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</td></tr> <tr> <td colspan="3">Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</td></tr> <tr> <td>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation</td><td>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</td><td>Trees with material conservation or other cultural value</td></tr> <tr> <td colspan="3">Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</td></tr> <tr> <td>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</td><td>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits</td><td>Trees with no material conservation or other cultural value</td></tr> </tbody> </table>			1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years			Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years			Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm			Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value
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Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value																					
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POLICY EH3 – PROTECTION OF TREES, WOODLANDS AND NATURAL VEGETATION

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

Development that results in the loss of hedges and other landscape features that make a significant contribution to the landscape character, or to the street scene within the Ifold Settlement Boundary, Plaistow and the hamlets of Shillinglee and Durfold Wood, will be resisted.

Development that results in the loss of trees, woodlands, hedgerows and natural vegetation in the Parish that support or are in proximity to commuting and foraging habitat of protected species will be resisted.

Where the benefits of development can be clearly demonstrated to outweigh the harm caused by the loss of trees, hedges and other landscape features, appropriate and necessary mitigation will be sought, including replacement planting with an emphasis on the use of native species to support our biodiversity. In addition, a suitable buffer to safeguard from disturbance to protected species and their habitat will be required.

Such proposals should be accompanied by an Arboricultural Impact Assessment (AIA) that establishes the health and longevity of any affected trees with necessary mitigation and be designed primarily to retain Ancient Woodland and lone veteran trees or trees of good arboricultural and amenity value ([reference BS5837:2012 Cascade chart for tree quality](#)).

Conformity Reference:

- [NPPF](#): Paragraphs – 170, 171 and 174. Conserving and enhancing the natural environment.
- [NPPF](#): Footnote 6, page 6. (February 2019)
- [NPPF](#): Footnote 63, page 56. (February 2019)
- [CLPKP](#): Policies - 48 and 49.
- [South Downs Local Plan](#) – Strategic Policy SD4: Landscape Character; Strategic Policy SD7: Relative Tranquillity; Strategic Policy SD9: Biodiversity and Geodiversity; Strategic Policy SD10: International Sites; Development Management Policy SD11: Trees, Woodland and Hedgerows; and Development Management Policy SD15: Conservation Areas.
- [BS5837](#) - Cascade chart for tree quality (British Standards Institution 2012).
- [Standing Advice: Ancient Woodland and Veteran Trees: protecting them from development](#) (Natural England and Forestry Commission guidance, 4 January 2018).



Photo: Sylvan vista along The Ride, Ifold (Public Right of Way - Footpath No. 625)

POLICY EH4 – LOCAL GREEN SPACES

OBJECTIVES:

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

JUSTIFICATION:

- 4.27 A number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraphs 99-101. These spaces have been identified as they meet the criteria in the NPPF, in that:
- (a) the green space is in reasonably close proximity to the community it serves;
 - (b) the green space is 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) the green space concerned is local in character and is not an extensive tract of land;
 - (d) it provides opportunities for sport and recreation (NPPF paragraphs 96-97), and makes an important contribution to the health and well-being of our community; and
 - (e) the green space is capable of enduring beyond the end of the plan period.
- 4.28 The NPPF allows for these areas to be protected, and sets out that, local policies for managing development within a Local Green Space should be consistent with the NPPF Green Belt policy (NPPF paragraph 101), to rule out new development other than in very special circumstances.
- 4.29 See individual assessments for each Local Green Space in Appendix 7.



Photo: Trigonometry Point on Plaistow Mount, Nell Ball Hill - overlooking Foxfields, home to Plaistow Football Club (2006)

POLICY EH4 – LOCAL GREEN SPACES

The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Maps 6, 7 and 8. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

LGS – IFOLD (see [Map 6](#))

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

LGS – PLAISTOW (see [Map 7](#))

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

LGS – SHILLINGLEE (see [Map 8](#))

- (9) LGSS1: Shillinglee Road Junction Traffic Island

Conformity Reference:

- [NPPF](#): Paragraphs 83, 92, 96 to 97, and 99 to 101.
- [NPPF](#): Paragraphs 133 to 147 – Protecting Green Belt Land.
- [South Downs Local Plan](#) – Development Management Policy SD47: Local Green Spaces.
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) and [Section 40\(3\)](#).



Photo: Trigonometry Point on Plaistow Mount, Nell Ball Hill, Plaistow (2006: left: flush bracket; right: pillar top).

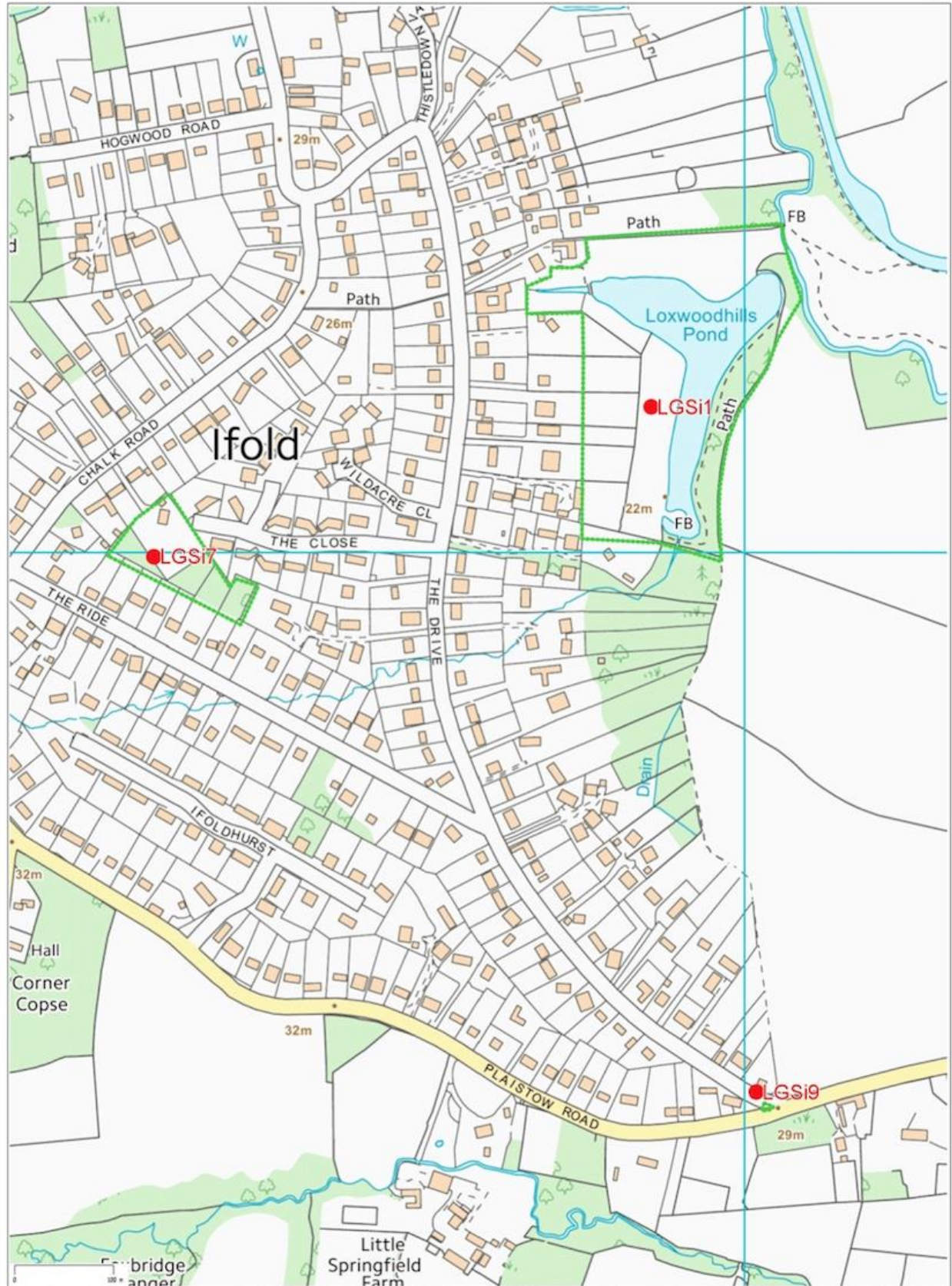
MAP 6: LOCAL GREEN SPACES – IFOLD



Ifold Local Green Space

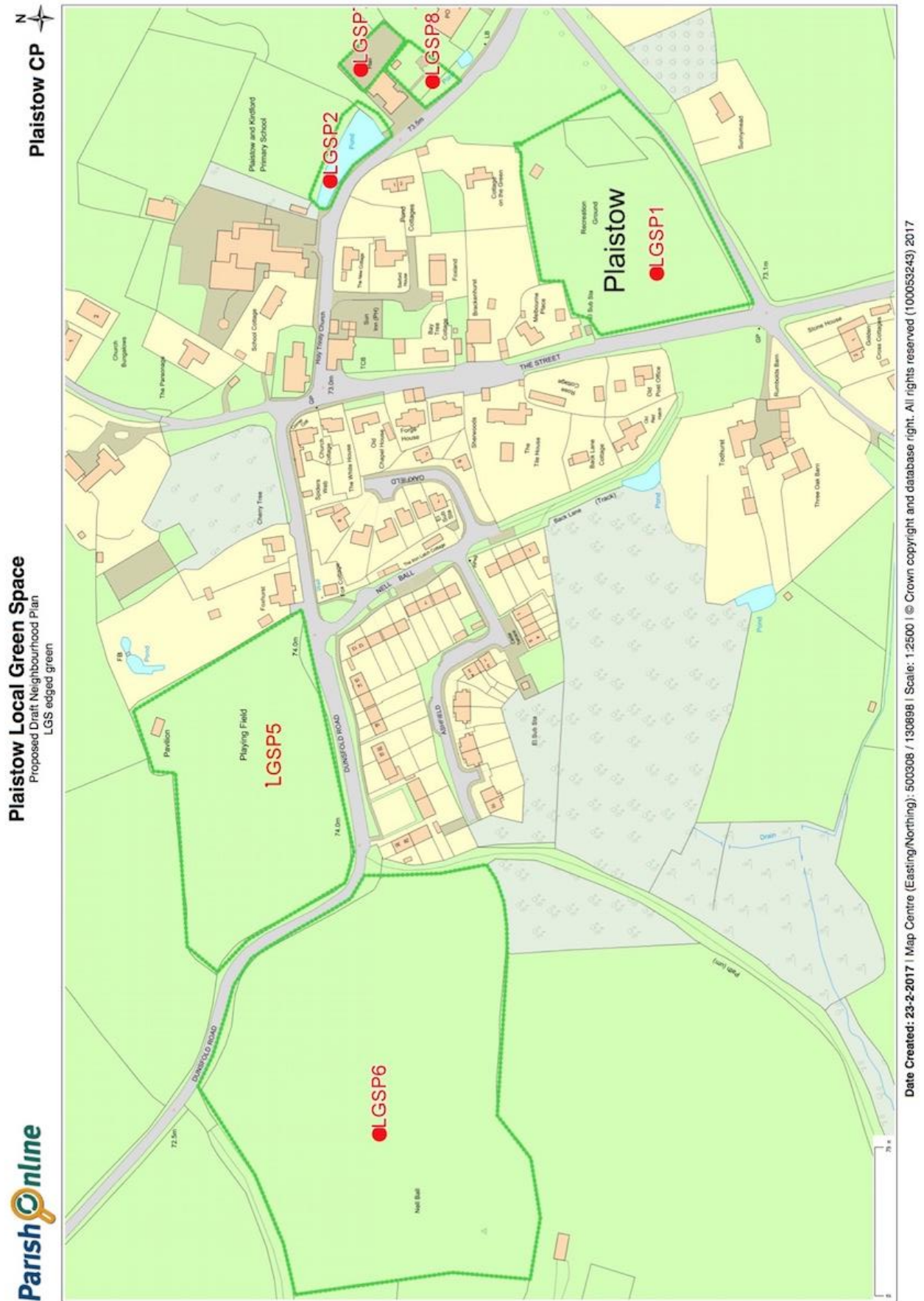
Proposed draft Neighbourhood Plan LGS edged green

Plaistow CP



Date Created: 23-2-2017 | Map Centre (Easting/Northing): 502731 / 130905 | Scale: 1:5000 | © Crown copyright and database right. All rights reserved (100053243) 2017

MAP 7: LOCAL GREEN SPACES – PLAISTOW



MAP 8: LOCAL GREEN SPACES – SHILLINGLEE



AIMS – COMMUNITY ASSETS

- 4.30 The following objectives can only be met with the co-operation of other agencies; and is strategic in nature. As a result, it is not appropriate to include it as a Local Green Space designation, but it can be included as a basis for aims, demonstrating the priorities of the Parish Council and to encourage dialogue with the relevant.

