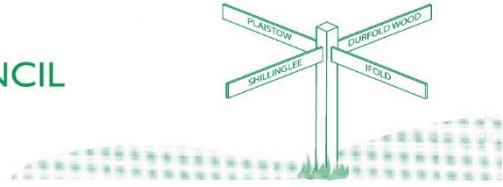


PLAISTOW AND IFOLD PARISH COUNCIL



16th June 2023

Andrew Robbins
Senior Planning Officer
Chichester District Council

Sent via email: [redacted]

Dear Mr. Robbins,

Re: 22/01735/FULEIA | Regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 17,169 sq m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a rural enterprise centre (Use Classes E, C1 and F1), a rural food and retail centre (Use Class E and F1), an equestrian centre (Use Class F2 and C1) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling. | Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

Plaistow and Ifold Parish Council has considered the additional documents submitted by the Applicant (publicly available on 11th May) and notes the material changes made to the application as summarised within the 'Whole Farm Plan Cover Letter' dated 28th April 2023 - significantly the removal of the equestrian centre.

Notwithstanding these recent amendments, the Parish Council maintains its **STRONG OBJECTION** to the application; and continues to fully endorse and rely upon its extensive representations submitted to the Local Planning Authority (LPA) in October 2022.

The amended application continues to contravene the policies of the Chichester District Local Plan 2014 – 2029 (CLP); and the policies of the emerging Chichester Local Plan 2021 – 2039 (eCLP); and a range of national policies as set out in the National Planning Policy Framework (NPPF), which are material to the determination of the application.

Being a commercial / non-residential application, none of the arguments made in relation to the LPA's five-year housing land supply / tilted balance have any weight or substance in relation to determining this application. Consequently, the proposals continue to flout CLP Policies 1, 2, 8, 39 and 45 all of which must be applied in earnest and, on this basis alone, the application should be refused.

In view of the Applicant's more recent submission of applications 22/03114/FULEIA and 22/03131/OUTEIA it is now apparent that the Applicant intends for the three (3) applications, in combination with one another, to represent the ultimate proposal for a site i.e., a substantial new settlement in the countryside to be known as 'Rickman's Garden Village' (RGV) with the 'Whole Farm Plan' proposals as a 'village hub'.

The Applicant calls this 'The Vision', as set out in section A, paragraph 2 (pg.3) of their Planning Statement submitted in support of both residential applications:

*"The proposed new **settlement** will be a high-quality, well-planned, sustainable form of development. The development will provide **up to 600 homes** (including 30% affordable homes) to the east and west of Rickman's Lane, **focused around a new village hub providing employment, retail, leisure and education opportunities and facilities** (separate planning application ref 22/01735/FULEIA).*

[own emphasis]

The LPA will be aware that in policy and practical terms the WFP application 22/01735/FULEIA is both confused and confusing in its relationship to these two newer applications and, as a result, fails to present any coherent proposals for the site. Despite the recent changes to the WFP application, it continues to seek approval for a destination leisure/retail outlet in the countryside. It is not an application for "a new village hub". It does not represent infrastructure appropriate to support new residential development, let alone a new settlement with a mixed resident population.

All three applications pray in aid to one another to realise some modicum of sustainability and/or need. The residential development proposed relies entirely on the content of the WFP application, but this is wholly unsuited to the needs of the proposed community – not surprisingly given that it is an application for something else entirely. The WFP looks to the RGV applications to realise its own, alleged, sustainability credentials. They all manifestly fail.

The Parish Council respectfully refers the decision makers to its representations submitted regarding the new settlement, appended to this letter for ease of reference. Namely: -

1. Rickman's Green Representation, dated 6th June 2023 appending -
 - Goose Cottage Appeal Decision: APP/L3815/W/22/3302155, 13.02.2023
 - Land at Manor Copse Farm Appeals Decision: APP/L3815/C/21/3283324 & APP/L3815/C/21/3283325, 17.05.2023
 - '15-minute community' analysis

Clerk & RFO: Catherine Nutting
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- Prestige Alternative Finance Impairment document

The Parish Council confidently asserts that its submissions contained throughout the document, but particularly within sections 2 and 3, are directly relevant to the determination of this WFP application. Please consider this document and sections 2 and 3 in particular, as the Parish Council's updated submission in relation to this WFP application.

As with the Rickman's Green Village planning applications, there is an absence of any supporting highways information. Again, the Applicant promises that all the necessary transport analysis will follow later within the still awaited Transport Assessment Addendum document. Consequently, the Parish Council reserves the right to submit further comment once the awaited documents have been submitted by the Applicant.

The Parish Council will submit an addendum Landscape Technical Note in the coming days.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Nutting', with a stylized flourish at the end.

Catherine Nutting
Clerk & RFO of Plaistow and Ifold Parish Council