OBJECTIVES:

- 4.31 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.
- 4.32 With regard to the 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.

AIM 1 – COMMUNITY ASSETS

In keeping with the NPPF social role of the three dimensions to sustainable development, the Parish Council will apply to the local planning authority for registration of the Multi-Use Games Area, Plaistow as a Community Asset, to provide a continued recreational facility and ensure the social well-being of the community.

Conformity Reference:

- [NPPF](#): Paragraph 7 – 16 (Achieving sustainable development).
- Appendix 6 - LGSP7: Multi-Use Games Area, Winterton Hall, Plaistow.



Above Photos: Multi-Use Outdoor Games Area, Plaistow Youth Club, Winterton Hall, Plaistow

POLICY EH5 – ARTIFICIAL LIGHT EMISSIONS

(EXTERNAL AND INTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)

OBJECTIVES:

- 4.33 To avoid or minimise light pollution in intrinsically dark sky areas;
- 4.34 To avoid or minimise light pollution in residential areas;
- 4.35 To encourage the incorporation of features into development design which are beneficial to wildlife, and in particular to our important native, endangered and rare bat population.

JUSTIFICATION:

- 4.36 Dark skies at night is part of what makes the countryside unique. The Parish is rural and has a high concentration of nocturnal wildlife including protected species, in particular a large bat population which includes rare species. Accordingly, the Parish seeks to ensure that lighting on commercial and residential buildings does not contribute to light pollution and ruin the tranquil character of the Parish. Light pollution not only wastes energy, costs money and impacts on wildlife, it can even affect our health. Lights could attract and disorientate wildlife and in particular our local bat population.
- 4.37 In relation to the economy, light pollution is inefficient and a waste of energy and money.
- 4.38 The SDNPA gained International Dark Skies status in 2016 further emphasising the importance of minimising light pollution especially given that the Parish contributes to the setting of the South Downs National Park.
- 4.39 Ebernoe Common, a Special Area of Conservation (SAC), and the Mens (SAC) are less than 7km away from the Neighbourhood Plan area, have been protected for, amongst other things, two rare bat species (Barbastelle and Bechstein). The Parish woodlands and hedgerows provide commuting routes and foraging habitat.
- 4.40 The policy is intended to encourage developers, architects, lighting designers and ecological consultants to provide non-obtrusive lighting designs when preparing proposals for any development which incorporates an element artificial lighting outdoors. Consideration should also be given to possible obtrusive lighting from interior lights.

POLICY EH5 – LIGHTING EMISSIONS

(EXTERNAL AND INTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)

On new development and extensions, or redevelopment, fixed external lighting should be for security and safety purposes; and particular care should be taken to ensure external lighting is designed to be downward pointing, discreet and with movement and light activated sensors; and, where possible, with suitable shielding to prevent impingement or nuisance upon neighbouring areas.

Design of new development, extensions or redevelopment, should provide effective measures to reduce light spill from internal lighting.

Proposals where the provision of external lighting is demonstrated to be necessary, should be accompanied by details giving measures taken to minimise any adverse impacts which may include restrictions on the hours of operation, for example a sports facility:

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

Conformity Reference:

- [NPPF](#): Paragraph – 170, 172, and 180. Conserving and enhancing the natural environment.
- [Natural Environment and Rural Communities Act \(2006\)](#) – [Section 40](#) and [Section 40\(3\)](#).
- [South Downs Local Plan - Strategic Policy SD8: Dark Night Skies](#)

AIMS – ENVIRONMENT AND HERITAGE

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

AIM 2 – EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES

Parishioners are encouraged to:

- to install low-wattage bulbs but with sufficient light intensity which is measured in lumens;
- consider the installation of motion detectors on external lighting;
- consider shielding or down-tilting external lights and using asymmetrical or double asymmetrical light;
- switch off lights when not needed and install timer switches and dimmers.

Conformity Reference:

- [NPPF](#): Paragraph – 170, 172, and 180 by encouraging good design, ‘planning policies and decisions should contribute to and enhance the natural and local environment,’ by limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- Clean Neighbourhoods and Environment Act (2005).



Photo: The Winterton Hall, Loxwood Road, Plaistow

POLICY EH6 – STREET LIGHTING

OBJECTIVES:

- 4.42 To protect 'dark night' skies.
- 4.43 To protect and enhance the area's biodiversity and habitat.
- 4.44 To retain our valued natural environment and ecology.

JUSTIFICATION:

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

POLICY EH6 – STREET LIGHTING

The provision of street lighting will not be supported unless it can be demonstrated it is required to remedy specific highway safety issues, as identified by the Local Highway Authority.

Conformity Reference:

- [NPPF](#): Paragraph – 170, 172, and 180..
- [South Downs Local Plan](#) – Strategic Policy SD8: Dark Night Skies.
- [Joint Nature Conservation Committee \(JNCC\)](#) - the public body that advises the UK Government and devolved administrations on UK-wide and international nature conservation. Site details for Ebernoe Common (SAC).
- CDC Local Plan: Site Allocation Development Plan – [Habitat Regulation Assessment – AECOM \(2015\)](#)
- [CDC Local Plan Habitats Regulations Assessment – AECOM \(HRA\) May 2017](#)

5. COMMUNITY INFRASTRUCTURE

OBJECTIVES:

- 5.1 To ensure good foul water pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats.
- 5.2 To encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems.
- 5.3 To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity.
- 5.4 To ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies.
- 5.5 To seek to remedy existing issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas.
- 5.6 To retain buildings such as Holy Trinity Church, Micklem Scout & Girl Guide Hut, Kelsey Hall, Plaistow Youth Club and Winterton Hall, that are focal points for the community and allow opportunities for meeting and interaction.
- 5.7 To ensure that water resources are safeguarded from the potential impacts of development.



Photo: Plaistow and Kirdford Primary School, Loxwood Road, Plaistow

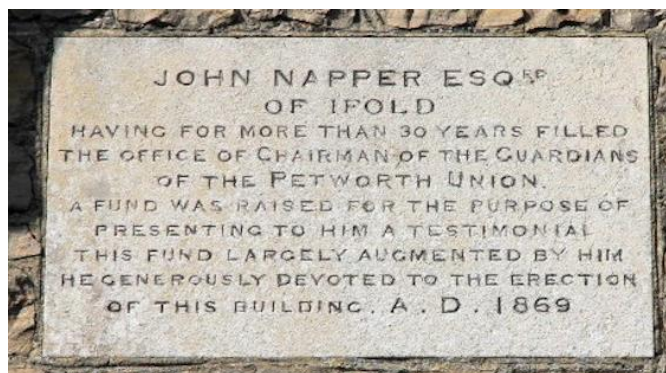


Photo: Plaque on Plaistow and Kirdford Primary School

POLICY Ci 1 – REDUCING AND AVOIDING FLOOD RISK

OBJECTIVES:

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

JUSTIFICATION:

- 5.11 The surface and foul water drainage systems serving the residential parish communities of Durfold Wood, Plaistow and Shillinglee operate reasonably well, with only a few isolated locations of surface-water flooding on low lying roads during periods of extensive rainfall.
- 5.12 However, Ifold is not so well served because it takes all the foul drainage from the settlements of Durfold Wood and Plaistow before being channelled through the Ifold settlement to the Loxwood Waste Water Treatment Works (WwTW). There have been frequent occurrences of surface water flooding, mainly due to the absence of a formal surface water drainage system, resulting in hydraulic backflows of effluent from sewage access chambers during episodes of prolonged and high levels of rainfall.
- 5.13 Whilst Ifold's sewer system has suffered problems from its initial installation (on or around 1965), the incidences of effluent discharge and flooding have considerably increased over recent years, which may be due to additional new development, dramatically increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Also, Loxwood Parish receives effluent from Alfold Parish in Surrey and the Loxwood Waste Water Treatment Works (WwTW) is currently at over-capacity. The accumulative impact of residential development in the Alfold and Loxwood areas is relevant and must be factored into consideration of future housing development in this Parish in regard to the provision of foul and surface water drainage. The Plan seeks to address these issues and ensure that future development is sustainable and does not impact adversely on the environment.
- 5.14 Land to the East of The Drive and adjacent to Loxwoodhills Pond, with areas extending Northwards along the River Lox and adjacent to the disused Wey and Arun Canal are designated a flood plain. The Environment Agency classifies the area to the North along the River Lox and adjacent Wey and Arun Canal as being in Flood Zone 3. Parts of the Eastern edge of the Ifold settlement boundary are within Flood Zones 2 and 3. Through the consultation exercises, local residents have expressed concern that new developments should not increase the risk of flooding, particularly within Ifold, which is particularly vulnerable. Recent flood events in 2013 with the stream flowing through Ifold to Loxwoodhills Pond, resulted in damage to property off The Drive and The Ride.
- 5.15 Southern Water have advised that Ofwat, the water industry's economic regulator, takes the view that local infrastructure, such as site specific sewers required to serve individual housing development sites, should be delivered by the development. To this end, the principle is that new development needs to connect to the sewerage systems at the nearest points of adequate capacity. This may require off-site infrastructure, if the nearest point is not located within the immediate vicinity of the site.

- 5.16 Strategic infrastructure, such as extensions to wastewater treatment works, may also be required to accommodate new development within a wastewater catchment as a whole, and this is planned and funded through the water industry's 5 yearly price review process. This process does not require involvement from developers, other than a potential need to coordinate delivery.
- 5.17 Within the Parish, there is evidence of failure in surface water disposal due to lack of maintenance of SuDS. In order to address future issues in respect of blockages and silting, it is essential that homes serviced by private SuDS should accept responsibility for maintenance in perpetuity, and this should be conditioned accordingly at the planning application approval stage.
- 5.18 Refer to [Appendix 4 - Environment Agency Flood Zone Map](#).

POLICY Ci 1 – REDUCING AND AVOIDING FLOOD RISK

All new development will be required to make provision to control the risk of run-off as a result of proposed hard surfacing, to avoid the risk of flooding onto adjoining sites.

All new developments will be required to provide adequate surface water and foul drainage disposal, commensurate with the size and nature of the development, including the provision of Sustainable Drainage Systems (SuDS).

New or improved surface water and foul drainage, will be encouraged and supported in order to meet the identified needs of any future sustainable development and subject to other policies in The Plan.

Where private SuDS are provided in a new development, planning conditions will be applied to the planning permission to ensure these are maintained in perpetuity.

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

Conformity Reference:

- [NPPF](#): Paragraphs – 155, 157, and 158.
- [CLPKP](#): Policy 42.
- [Surface Water and Foul Drainage Supplementary Planning Document](#) (SPD - adopted 20 September 2016), which expands on the objectives and policies of the CLPKP.



Photo: Loxwoodhills Pond, Ifold

POLICY Ci 2 – CONNECTION TO TECHNOLOGY NETWORKS

OBJECTIVES:

- 5.19 To ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies;
- 5.20 To seek to remedy issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds of telephone broadband in other areas.

JUSTIFICATION:

- 5.21 Technology networks include high speed broadband and 3rd and 4th generation telecommunication technology (referred to as 3G and 4G) for laptops, wireless modems, smart phones and other mobile devices. It is a constantly advancing area of technology, which often requires rapid changes in infrastructure.
- 5.22 Good access to technology networks is commonly recognised as a significant driver of economic and social development and in an increasingly connected society it is important to ensure that businesses and residents have the right opportunities to access the relevant networks. This is particularly important for this parish in view of the higher than average number of people who work from home and the ability for our school children to access and complete their homework online.
- 5.23 The Parish is poorly served by high speed broadband and telecommunications technology, and every effort should be made to improve this. It is recognised that much of the Parish is rural and of a high quality, natural, undulating, landscape character, resulting in difficulties with the siting and provision of telecommunications infrastructure. However, this will be encouraged wherever possible.

POLICY Ci 2 – CONNECTION TO TECHNOLOGY NETWORKS

All new sustainable residential and business development should demonstrate the ability to connect to technology networks, including high speed broadband, prior to the commencement of the development, and conditioned accordingly at the planning application approval stage.

The provision of telecommunications infrastructure that improves access to the technology networks will be supported, provided there is no conflict with other policies of this plan, in particular the Environment and Heritage policies.

Conformity Reference:

- [NPPF](#): Paragraph - 112.
- [CLPKP](#): Paragraph - 6.6; and Policies - 6, 9, 33 and 39.
- [The Parish of Plaistow and Ifold - Neighbourhood Plan Household Survey and Housing Needs Assessment \(Chris Broughton Associates report - March 2016\)](#).

AIMS – COMMUNITY INFRASTRUCTURE

- 5.24 The following objectives can only be met with the co-operation of other agencies; and are more strategic in nature. As a result, it is not appropriate to include them as land use policies, but they can be included as a basis for aims, demonstrating the priorities of the Parish Council and to encourage dialogue with the relevant agencies and developers.

OBJECTIVES:

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

AIM 3 – FLOOD MITIGATION

The Parish Council will encourage the statutory undertakers to provide adequate surface water and foul drainage capacity to alleviate current and future flooding issues, particularly in Ifold.

AIM 4 – SAFEGUARDING WATER RESOURCES

The Parish Council will encourage discussions between developers and statutory agencies, in particular the Environment Agency and the current water authority (Southern Water), to ensure that water resources are safeguarded from the potential impact of development.

AIM 5 – FOUL DRAINAGE CAPACITY

Developers of all new residential development, including windfall (less than 6 units), in the Parish should consult with the current water authority (Southern Water) to determine there is adequate capacity in the foul drainage system prior to planning consent being granted.

AIM 6 – HOLY TRINITY CHURCH AND OTHER COMMUNITY BUILDINGS

- 5.28 Holy Trinity Church, Plaistow is a Chapel of Ease rebuilt in its present stone form after the original wooden structure was destroyed by a fire in 1850. The Church is an important focal point for Plaistow village both for its visual presence and central location; as well as for providing the religious and community well-being of parishioners of all four settlements.
- 5.29 The Micklem Scout & Girl Guide Hut, Kelsey Hall, Plaistow Youth Club and Winterton Hall are also community buildings that allow opportunities for meeting and interaction.

OBJECTIVE:

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

AIM 6 – HOLY TRINITY CHURCH AND OTHER COMMUNITY BUILDINGS

The Parish Council will support sensitive internal reordering of Holy Trinity Church, to ensure the ongoing function and viability of the building and its valued place in the community for the diocese and future generations.

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



Photo: Holy Trinity Church, Loxwood Road, Plaistow



Photo: Kelsey Hall, Chalk Road, Ifold

AIM 7 – IFOLD PUBLIC OPEN SPACE

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

JUSTIFICATION:

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

AIM 7 – IFOLD PUBLIC OPEN SPACE

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

6. HOUSING

Please Note: The Parish Council believed it to be necessary to provide a detailed site selection process in the Regulation 14 version of the Neighbourhood Plan to assist the community in understanding how site selection has been determined. However, post-Regulation 16 the Local Planning Authority may wish to precis this Housing section.

OBJECTIVES:

- 6.1 To meet the CLPKP indicative housing number of 10 dwellings on defined housing sites;
- 6.2 To promote affordable housing, specialist housing for the elderly, and housing to meet local needs;
- 6.3 To retain the existing Settlement Boundary for Ifold;
- 6.4 To address housing density, building design and house extensions in a way that seeks to protect the built heritage and rural setting of the Parish;
- 6.5 To ensure that new housing development meets the highest standards of design and reductions in energy use, together with the use of green technologies.

JUSTIFICATION:

- 6.6 In all seventeen potential development sites were identified by the Parish Council or brought forward by landowners (between 2014 and 2016) for assessment and evaluation (see [Appendix 5 – All Sites Assessed](#)). All sites are outside a Settlement Boundary and in the countryside.
- 6.7 Through a process of deliberation and consultation with residents, and with specialist planning guidance (Colin Smith Planning, and AECOM), a shortlist of sites that met the criteria for housing development allocation was established. Evidence associated with all of the sites assessed can be found on the Plaistow and Ifold Parish Council website: www.plaistowandifoldparishnp.com/supporting-evidence/all-sites-assessed/all-sites-assessed/
- 6.8 A Site Options and Assessment by AECOM (15 August 2016) reviewed all the sites identified and recommended that one or more sites should be allocated in Plaistow village, where an acceptable level of sustainability could be achieved to accord with the Local Plan and NPPF. New housing would be within walking distance of a primary school, shop, pub, Church and recreational facilities with positive implications for the future of these vital services. AECOM noted that the evidence suggested the best performing of all the identified sites, as 'Land Adjacent to Todhurst', which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM's assessment, more information came to light that consequently caused the site to be discounted and that to achieve affordable housing in the Parish the development would need to be 11 units.
- 6.9 CDC informed the Parish in a Housing Needs report and cover letter (17 August 2016) of the LPA's housing policy position on affordable housing quotas. The identified Parish housing need requires some affordable units. CDC, on sites of 6 to 10 dwellings in areas designated as rural, will seek a financial contribution for the provision of affordable housing as a commuted sum, unless a developer makes onsite provision. Hence 11 units have been proposed by the Parish Council on one site which will ensure delivery of the affordable units in the Parish.

- 6.10 The District also outlined the many development constraints of the site ([Land adjacent to Todhurst, Plaistow](#)), as advised to them by The Hyde Group (housing association) who own part of the land needed for access. It was established, through consultation, that the development of this site would be unpopular with the adjoining residents, due to concerns over loss of privacy, additional vehicular traffic and loss of amenity/woodland to rear of the existing homes 23 of which are under the management of the Hyde Group. They later confirmed they did not wish to develop the site as it was their opinion the technical constraints made it unviable: the location of a sewage pumping station and electricity cabinet both inhibit the preferred entry point into the site; and remaining electricity transformer poles and sewer alignments would also require relocation for development to occur. Moreover, the water resources utility, Southern Water, informed that they require unrestricted access to the pumping station for a 9 metre vehicle, incurring further restrictions. It was also recognised that parking and traffic issues in the adjacent Nell Ball housing area would be exacerbated by additional housing.
- 6.11 The next best performing of the remaining sites in Plaistow, in AECOM's assessment, when taking all relevant criteria into account, was '[Land Adjacent to the Dairy](#)' which was subsequently brought forward for incorporation into the Neighbourhood Plan by the Parish. However, further investigations and evidence demonstrated that the impact of providing an access to this site would result in potential harm to significant trees and the hedge adjacent to the road verge. Such an impact would be harmful to the setting of the Conservation Area.
- 6.12 The landowners of [The Dairy site](#) advised of a potential alternative access, although the land over which they have private access rights is not in their ownership and is also a Public Right of Way. The Parish Council agreed that it was for the landowner to demonstrate viability of the site in relation to the secondary access. It has since been confirmed that the land is owned by the National Trust and the landowners must obtain agreement from and negotiate with them. Consequently, with reference to the Parish Council's decision, NPPF paragraphs 8, 16 and 59; and Planning Practice Guidance, there were doubts over the deliverability and achievability of The Dairy site in this plan period and the site was discounted. The site therefore chosen for inclusion in the Neighbourhood Plan is Land opposite The Green, Common House Road, Plaistow.



Photo: The proposed development site - Land opposite The Green, looking towards The Street

POLICY H1 – SITE PROPOSED FOR HOUSING DEVELOPMENT

OBJECTIVES:

- 6.13 To meet the [CLPKP](#) and NPPF requirement for sustainable development with commensurate infrastructure
- 6.14 To promote affordable housing, specialist housing for the elderly, and housing to meet local needs;
- 6.15 To address housing density, building design and house extensions in a way that seeks to protect the built heritage and rural setting of the Parish;
- 6.16 To ensure that new housing development meets the highest standards of design; and
- 6.17 To reduce energy use, together with the use of green technologies.

JUSTIFICATION:

- 6.18 The Chichester Local Plan, Policy 5 states ‘Small scale housing sites will be identified to address the specific needs of local communities in accordance with the indicative Parish housing numbers set out below’. The indicative housing number for Plaistow and Ifold Parish is about 10 dwellings.
- 6.19 There are currently no sites with planning permission, which have not been implemented and therefore the following site is allocated for residential development.
- 6.20 Refer to the [CDC Historic Record Search \(HER\) - 30 January 2017](#).



Photo: The allocated site - Land opposite The Green, Common House Road, Plaistow.

POLICY H1 – SITE PROPOSED FOR HOUSING DEVELOPMENT

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

- (1) positively responds to the prevailing character of the area.;
- (2) is of a bespoke design to reflect the village vernacular.;
- (3) includes reference to the historic surrounding dwellings, both in terms of scale, height and massing, and materials (for example: plain clay tile hung; pitched gable roof).;
- (4) includes proposals to protect the setting of the Plaistow Conservation Area and nearby listed buildings (Common House; Stone House - semi-detached with Golden Cross Cottages; and Todhurst).;
- (5) has regard for the amenity of other adjacent, residential dwellings (Sunnymead and Little Coppice).;
- (6) allows for the retention of existing mature trees and hedges.;
- (7) makes provision for suitable native-species landscaping (supporting biodiversity) to replace any landscaping that may be lost.;
- (8) makes provision for safe vehicular access and parking provision.;
- (9) meets the identified Parish Housing Need of small 1, 2 or 3 bedroom units, with some accommodation suitable for older residents, unless robust evidence of alternative housing need can justify an alternative mix.;
- (10) Permitted Development rights will be removed to ensure the dwellings continue to meet the identified housing need for smaller dwellings (unless the Parish housing need has changed).;
- (11) has reference to the emerging Plaistow and Ifold Parish - Village Design Statement.;
- (12) will address the site elevation, and sympathetically landscape to mitigate the impact on the surrounding area.

Conformity Reference:

- [NPPF](#): Paragraphs – 69 to 70, and 77 to 79.
- [CLPKP](#): Policy - 5.
- Housing Act (1985) Section 157(1).
- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).
- [CDC Housing Register for Plaistow and Ifold Parish](#) (as at February 2017).
- [Appendix 5: All Sites Assessed](#).

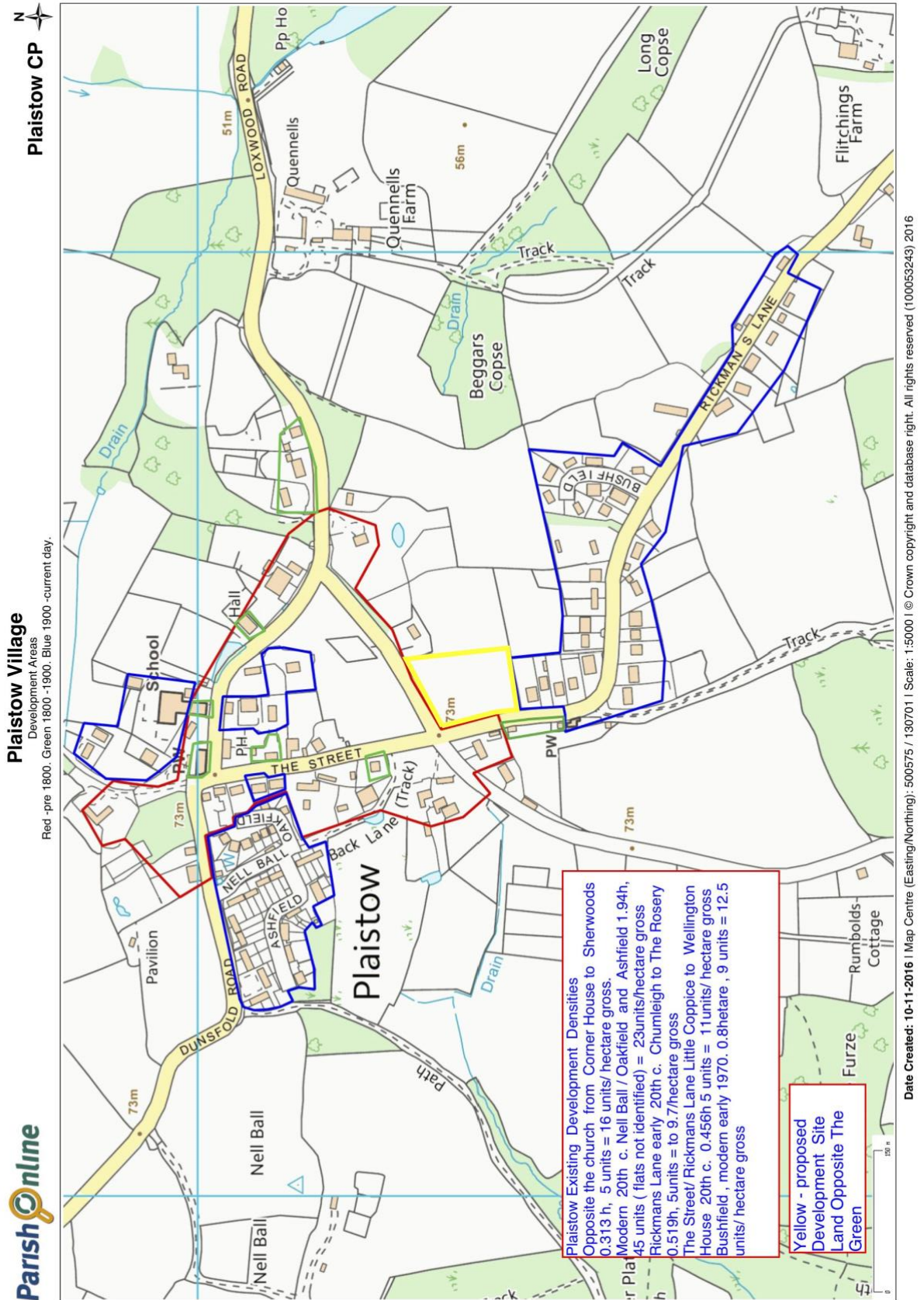


Photo: The proposed site viewed from across Common House Road on the higher elevation of Plaistow village Green opposite.

MAP 9: ALLOCATED SITE - LAND OPPOSITE THE GREEN, PLAISTOW



MAP 10: PLAISTOW DEVELOPMENT PATTERN & AVERAGE GROSS DENSITIES



POLICY H2 – HOUSING DEVELOPMENT WITHIN THE IFOLD SETTLEMENT BOUNDARY

OBJECTIVES:

- 6.21 To retain the existing Settlement Boundary for Ifold (as defined on [Map 3](#));
- 6.22 To address housing density, building design and house extensions in a way that seeks to protect the built heritage and rural setting of the Parish.

JUSTIFICATION:

- 6.23 The principle road network within the Ifold settlement are bridleways, unadopted and privately maintained by Ifold Estates Limited, who require that residents do not park on roads or verges.
- 6.24 The Settlement Boundary surrounding Ifold has been set by the Chichester District Council Local Plan ([CLPKP](#)) and reflects the more built up character of the settlement. The area within the Settlement Boundary is characterised by large dwellings in spacious plots with an average gross density of 5.6 dph (dwellings per hectare). However, this has inevitably led to pressure for infill and back-land development on original plots in recent years. This has resulted in a gradual erosion of the character of the area, which this policy is seeking to redress and manage.
- 6.25 Ifold originally had a low housing density of a minimum 'third acre' plots with most back plots a minimum of 1 acre, creating a feeling of spaciousness, consisting of much smaller dwellings with a small footprint compared to the plot size. Recent development has increased the gross density progressively as follows:
 - Ifoldhurst, completed in 1971 is 2.4 houses to the acre (5.8 per hectare);
 - The Close, completed in the 1990's is 3.252 houses to the acre (8 per hectare);
 - Wildacre Close, completed in 1995 is 3.7 houses to the acre (9 per hectare);
 - Oakdene Place, completed in 2005 is 5 houses to the acre (12 per hectare);
 - Bradstow Lodge (Planning consent granted in January 2016) equates to 6 houses to the acre (13.6 per hectare).
- 6.26 The densities set out above still remain low when compared to the policy within in the [CLPKP](#) which states in para 17.6 that "Densities of 35 dwellings per hectare are broadly considered appropriate by the Council on most green and brownfield developments across the District."
- 6.27 It is evident from recent development within the Settlement Boundary that a gross density in excess of 12 units per hectare, does significantly alter the existing spacious and verdant character of the settlement.
- 6.28 Accordingly, future development should reflect the established housing density which ensures that the rural character is maintained for the benefit of future generations.

POLICY H2 – HOUSING DEVELOPMENT WITHIN THE IFOLD SETTLEMENT BOUNDARY

The Neighbourhood Plan will support proposals for redevelopment of existing plots, replacement dwellings and extensions to existing dwellings within the Settlement Boundary of Ifold (as defined in [Map 3](#)) provided that:

- (1) the quantum of development and site coverage will not be an over-development of the site in relation to the existing characteristics of neighbouring sites in respect of built form, massing and building line.;
- (2) the development protects the residential amenity of neighbours.;
- (3) the development will not adversely affect the significance of any heritage assets (designated and non-designated).;
- (4) the development will not result in the loss of valuable trees, hedges or other natural features that form part of the character of the Ifold settlement and biodiversity is maintained or enhanced in line with the Environment and Heritage policies.;
- (5) the density of development is in keeping with the surrounding area.;
- (6) the proposal accords with the general design principles set out in [Policy H4](#) and the emerging Plaistow and Ifold Parish - Village Design Statement.

Conformity Reference:

- [NPPF](#): Paragraphs – 124 to 127.
- [CLPKP](#): Policy - 33.

POLICY H3 – AFFORDABLE HOUSING

OBJECTIVES:

- 6.29 To promote affordable housing which is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the housing market in this Parish.
- 6.30 To include first time buyers, houses designed for older residents' needs and housing to meet other local needs.
- 6.31 To support people with a Local Connection to Plaistow and Ifold Parish.

JUSTIFICATION:

- 6.32 The [Parish of Plaistow and Ifold – Neighbourhood Plan Household Survey and Housing Needs Assessment](#) (March 2016) identified the following key findings:
 - (1) There is little diversity in the Parish housing market overall.
 - (2) The housing requirement is driven by the need for older residents wishing to downsize, releasing larger family homes for the younger generation in this Parish.
 - (3) There is a case for a small additional supply of housing dedicated for carers of older people who have a Local Connection and providing support to family members as they age.
 - (4) There is a need to help first time buyers enter the housing market in the Parish.
 - (5) There is a small demand for social housing.
- 6.33 The community would benefit if such a supply of suitable housing were made available.
- 6.34 The cost of open market housing in Plaistow and Ifold Parish is high compared to the national average. This makes it difficult for young families with a local connection to live within the Parish. This Plan seeks to address this local need to encourage a more vibrant and stronger community.
- 6.35 The community supports the need to provide affordable housing to address the needs of those with a local connection to Plaistow and Ifold Parish. Providing affordable housing to people with a local connection, will promote an inclusive community and retain important local social connections.
- 6.36 CDC define Local Connection in two ways. These are:
 - Local Connection to Chichester District;
 - Local Connection to a rural Parish within the District.
- 6.37 Local Housing need varies on a regular basis and requires a Housing Register to identify the current need. The District Council's Housing Team maintain a district wide register and manage the Affordable Housing Allocation programme. As at 20 February 2017, there were five households with a local connection to the Parish on the Plaistow and Ifold Parish Housing Register held by CDC, of which three are in bands A-C and considered to be priority housing need (see [Table 2](#)).

- 6.38 The CDC housing register figures do not take into account other housing need such as intermediate housing. Housing Register applicants are reviewed by the CDC Housing Delivery Team every six months. If the applicants have not been actively bidding on properties within this time frame (which can be due to a lack of properties becoming available) then they are asked to confirm whether they wish to stay on the register, if they do not confirm within a specified time frame they are removed. This means that there may be households in need of a property but are aware that the likelihood of one coming forward in the Parish is limited.

TABLE 2: PLAISTOW AND IFOLD PARISH HOUSING REGISTER (CDC)

Households on the housing register with a local connection to Plaistow and Ifold 20 February 2017 (Banding and Bedroom Need)					
Banding	Bedroom Needed				TOTAL
	1 Bed	2 Bed	3 Bed	4 Bed	
A-C	1	-	2	-	3
D	2	-	-	-	2
Total	3	0	2	0	5

- 6.39 A detailed explanation of the housing register Banding Structure can be found on the CDC website - [Housing Allocation Scheme \(March 2014\)](#).

POLICY H3 – AFFORDABLE HOUSING

Any housing development scheme of more than 10 units must have a percentage of affordable housing in line with Chichester District Council CLPKP Policy - 34. The affordable housing must be a mixture of types, affordable rental or shared ownership, and sizes of units to meet the identified Parish housing need.

Eligibility for affordable housing will be assessed by Chichester District Council in accordance with the District Council's Housing Allocations Scheme. For all affordable housing in this Parish (new build, re-let and re-sold), priority will first be given to those people with a Local Connection to Plaistow and Ifold Parish and who fall within housing need band A-C.

Conformity Reference:

- [NPPF](#): Paragraph – 34, and 62.
- [CLPKP](#): Policy – 34.
- CDC [Housing Allocation Scheme \(March 2014\)](#) Chapter 7.0 – Banding Structure.
- CDC [Housing Allocation Scheme \(March 2014\)](#) Appendix C – Local Connection.
- [Wisborough Green Parish Neighbourhood Plan](#) - Referendum version (N.B. Document titled: post-Examination).

POLICY H4 – HOUSING DENSITY AND DESIGN PRINCIPLES

OBJECTIVE:

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

JUSTIFICATION:

- 6.41 Residents were asked in [The Parish of Plaistow and Ifold - Neighbourhood Plan Household Survey and Housing Needs Assessment \(March 2016\)](#) whether they would support various design factors in the emerging Plaistow and Ifold Parish - Village Design Statement. The majority of respondents (over 60%) favoured limiting the height of buildings, retention of front gardens on existing frontages and building lines, retention of hedging, use of sensitive building materials reflecting the rural setting, provision of foul and surface water drainage and adequate parking.
- 6.42 The [CLPKP](#) (para 17.5) states that “The Council will maintain a flexible approach towards housing density as it is important to balance the need to make efficient use of land with the characteristics of the surrounding built up area.” and further in [CLPKP](#) para 17.6 that “Densities of 35 dwellings per hectare are broadly considered appropriate by the Council on most green and brownfield developments across the District.” Policy 33 of the [CLPKP](#) notes that “*Planning permission will be granted for new residential development and replacement dwellings, where it can be demonstrated that all the criteria of the policy have been met*”, including in point 5. “*The scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings*”
- 6.43 In this Parish, densities of 35 dwellings per hectare would create development that is detrimental to the rural character and would create urbanisation. Accordingly, this Plan’s Policy H4 – Housing Density and Design Principles, is worded to ensure that density in new development is compatible with and reflects the historical density and character in the surrounding area.
- 6.44 Due to the rural nature of the Parish there is a reliance on motor cars in order to live and work here. Accordingly, car ownership is uncharacteristically high (75% of households owning more than 2 cars) therefore car parking provision within any development needs to reflect this in order that it does not result in inappropriate on-street parking or parking on road side verges, which may result in danger or social discord. Therefore, the car parking standards set by the local Highway Authority (West Sussex County Council) should be regarded as a minimum.



Photo: Ye Olde Sun Inn (Freehouse), Plaistow

POLICY H4 – HOUSING DENSITY AND DESIGN PRINCIPLES

Any new residential development, whether for new units or extensions or conversions of existing dwellings will be supported provided:

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

Conformity Reference:

- [NPPF](#): Paragraphs – 124.
- [CLPKP](#): Paragraphs – 17.1, 17.4, 17.5, 17.6; and Policy - 33.
- WSCC – [Revised County Parking Standards and Transport Contributions Methodology \(SPD\)](#)
- [Action in Rural Sussex \(AiRS\) Report](#) (September 2012).

7. ECONOMY AND EMPLOYMENT

OBJECTIVES:

- 7.1 To encourage new live/work units, recognising the importance of facilities to make it possible to work from home, to reduce the need to travel and commute;
- 7.2 To avoid the loss of existing employment floorspace and to support the expansion of existing businesses, new commercial activity and agriculture where the character of the local area and the amenities of local residents are not significantly harmed;
- 7.3 To retain A1 retail shop premises in Plaistow and to reinstate A1 retail shop premises in Ifold.

POLICY EE1 – LIVE/WORK FACILITIES

OBJECTIVE:

- 7.4 To encourage new live/work units, recognizing the importance of facilities to work from home, to reduce the need for the use of the motor car for travel and commuting.

JUSTIFICATION:

- 7.5 According to the ONS Census figures for 2011, between the ages of 16 and 74 there are 1,345 residents in the Parish described as economically active. Those outside of this range are believed to be either in full time education or fully retired. Of those within this range, 51.6% travel to work, the majority by car, and 34.4% are listed as “Not Employed”, but this will include housewives/husbands; carers under 74 and students over 16 years of age. A modest 3.3% of the population either walk or cycle to work within the Parish.
- 7.6 The remaining 10.7% of the economically active work from home. This is an area of the local economy that is growing rapidly offering a variety of professional services. Home based businesses vary enormously and include a variety of services ranging from IT, accountancy and book keeping to a range of other businesses that operate from home but travel to provide their service such as all aspects of house repair and maintenance, garden design and cleaning. The benefits of home working include the support of the local economy and the reduction in the use of the motor car and the need to travel and commute.
- 7.7 In order to promote this sector of economic development and business growth, it is proposed to encourage it through a specific policy. It is recognised that some degree of home working would be lawful if it remained incidental to the main residential use of the dwelling. However, where it is likely that business uses are required to expand, but not to the extent that new purpose-built premises are required, this should be positively supported, but subject to strict controls over use and intensity.
- 7.8 The Parish supports live/work units provided they remain small scale to ensure minimal disruption to adjoining residential properties.

POLICY EE1 – LIVE / WORK FACILITIES

The use of dwellings as live/work units will be supported, where the need arises, in order to encourage local businesses. Business uses requiring planning permission will be carefully assessed to ensure that there will be no harm to the character of the area or the amenities of adjoining properties, particularly in relation to increased noise and disturbance. In order to maintain control, it may be necessary to impose conditions relating to the following matters:

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

Conformity Reference:

- [NPPF](#): Paragraphs –8, 9, and 80 to 84.
- [CLPKP](#): Policies – 2, 45 and 46.

POLICY EE2 – SUPPORTING THE LOCAL ECONOMY

OBJECTIVE:

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

JUSTIFICATION:

- 7.11 The traditional businesses of working the land remain important in maintaining the character of the Parish. Whilst not employing large numbers, the farms and large equine facilities are seen as a benefit to life in the Parish.
- 7.12 Existing businesses should be supported and encouraged in order to advance the local economy and support inward investment. Small scale business growth will be supported, provided there is no conflict with the protection and maintenance of the rural character of the Parish. There are no A or B roads within the Parish with the road network consisting of many C or D class roads, unclassified country lanes and private roads which are unsuitable for large volumes of heavy vehicles.

POLICY EE2 – SUPPORTING THE LOCAL ECONOMY

Proposals that result in the loss of employment generating uses or business premises will be resisted unless it can be demonstrated that the business is no longer viable, and an alternative business use cannot be found to operate on the site. Evidence of financial viability, including reasonable attempts to market the site should be provided to demonstrate reasons for loss of potential business or employment, using the [CLPKP](#) Appropriate Marketing Guidance ([CLPKP](#) Appendix E).

Proposals enabling small-scale business development through the use of redundant agricultural buildings and other facilities to encourage small enterprises will be supported, provided there is no conflict with the other policies of the development plan and there is no significant loss of amenity to residential areas from noise, lighting and vehicle movements, in particular heavy goods vehicles which have adverse impact on the countryside.

Proposals to encourage the development of activities which require a rural location will be supported, provided there is no conflict with the other policies of the development plan and that this does not result in inappropriate development of buildings, structures and uses which would impact adversely on the countryside or there is a loss of agricultural land.

Conformity Reference:

- [NPPF](#): Paragraphs – 8, 9, and 80 to 84.
- [CLPKP](#): Policies – 2, 26, 45, 46 and 55.
- [CLPKP](#): Appropriate Marketing Guidance - Appendix E.

POLICY EE3 – RETAIL SHOP PREMISES

OBJECTIVE:

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

JUSTIFICATION:

- 7.14 The existing shop premises within the villages provide a vital economic function of employment, supplies for the residents and contribute to the sustainability of the settlements. Oak Tree Stores Ifold has closed for redevelopment of the site for combined residential and retail use. The re-instatement of this vital community facility is sought and any application to change the retail use will be resisted.

POLICY EE3 – RETAIL SHOP PREMISES

Changes of use requiring planning permission which would result in the loss of existing A1 retail shop premises will not be supported in both principle settlements of Plaistow and Ifold. Reasonable diversification of use, extension or alteration will be supported provided the primary function as a community retail shop is retained. Supporting evidence should follow CLPKP – Appropriate Marketing Guidance (Appendix E).



Photo: Plaistow Stores, Loxwood Road, Plaistow (Photo courtesy of Sean Barriskill)

POLICY EE4 – BROWNFIELD SITE**OBJECTIVE:**

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

JUSTIFICATION:

- 7.16 The Parish has a site that falls within the definition of a brownfield (as set out in the NPPF) at Little Springfield Farm, Plaistow Road, Ifold (see [Map 11 – Brownfield Site](#)). This site falls into B2 and B8 Use Classes. It has been recognised through a planning appeal decision (reference: [APP/L3815/W/15/3129444](#)) that the site is redundant, the buildings are obsolete and that there would be no loss of suitable employment land should the use class change. The historic B2/B8 use classes are incompatible with the surrounding countryside, adjacent residential dwellings and road access. In addition, the Inspector dismissed the appeal (for the development of three detached dwellings) in part because the site was unsustainably located in relation to its access to facilities such as shops, employment opportunities and other community infrastructure. Accordingly, alternative uses of the site should be sought to ensure there is efficient, effective and appropriate use of the land. The Parish Council is keen to see the site redeveloped in accordance with the encouragement to reuse land effectively that has been previously developed (NPPF paragraph 17).
- 7.17 As a result, and subject to viability studies, the use of the site for a mixed use is proposed. Small, light commercial start-up type units will be encouraged that are not harmful to residential amenity, and live/work units will be encouraged.
- 7.18 Support for redevelopment of this site does not infer or support any extension of the site beyond that of the area of land currently designated B2 and B8 use.

POLICY EE4 – BROWNFIELD SITE

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

- (1) B1(c) light industrial
- (2) C3 residential

The precise mix of uses and quantum of floor space will be subject to evidence in the form of a viability assessment and the use of live/work units will be encouraged.

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

The development should be sensitively designed to reflect the rural character of the area, and there should be no harmful impacts on the amenities of nearby residential properties or adjacent Ancient Woodland.

A detailed phasing scheme should be provided with any development proposals to ensure that the residential element of the proposal is not implemented in isolation from the other parts of the scheme.

Permitted Development rights will be removed from any permitted scheme to ensure the development remains as designed and approved; and does not adversely impact visually on the countryside.

Conformity Reference:

- [NPPF](#): Paragraph – 84.
- European Directive: [EIA directive 85/337/EEC](#).

MAP 11: BROWNFIELD SITE

ParishOnline

Plaistow CP



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8. TRANSPORT

OBJECTIVES:

- 8.1 To ensure that all new development avoids on street vehicle parking, minimising the danger and inconvenience to all users of the private roads and public highway;
- 8.2 To improve public footpaths in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- 8.3 To encourage the introduction of cycle routes in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes;
- 8.4 To improve links to public transport in the Parish and between the principal settlements within the Parish to adjoining towns and Parishes;
- 8.5 To improve safety for pedestrians, cyclists and equestrians by reducing speed through the Parish and through enforcing traffic speed limits and traffic calming.

POLICY T1 – ENSURING HIGHWAY SAFETY

OBJECTIVE:

- 8.6 To ensure that all new development avoids on street vehicle parking, minimising the danger and inconvenience to all users of the private roads and public highway.

JUSTIFICATION:

- 8.7 Many roads and lanes in and through the Parish are unclassified (D Class) and Non-Maintained (Q class - new estates / private lanes) and therefore the addition of pavements and street lighting would result in increased suburbanisation and be detrimental to the intrinsic character of a rural environment. It is recognised however that there is a balance to be struck between maintaining the rural environment and highway safety.
- 8.8 Public highways in and out of the hamlet of Shillinglee, the village of Plaistow and the Ifold settlement are used as commuter cut-throughs which has resulted in issues with speeding traffic and lorries which can impact on pedestrians, cyclists and horse riders. The narrow lanes are inconsistent with numerous daily delivery vehicles and large lorries, except for occasional agricultural and small commercial use. The soft verges and edges of the roads have deteriorated over the last few years due to an increase in size and quantity of vehicles.
- 8.9 Ifold has a main adopted road (Plaistow Road) on its southern boundary and three principle internal lanes - The Ride, The Drive and Chalk Road, and a number of less used lanes and tracks, including Hogwood Road, The Lane and Ifold Bridge Lane. All internal roads in Ifold and verges are privately owned, with most owned and maintained by Ifold Estates Limited (the residents' maintenance company). These routes are mostly Public Rights of Way - Bridleways or Public Footpaths. The Lane, a bridleway, is the main route used by horse riders from Loxwood Road as it connects to the Surrey Area of Outstanding Natural Beauty (AONB), via Forestry Commission owned land, and further Public Rights of Way to Upper Ifold and the lower part of Dunsfold Road. There is a lack of proper footways within the Settlement Boundary area, leading to conflict between highway users, particularly to the adopted highway (Plaistow Road), which has a 40MPH limit.

- 8.10 There are three access points into Ifold's private roads from the public highway for motor vehicles, these are at The Drive, The Ride and Chalk Road. None of these access points offer shortcuts or through routes to other public highways and are therefore essentially cul-de-sacs, allowing their private status to be upheld.
- 8.11 The landscaped verges to the lanes and the lack of on street parking contribute towards the rural setting. The public consultation exercises revealed that it was important to residents that Ifold retained its countryside and village feel and that this should be protected whilst ensuring appropriate off-street vehicle parking within the settlement boundary and across the rest of the Parish. In view of the restricted parking within the settlement boundary and generally across the rest of the Parish, greater public transport accessibility is required.
- 8.12 Because the Parish is served by rural lanes, often with limited visibility and with variable widths, and none, or limited footways, highway safety is of paramount importance. Vehicles often share the roads with pedestrians, cyclists and horse riders, with the potential for conflict. New accesses to developments should ensure that the safety of all highway users, are taken into account.

POLICY T1 – ENSURING HIGHWAY SAFETY

In order to maintain the rural character of the Parish, ensure highway safety and to reflect the poor accessibility to public transport, appropriate levels of off-street parking should be provided for all new developments in accordance with the current WSCC car parking standards, except that these standards should be considered a minimum provision within the Parish.

All new developments should ensure that safe and appropriate access is provided, and particular attention is paid to the width of roads, particularly to accept waste, emergency and delivery vehicles, ensuring access and egress can be achieved in forward motion, together with good visibility and reduced traffic speeds.

Conformity Reference:

- [NPPF](#): Paragraphs – 84, 102, 111 and 105.
- [CLPKP](#): Paragraph - 8.4; Policies - 8 and 39.
- [Manual for Streets](#) and West Sussex County Parking Standards and [Guidance for Car parking in Residential Developments](#).
- [West Sussex Transport Plan 2011-26 \(LTP3\)](#)
- [West Sussex Walking and Cycling Strategy 2016 - 2026](#)
- 'Planning for Walking' - Chartered Institution of Highways & Transportation (CIHT) (April 2015)

AIMS – TRANSPORT

- 8.13 The following objectives can only be met with the co-operation and investment of other agencies; and are more strategic in nature. As a result, it is not appropriate to include them as land use policies, but they can be included as a basis for aims, demonstrating the priorities and objectives of the Parish Council and to encourage dialogue with the relevant agencies and developers.
- 8.14 The Chartered Institution of Highways & Transportation (CIHT) publication '[Planning for Walking](#)' published (April 2015) identifies in Paragraph 6.3 'Land use planning for pedestrians' that *"Most people will only walk if their destination is less than a mile away."*
- 8.15 It continues to explain that *"Walking neighbourhoods are typically characterised as having a range of facilities within 10 minutes' walking distance (around 800 metres)"* and that *"The power of a destination determines how far people will walk to get to it. For bus stops in residential areas, 400 metres has traditionally been regarded as a cut-off point and in town centres, 200 metres. People will walk up to 800 metres to get to a railway station, which reflects the greater perceived quality or importance of rail services."*
- 8.16 On this basis, most of the people of the Parish live in an inaccessible location. Improving accessibility is therefore underlies the objectives.

OBJECTIVES:

- 8.17 To retain and improve or introduce public footpaths as Public Rights of Ways (PROWs) in the Parish and in particular between the principal settlements within this Parish and to adjoining Parishes.;
- 8.18 To promote new footpath and bridleway connections in addition to maintaining existing PROWs (see [Map 12 – Public Rights of Way](#)) to improve access and safe access to the countryside.;
- 8.19 To encourage good maintenance of footpaths and bridleways to assist access.;
- 8.20 To introduce cycle routes where possible in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes.;
- 8.21 To improve links to public transport in the Parish and between the principal settlements within the Parish to adjoining towns and Parishes and to links to train services.;
- 8.22 To improve safety for pedestrians, cyclists and equestrians by reducing speed through the Parish through enforcing and lowering traffic speed limits and traffic calming.;
- 8.23 To improve the safety of road-side bus stops.;
- 8.24 To promote request stops for the school bus to improve safety of children and reduce parental car use driving children to designated bus stops.

AIM 8 – PUBLIC RIGHTS OF WAY

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

AIM 9 – CYCLE ROUTES

The Parish Council will work with the Highway Authority to establish the potential for providing cycle routes in and around the Parish, in order to improve movement between the principal settlements within the Parish and adjoining Parishes.

AIM 10 – PUBLIC TRANSPORT

The Parish Council will engage with the local public transport bodies to provide and seek to achieve more regular and frequent services to the principal settlements within the Parish, to improve accessibility and to reduce reliance on the car as the prime mode of transport.

AIM 11 – TRAFFIC CALMING FOR ADOPTED HIGHWAYS

The Parish Council will engage with the Highway Authority and other agencies to identify areas of the local adopted highway network which may need traffic calming measures to reduce vehicle speeds and to the lowering of existing speed limits in Ifold and extending the speed limit zone in Plaistow. Where appropriate, the Parish Council will seek contributions from developers where there is a recognised and identified need for additional traffic control. The Parish Council will lobby the Police to ensure that traffic speed limits are enforced.

AIM 12 – SCHOOL TRANSPORT

The Plaistow and Kirdford Primary School caters for children aged from four to eleven years, coming mainly from Plaistow and Ifold, Kirdford and surrounding Parishes including Dunsfold in Surrey). Three school buses run daily to transport pupils to and from the school. One bus runs from the village of Kirdford and a second bus travels from Ifold. There is a minibus, provided by Surrey County Council, which runs between Dunsfold and the school each day. Details of the routes and timings are available from the school. The Parish Council will engage with the WSCC school bus transport providers to seek additional safe-request bus stops for school children within the Parish, to:

- improve accessibility;
- reduce the distance children may need to walk on roads without pavements;
- reduce additional parental car usage;

avoid the centre of Plaistow becoming dangerously congested at school drop-off and pick-up times, due to lack of parking facilities and the difficulty of vehicles passing on the narrow road where there are parked vehicles.



9. MONITORING AND DELIVERY

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

DELIVERING THE PLAN

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

TABLE 3: DELIVERY OF KEY POLICIES AND AIMS WITHIN THE PLAN.

POLICY / AIM	TIMESCALE	MECHANISM	MANAGEMENT
Policy H1 – Allocated Site	Within 5 years	Consult with Landowner, Parish Council, CDC, SDNPA and agree project plan.	Landowner/ Developer
Policy EE4 – Brownfield Site	Within 5 years	Consult with Landowner, Parish Council, CDC, SDNPA and agree project plan.	Landowner/ Developer
Policy EH1 – Protection of Heritage Assets	Within 5 years	Consult with Ifold History Society, Plaistow Village Trust (PVT), Parish Council, Historic England (HE), CDC and SDNPA to further protect identified non- designated heritage assets in the parish by evaluating and applying to HE for designation.	Parish Council/ Ifold History Society and PVT
EH4 – Local Green Space	Life time of The Plan	Parish Council to work with Land owners and together to ensure that the LGS are maintained and to protect their attractiveness, visual amenity, local significance and function.	Parish Council / Landowners
AIM 2 – External Lighting on Buildings and Structures	Life time of The Plan	Parish Council to actively work with Parishioners through periodic publicity to educate and encourage reduction in light emissions.	Parish Council
AIM 3 – Flood Mitigation	Within 10 years	Parish Council to actively work with Southern Water, The Environment Agency (EA) and CDC, Loxwood and Alfold Parish Councils to bring about improvements both to foul sewerage and surface water disposal to alleviate current flooding issues and sewerage capacity	Parish Council/ Southern Water/ EA and CDC
AIM 4 – Safeguarding Water Resources	Life time of The Plan	Parish Council to actively encourage developers, Southern Water Authority and EA to safeguard water resources from the impact of development.	Parish Council/ Developers / Southern Water and EA
AIM 5 – Foul Drainage Capacity	Life time of The Plan	Parish Council to require developers to consult SWA.	Parish Council/ Developer / Southern Water
AIM 6 – Holy Trinity Church and other Community Buildings	Life time of The Plan	The Parish Council will work with the Church diocese; and other community bodies who manage and maintain valued community buildings to protect, enhance and encourage their continued use.	Parish Council/ Community Bodies / LHA / HE
AIM 7 – Ifold Public Open Space	Within 10 years	Parish Council/ Landowner/ Developer /CDC liaise to facilitate new public open space as an opportunity arises.	Parish Council/ Landowner/ Developer/CDC
AIM 8 – Public Rights Of Way	Life time of The Plan	Parish Council, WSCC Local Highways Authority (LHA) and private landowners, to work together to improve footpaths and other rights of way in the Parish and links outside the Parish.	Parish Council, LHA and private landowners
AIM 9 – Cycle Routes	Life time of The Plan	Parish Council, LHA and private landowners to work together to provide cycle routes in the Parish and links outside the Parish.	Parish Council, LHA and private landowners
AIM 10 – Public Transport	Within 10 years	Parish Council to engage with public transport bodies to achieve better public transport and connectivity.	Parish Council/ public transport bodies
AIM 11 – Traffic Calming for adopted Highways	Within 5 years	Parish Council to work with LHA to reduce traffic speed and traffic calming / control in Parish.	Parish Council/ LHA
AIM 12 – School Transport	Within 2 years	Parish Council to work with WSCC school transport to improve safe request bus stops.	Parish Council/ WSCC

APPENDIX 1: LIST OF ANCIENT AND DECIDUOUS WOODLAND

WOODLAND NAME	LOCATION	DESIGNATION TYPE
Ancient Woodland to the East of Ifold settlement	East of Ifold alongside Loxwoodhills Pond.	Ancient Woodland
Ashpark Wood	Plaistow	Ancient Woodland
Barkfold Hanger	Plaistow	Ancient Woodland
Barn Wood	Forestry Track, Ifold and The Lane, Ifold	Ancient Woodland
Beanfield Copse	Canada Farm, Shillinglee	Deciduous Woodland
Beggars Copse	Quennells Farm and Flitchlings Farm, Plaistow	Ancient Woodland
Berry Field Copse	Nell Ball Farm	Ancient Woodland
Birchfield Copse	Birchfield, Plaistow	Ancient Woodland
Black Copse	Canada Farm, Shillinglee	
Corner Copse (Woodland Trust)	Foxbridge Lane, Ifold	Ancient Woodland
Costrong Copse	Costrong Farm, Plaistow	Ancient Woodland
Durfold Wood (Woodland Trust)	Durfold Wood	Ancient Woodland
Foxbridge Hanger	Foxbridge Lane (adjoins Foxbridge Golf Course)	Ancient Woodland
Furze Field	Crouchland Farm, Plaistow	Ancient Woodland
Furzedown (formerly part of South Wood - Ancient Woodland)	Furzedown, The Ride, Ifold	Lone veteran trees with TPOs
Hardnip's Copse	Crouchland Farm, Plaistow	Ancient Woodland
Hog Copse	Hogwood Farm, Ifold	Ancient Woodland
Hog Wood	Lee House Farm, Plaistow	Ancient Woodland
Ifold Copse	Plaistow	Ancient Woodland
Kingspark Wood	Plaistow	Ancient Woodland
Limekiln Wood	Crouchland Farm, Plaistow	Ancient Woodland
Little Headfoldswood Copse	Ifold	Ancient Woodland
Manorhill Copse	Shillinglee	Ancient Woodland
Mill Copse	Park Mill Farm, Shillinglee	Ancient Woodland
Nell Ball Copse	Nell Ball Farm	Ancient Woodland
New Copse	Shillinglee	Ancient Woodland
Oxencroft Copse	The Lake House, Ifold	Ancient Woodland
Poundfield Wood	Poundfield Lane, Ifold	Deciduous Woodland
Red Copse	Sparrwood Farm, Plaistow	Ancient Woodland
Roundwick Copse	Swear Farm, Plaistow	Ancient Woodland
Rumbold Wood	Crouchland Farm, Plaistow	Ancient Woodland
Shortland Copse	Durfold Wood	Ancient Woodland
South Wood (Ancient Woodland in Ifold centre)	Between The Ride, Chalk Road and The Close, Ifold	Ancient Woodland
Sparrwood Hangar	Sparrwood Farm and Rumbolds Farm, Plaistow	Ancient Woodland
Spring Copse	Charleshurst Farm, Ifold	Ancient Woodland
Walk Copse	Shillinglee Lakes	Ancient Woodland
Weald Barkfold Copse	Plaistow	Ancient Woodland
Wephurst Wood	Wephurst Park	Ancient Woodland
Wephurst Furze	Wephurst Park Farm	Ancient Woodland

APPENDIX 2: LISTING BUILDINGS

No.	NAME OF LISTED BUILDING	LOCATION	DESIGNATION TYPE	LIST ENTRY NUMBER
1	Back Lane Cottage	Back Lane, Plaistow	Grade II	1226525
2	Bailiffs Cottage (formerly attached to Shillinglee Park)	Shillinglee Road, Shillinglee	Grade II	1386072
3	Barn Adjoining Todhurst on the South East	The Street, Plaistow	Grade II	1226914
4	Barn Adjoining Todhurst on the South West	The Street, Plaistow	Grade II	1226742
5	Barn at Hayman's Farm to the South East of the Farmhouse	Shillinglee Road, Shillinglee	Grade II	1265746
6	Barn at Shillinglee Home Farm to the South of the Stables and to the South West of the Farmhouse	Shillinglee Road, Shillinglee	Grade II	
7	Border Cottage	Shillinglee Road, Plaistow	Grade II	1226704
8, 9	Brackenhurst Place Elmleigh Cottage	The Street, Plaistow	Grade II	1226924
10	Cherry Trees	Dunsfold Road, Plaistow	Grade II	1226553
11	Church House	The Street, Plaistow	Grade II	1226795
12	Common House	Loxwood Road, Plaistow	Grade II	1226622
13	Costrong Farmhouse	Kirdford Road, Plaistow	Grade II	1265809
14	Crouchland	Rickman's Lane, Plaistow	Grade II	1226663
15	Dower Cottage (formerly attached to Shillinglee Park)	Shillinglee Road, Shillinglee	Grade II	1386072
16	Duedame (now known as Ducdame)	Loxwood Road, Plaistow	Grade II	1226559
17	Eastend Farmhouse	Shillinglee Road, Shillinglee	Grade II	
18	Fidler's Copse	Rickman's Lane, Plaistow	Grade II	1226659
19	Fox Cottage	Dunsfold Road, Plaistow	Grade II	1265888
20	Foxbridge Farmhouse	Kirdford Road, Plaistow	Grade II	1226557
21	Foxhurst	Dunsfold Road, Plaistow	Grade II	1226554
22	Gateshaw	Shillinglee Road, Plaistow	Grade II	1265745
23, 24	Golden Cross (Cottages 1 & 2)	The Street, Plaistow	Grade II	1226743
25	Hayman's Farmhouse	Shillinglee Road, Plaistow	Grade II	1226666
26	Hogwood Farm	Forestry Road, Plaistow	Grade II	1235256
27	Home Farm Court No.2	Shillinglee Road, Shillinglee	Grade II	1226737
28	Home Farmhouse	Shillinglee Road, Plaistow	Grade II	1226704
29	Iron Latch Cottage	Back Lane, Plaistow	Grade II	1265887
30	K6 Telephone Kiosk	The Street, Plaistow	Grade II	1393642
31	Keepers Cottage	Loxwood Road, Ifold	Grade II	1265762
32	Lanelands	Kirdford Road, Plaistow	Grade II	1226588
33, 34	Lion's Green 1 and 2	Shillinglee Road, Plaistow	Grade II	1226664
35	Little Flitchings	Rickman's Lane, Plaistow	Grade II	1226662
36	Melbourne Cottage	The Street, Plaistow	Grade II	1226925
37	Nuthurst	Rickman's Lane, Plaistow	Grade II	1226661
38	Oakhurst	Dunsfold Road, Plaistow	Grade II	1226551
39	Oakleigh	Rickman's Lane, Plaistow	Grade II	1226560
40	Old Barkfold	Dunsfold Road, Plaistow	Grade II	1226552
41	Old House	Rickman's Lane, Plaistow	Grade II	1226660
42	Old Red Hatch	Back Lane, Plaistow	Grade II	1226394
43	Old Shortlands	Dunsfold Road, Plaistow	Grade II	1265786
44	Outbuilding In The Garden Of Crouchland To The West Of The House	Rickman's Lane, Plaistow	Grade II	1265744
45	Park Mill Farmhouse	Shillinglee Road, Shillinglee	Grade II	1226739
46	Periwinkle Cottage	The Street, Plaistow	Grade II	1265710
47	Plaistow Place	Dunsfold Road, Plaistow	Grade II	1226395

No.	NAME OF LISTED BUILDING	LOCATION	DESIGNATION TYPE	LIST ENTRY NUMBER
48	Plaistow Stores with The House Attached	Loxwood Road, Plaistow	Grade II	1265810
49, 50	Pond Cottages 1 and 2	Loxwood Road, Plaistow	Grade II	1226558
51	Quennels	Plaistow	Grade II	1265811
52	Rose Cottage	The Street, Plaistow	Grade II	1226741
53	Rose Cottage	Weald Barkfold Farm, Dunsfold Road, Plaistow	Grade II	1226575
54	Rumbolds Farmhouse	The Street, Plaistow	Grade II	1226744
55	School Cottage	Loxwood Road, Plaistow	Grade II	1265788
56	Shillinglee Court	Shillinglee Road, Shillinglee	Grade II	1226667
57, 58, 59	Shillinglee House, 1, 2 and 3	Shillinglee Road, Shillinglee	Grade II	1226667
60	Short's Farmhouse	Dunsfold Road, Plaistow	Grade II	1226555
61	Spiders Web	Dunsfold Road, Plaistow	Grade II	1226534
62	St Mellion	Shillinglee Road, Shillinglee	Grade II	1226737
63	Stone House (semi-detached with Golden Cross Cottages 1 & 2)	The Street, Plaistow	Grade II	1226922
64	The Corner Shop	Dunsfold Road, Plaistow	Grade II	
65	The Deer Tower	Shillinglee Road, Shillinglee Park, Shillinglee	Grade II	1265708
66	The Former Stables Of Shillinglee Park To The North West Of The Mansion	Shillinglee Road, Shillinglee	Grade II	1226698
67, 68	The Gallery and St Georges	Shillinglee Road, Shillinglee	Grade II	1226738
69	The Gatehouse (The Lodge)	Plaistow Road, Ifold	Grade II	1267613
70	The Lodge Of Shillinglee Park To The South West Of The Mansion	Shillinglee Road, Shillinglee	Grade II	1265747
71	The Oat House	Shillinglee Road, Shillinglee	Grade II	1226737
72	The White House	The Street, Plaistow	Grade II	1226740
73	Tile Cottage	The Street, Plaistow	Grade II	1265711
74	Tile House	The Street, Plaistow	Grade II	1265711
75	Todhurst	The Street, Plaistow	Grade II	1226908
76	Tudor Cottage (formerly attached to Shillinglee Park)	Shillinglee Road, Shillinglee	Grade II	1386072
77	Valentines	Dunsfold Road, Plaistow	Grade II	1226556
78	Weald Barkfold Farmhouse	Dunsfold Road, Plaistow	Grade II	1226575
79	Wephurst glass house, site of	Plaistow	Scheduling	1005812
80	Winkin Woods Farmhouse	Shillinglee Road, Shillinglee	Grade II	1226665
81	Ye Olde Sun Inn	The Street, Plaistow	Grade II	1265612

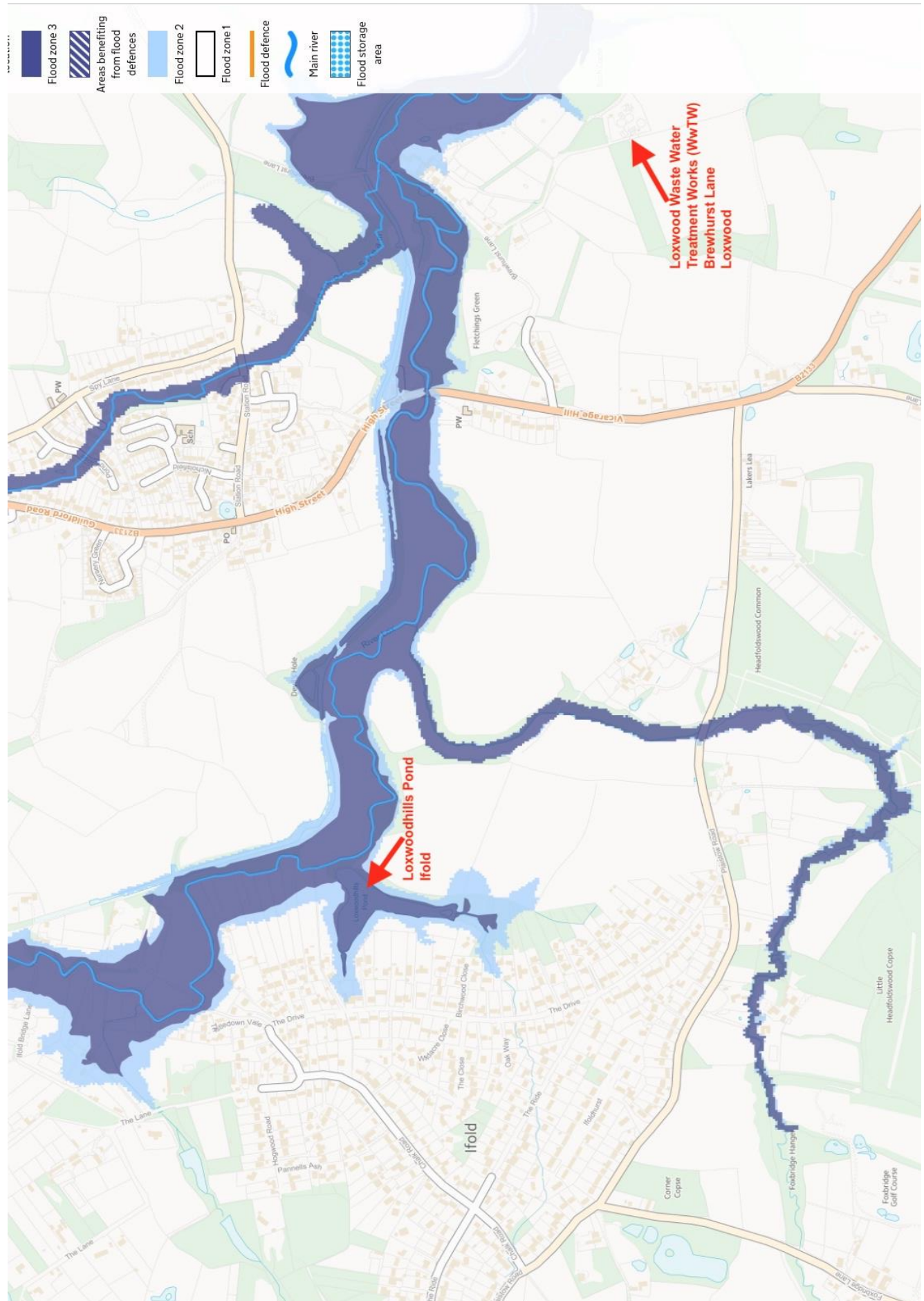
APPENDIX 3: NON-DESIGNATED HERITAGE ASSETS

NAME / LOCATION	REFERENCE
Alpine Cottage (now known as Butlers), Hogwood Road, Ifold	Former house of the butler to the manor, Ifold House (the manor house was demolished in 1936).
Edmunds Hill Cottage, The Street, Plaistow	Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013) .
Hogwood House, Hogwood Road, Ifold	Former house of an estate worker to the manor, Ifold House (demolished in 1936).
Ifold Cottage, Loxwood Road, Ifold	Former gatehouse of an Estate worker to Ifold Estate and House (c1800s). Part of a pair either side of the estate the other being, The Gatehouse, Plaistow Road, Ifold (which lies within Loxwood Parish).
Moores Green Cottage, Crouchland Farm, Rickmans Lane, Plaistow	Appears as Hoares Cottage on the 1847 Tithe map (Kirdford).
Nell Ball Trig Point (Plaistow Mount), Nell Ball Farm, Plaistow	<ul style="list-style-type: none"> Nell Ball is a designated Triangulation Station (Trig Point) named 'Plaistow Mount': TQ13S005 (formerly TQ13/5) – Secondary Block Number: TQ13; Station; Number: 005; Mark Type: Pillar; Flush Bracket: S6254; Height: 88.715 metres (289 feet); Computing Year: 1952; Levelling Year: 1953; OSGB36 Easting: 500002.438; OSGB36 Northing: 130895.102; OS Grid Ref: TQ000309; P30 TUMPs TUMPs or P30s are hills of any height with a drop of at least 30 metres or more on all sides. The name TUMP stands for Thirty & Upward Metres Prominence. <p>Reference: www.ordnancesurvey.co.uk/gps/legacy-control-information/triangulation-stations</p>
The Dairy, The Street, Plaistow	Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013) .
The Lodge, The Drive, Ifold	Former cottage of an Estate worker to Ifold Estate and House (c1800s).
The Olde Garden, The Lane, Ifold	Former potting shed (converted to a residential unit in the 20 th century) of the walled garden of the manor house, Ifold House (demolished in 1936).
The Olde Garden – garden wall, The Lane, Ifold	The remaining wall of the of the walled garden of the manor house, Ifold House (demolished in 1936).
Trelayne, Chalk Road, Ifold	Former house of an estate worker to the manor, Ifold House (demolished in 1936).
Southland Cottage, Ifold Bridge Lane, Ifold	<p>A building on the site of Southlands Cottage and in more or less the right orientation, known as Wharf House, is shown on the 1842 Alfold Tithe map to the North-West of what appears to be a large farm holding called Southlands Farm. Given the name and location of this building in relation to the canal, it is a possibility that the building dates from the same period as the canal, c.1816 and that the building functioned as a wharf house for it. Alternatively, box framing on the elevations may suggest an earlier date.</p> <p>London's Lost Route to the Sea by P.A.L. Vibe also identified a lock called Southland to the South of the cottage and in the general vicinity of the farm. According to the tithe apportionment, the field in which this structure and the lock stands belonged to the nearby Southlands Farm, which was demolished sometime before 1875 as it is noticeably absent from the First Edition OS maps. It was at this time that the name is transferred to the building now known as Southlands Cottage. If this building is in fact associated with the canal, its survival, although much altered, is particularly interesting. Internally the building also retains many historic elements, including the stairs and exposed timber roof framing. At the very least, it would be considered as a Heritage Asset under the terms of the NPPF.</p>

NAME / LOCATION	REFERENCE
Southlands Lock, Wey and Arun Canal, Ifold Bridge Lane, Ifold	Permission for reconstruction of Southland Lock on the Wey and Arun Canal in its original 1813 position incorporating design measures to ensure protection of nearby badger sett was granted in 2011. The proximity of the Lock to Southlands Cottage indicates that the building functioned as a wharf house for it.
Wey and Arun Canal	<p>What is now known as The Wey and Arun Canal was formed in two stages between the 1780's and 1820's and was about 23 miles long. In the 19th Century it was possible to travel by boat from London to Littlehampton via the Wey and Arun Canal that connected the River Wey in Surrey with the River Arun in Sussex.</p> <p>The Wey and Arun Canal Trust is a charitable organisation established in the early 1970's with the aim of restoring, as a public amenity, the Wey and Arun Canal to recreate the water link from London to the South Coast. The Trust has reached agreement with landowners that enabled restoration work to be carried out on more than half of the total length of the canal. To date, twenty-one bridges and two aqueducts have been reconstructed, eleven locks restored, culverts re-built, and several miles of canal bed cleared and dredged. Work has been carried out in the Bramley, Run Common, Loxwood, Billingshurst and Pulborough areas.</p> <p>Chichester District Council has sought to protect the route of the Canal corridor since the publication of the Halcrow feasibility study of 1993. Saved Policy R5 of the Chichester Local Plan states:</p> <p><i>"Proposals which secure the increased recreational, tourist and commercial use of the Chichester and Wey and Arun Canals will be permitted where they would not conflict with the restoration of through-navigation on the canals or with Policies RE7 – 8 (Nature Conservation) and BE4 – 6 (Listed Buildings and Conservation Areas). Development which would obstruct the achievement of through navigation will be refused."</i></p> <p>The recreational opportunities created, including active and passive enjoyment of the canal, have had a low environmental impact in the immediate area. Economic benefits to tourism accompany the scheme.</p>
Wephurst House, Wisborough Green Road, Plaistow	Formerly Grade II listed (22 February 1955): 1265613. English Heritage Legacy ID: 424450. Delisted in 2017.

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

APPENDIX 4: ENVIRONMENT AGENCY – FLOOD ZONE MAP IFOLD



APPENDIX 5: ALL SITES ASSESSED

In all seventeen potential development sites were identified by the Parish Council or brought forward by landowners for assessment and evaluation (between 2014 and 2016). All sites are outside a Settlement Boundary and in the countryside.

Table of all sites assessed:

<https://plaistowandifoldparishnp.files.wordpress.com/2017/09/table-of-identified-and-assessed-sites-amended-15sep2017.pdf>

- i1 – Land to the North of Little Springfield Farm, Plaistow Road, Ifold [N.B. *For the avoidance of doubt: This site, identified as ‘Land to the North of Little Springfield Farm’, is not Little Springfield Farm itself, nor does it relate to the Little Springfield Farm Brownfield site*]
- i2 – Little Springfield Farm Brownfield site, Plaistow Road, Ifold
- i3 – Strudgwick Farm, Plaistow Road, Ifold
- i4 – Land adjacent to Peacocks, Plaistow Road, Loxwood Parish
- i5 – Barn Wood (Ancient Woodland), Hogwood Road, Ifold
- **P1a – Land opposite The Green, Common House Road, Plaistow [PROPOSED SITE]**
- P1b – Land adjacent to Common House, Plaistow
- P2 – Old Barkfold Orchard, The Street, Plaistow
- P3 – Todhurst, The Street, Plaistow
- P4 – Infill between The Dairy and Edmund’s Hill Cottage, The Street, Plaistow [N.B. *This site is different to the site: P8 – Land adjacent to The Dairy.*]
- P5 & P6 combined – P5. Bush House (formerly known as Clements) –and- P6. Land between Bush House and Oaklands Lodge, Rickmans Lane, Plaistow
- P7 – Foxbridge Golf Course, Foxbridge Lane, Plaistow
- P8 – Land adjacent to The Dairy, The Street, Plaistow
- P9 – Land adjacent to Lyons Green, Dunsfold Road, Plaistow
- P10 – Sycamore Cottages, Rickmans Lane, Plaistow
- D1 – Shortlands, Shortlands Copse, Durfold Wood

APPENDIX 6: COMMUNITY ASSETS

PLAISTOW – MULTI-USE GAMES OUTDOOR AREA
1. Date of Assessment: 07 September 2016
2. Address / location: rear of Winterton Hall, Loxwood Road, Plaistow
3. Gross area (hectare): 0.0666 ha
4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings: A hard court, floodlit, recreational games area (five a side, netball, tennis, fitness bootcamp,...) available between 9am-8pm as part of Plaistow Youth club or for rent by Parish residents. It has often been rented as a venue for childrens birthday parties. The hard court surface is in particular demand by residents when wet weather makes the green opposite, too muddy to use.
5. Ownership: Owned by William Luttmann-Johnson. Maintenance is undertaken by the Trustees of Plaistow Youth Club, Winterton Hall and bookings are taken through Plaistow Stores (located next door).
6. Site Description: There are no historic buildings or structures in the space. But it is adjacent to The Winterton Hall.
7. Existing and potential means of access: Access to the area is from Loxwood Road via a path alongside Winterton Hall, leading to a locked gate.
8. Is the site Previously Developed Land? Former rough paddock, agricultural land.
9. Development History: None Known
10. Contamination (Env Health layers): None Known
11. Environmental Designation: None Known
12. Flood Risk: None
13. Any Tree Protection Order(s) (TPO)? There are no trees.
14. Surrounding land uses: Adjoining this land is Cox's Pond (also proposed for designation) and Winterton Hall. Behind is agricultural land, kept mown and used for grazing horses. Opposite Winterton Hall is the village green (Upper Green owned by the National Trust).
15. Overall Conclusion: An enclosed multi-use games area with a 3m high perimeter chain link fence, illuminated by 4 double lights on 5m high poles. Plaistow Youth Club is run from Winterton Hall by volunteers and caters for children: Seniors 11+ and Juniors 8-11 years). On 11 October 1994 trustees gained permission for an outdoor play area, 1.2 metres to the rear of Winterton Hall. The Parish Council (at that time) approved the application: <i>"Wish to offer their total support for this application by the Trustees of Plaistow Youth Club. The Youth Club is particularly well subscribed and a lot of hard work is put into the running of the club by local volunteers. The Parish Council are anxious to support in whatever way they can activities for the youth of the village; so many rural areas have no facilities at all."</i> In 1995 the trustees were still at the stage of raising funds for the project. On 16 December 1996 Plaistow Youth Club was awarded a lottery grant by Sport England for the construction of a floodlit multi-use games area. The Multi-Use outdoor games area provides a recreational facility for the Youth Club and parishioners.

APPENDIX 7: LOCAL GREEN SPACE ASSESSMENTS

LOCAL GREEN SPACE ASSESSMENT: IFOLD – LGSi1: LOXWOODHILLS POND

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

1. Date of Assessment: 11 April 2016
2. Address / location: Loxwoodhills Pond, The Drive, Ifold
3. Gross area (hectare): 4.69 ha
4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings: Part of the rear garden and lake of the property known as Loxwood Hills. The area proposed for designation is outside the Settlement Boundary and in Flood Zone 2 and 3.
5. Ownership: Privately owned by Mr and Mrs Peter Simmons
6. Site Description: There are no historic buildings or structures in the space. However, there are important historic landscape features such as the many veteran trees (native species such as oak and holly), which surround the lake and old hedgerows bordering the site on the East, West and partially on the North boundary. The meadow alongside is maintained as mown grassland. There is a public footbridge (that appears on historic maps) on the Public Right of Way (Path Number: 624_1) and crosses the River Lox. There is also a ornamental, wooden footbridge (not historic) across the lake on the Western side. The area includes designated Ancient Woodland areas located to the rear of adjoining residential properties sited on the historic road of The Drive, the majority of which is classified as a public footpath and which is part of Headfoldswold Ancient Woodland and includes lone veteran trees. This Ancient Woodland contributes significantly to the predominant sylvan character of the Ifold settlement and is environmentally sensitive.
7. Existing and potential means of access: Access for viewing is via The Drive and Public Right of Way (Footpath Path Number: 624_1), which crosses the green space.
8. Is the site Previously Developed Land? No
9. Development History: None Known
10. Contamination (Env Health layers): None Known
11. Environmental Designation: None Known
12. Flood Risk: This area is in Flood Zone 2 and 3 in close proximity to the River Lox. The lake overflows at times of heavy rainfall. A sluice on the Eastern side controls the lake water level to the River Lox.
13. Any Tree Protection Order(s) (TPO)? There are no TPOs but there are many, veteran trees of native species (eg. oak and holly) surrounding the lake, which are being carefully and sympathetically, maintained by the landowners.

LOCAL GREEN SPACE ASSESSMENT: IFOLD – LGSi1: LOXWOODHILLS POND

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

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

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

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

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

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

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

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

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

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

Assessment against NPPF tests

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

1. Date of Assessment: 28 August 2016

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

3. Gross area (hectare): 0.35 ha

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

5. Ownership: Privately owned.

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

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

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

9. Development History: Chichester District Council Ref.:

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

10. Contamination (Env Health layers): None Known

11. Environmental Designation:

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

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

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

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

14. Surrounding land uses: Residential properties.

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

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

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

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

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

Assessment against NPPF tests

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

1. Date of Assessment: 10 September 2016

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

3. Gross area (hectare): 0.006 ha

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

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

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

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

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

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

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

10. Contamination (Env Health layers): None

11. Environmental Designation: None

12. Flood Risk: None

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

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

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

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

Assessment against NPPF tests

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

1. Date of Assessment: 28 August 2016

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

3. Gross area (hectare): Approximately 0.8 ha

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

5. Ownership: Plaistow and Ifold Parish Council

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

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

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

9. Development History:

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

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

11. Environmental Designation: None Known

12. Flood Risk: None

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

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

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

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

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

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

Assessment against NPPF tests

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

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

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

3. Gross area (hectare): 0.59ha

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

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

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

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

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

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

10. Contamination (Env Health layers): None Known

11. Environmental Designation: None Known

12. Flood Risk: None

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

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

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

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

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

LOCAL GREEN SPACE ASSESSMENT: PLAISTOW – LGSP5: FOXFIELDS

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

1. Date of Assessment: 04 July 2016
2. Address / location: Foxfields, Dunsfold Road, Plaistow.
3. Gross area (hectare): 1.31 ha
4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings: Used as a recreational playing field by Plaistow Football Club, with an onsite pavilion.
5. Ownership: F.W. Gibbs Will Trust.
6. Site Description: Maintained mown grassland, surrounded by a boundary of mature trees and hedges with a post-WWII metal rail that runs around the boundary on the Dunsfold Road side with a hedge behind. The field is sometimes used for grazing livestock in summertime. A wood stile is at the right of the entrance gate for access to the Public Right Of Way.
7. Existing and potential means of access: Access is from Dunsfold Road, Plaistow.
8. Is the site Previously Developed Land (pdl)? Y/N: No
9. Development History: None Known
10. Contamination (Env Health layers): None Known
11. Environmental Designation: None Known
12. Flood Risk: None. A pond is sited on agricultural land to the rear of Foxhurst (residential property) to the North East but has not been known to cause any issues with flooding.
13. Any Tree Protection Order(s) (TPO)? TPO Reference: 71/00770/TPO (Oak T7). Situated at the entrance to the site.
14. Surrounding land uses: A Public Right of Way (Footpath - Path Number: 617) is inside the site and runs along the boundary with the Plaistow Conservation area. The Footpath is accessed via a wood stile to the right of the entrance gate. A residential property (Grade II listed) <i>Foxhurst</i> (lying inside the Plaistow Conservation Area) is on the other side of the PROW. Opposite, on the other side of Dunsfold Road, are residential properties (lying outside the Plaistow Conservation Area). Otherwise the site is surrounded by mature hedgerows and trees, which separates it from agricultural land.
15. Overall Conclusion: This site is proposed for Local Green Space designation for the important recreational amenity it offers local residents. It is the home ground of Plaistow Football Club, formed in 1931 and admitted to the Horsham and District League. The F.W. Gibbs Will Trust have a leasehold agreement with Plaistow Football Club over this land. The team currently competes in the West Sussex Football League and plays home games at 'Foxfields'. The site is at the entrance to historic Plaistow village and contributes to the rural setting of open green space. The site offers beautiful views from the football field across to Nell Ball Hill. The public footpath on the boundary with Plaistow village, extends from the Dunsfold Road through to Weald Barkfold Farm (Dunsfold Road, Plaistow).

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

Assessment against NPPF tests

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

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

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

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

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

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

Mark Type: Pillar

Flush Bracket: S6254

Height: 88.715 metres (289 feet)

Computing Year: 1952

Levelling Year: 1953

OSGB36 Easting: 500002.438

OSGB36 Northing: 130895.102

OS Grid Ref: TQ000309

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

12. Flood Risk: None

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

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

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

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

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

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

LOCAL GREEN SPACE ASSESSMENT: SHILLINGLEE LGS ID: LGSS1 - Shillinglee Road Junction Traffic Island
Assessment against NPPF tests

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

1. Date of Assessment: 11 July 2016

2. Address / location: Shillinglee Junction, Shillinglee Road with Fisher Lane, Shillinglee, Chiddingfold

3. Gross area (hectare): 0.055 ha

4. Current use: agricultural/ open space/ allotments/ scrubland/ buildings: A triangle traffic island.

5. Ownership: The land is privately owned by Home Farm Court Residents Association:
C/- Mr Alexander T. Hall, Border Cottage, Home Farm Court, Shillinglee, Chiddingfold, Surrey GU8 4SY

6. Site Description: Shillinglee Junction: This is the intersection of Shillinglee Road with Plaistow Road (which joins Fisher Lane) forming a triangle traffic island. This land is within the South Downs National Park. In Defra magic map the land is listed as Wood-pasture and Parkland. Determination comment: *Shillinglee Park - Shillinglee 1279 'clearing of the dwellers on the shelf of land' [EPN].*
The area is laid to lawn kept mown with a planting of many Willow trees.

7. Existing and potential means of access: From Shillinglee Road.

8. Is the site Previously Developed Land ? Y/N: No

9. Development History: None known.

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

11. Environmental Designation: None known.

12. Flood Risk: None

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

14. Surrounding land uses: The traffic island is opposite Grade II Listed Buildings: The Farm Stables at Shillinglee Home Farm to the West of the Farmhouse (1955); the Barn at Shillinglee Home Farm to the South of the Stables and to the South West of the Farmhouse; several other residential properties and opposite is agricultural land.

15. Overall Conclusion: Hundreds of years of horses, carts, carriages and then cars turning left and right have created these mini oases at country junctions. Largely untouched, they provide a haven for wild flowers and insects. The original elm trees died from Dutch elm disease but local residents have since planted new trees (Willows) on the traffic island.

Local Green Space designation is proposed to preserve the setting for the Grade II listed and other residential buildings opposite and the special character of this part of the Parish that lies within the South Downs National Park.

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