



Clerks report to the Plaistow and Ifold Parish Council Meeting dated 12th November 2025

6. Planning Matters

1. Neighbourhood Plan.

Drop in event 29th October 25.

Approx 11 people attended the morning session and around the same for the evening. I have some photos.

The residents who spoke to us were all supportive and we tried to get them to respond on the comments form in this manner, hopefully they will no one left comments on the day.

Issues raised being:

Traffic speed and parking in The Street around the school, lack of local first-time buyer houses.

Those that came spent quite a time looking at the boards and seemed interested.

Design Guidelines Update:

CDC NP Officer has confirmed the NP needs to be in conformity with the NPPF Dec 24. Our Design Guidelines are based on NPPF Dec 23. **Locality** (who organised the technical support with AECOM previously which produced the DG) have **quoted £1460.11** to update the Guidelines to the NPPF Dec 24. Councillors to decide whether to go ahead with this and also at the same time if mention of the Village Design Statement should be taken out- see below.

Plaistow & Ifold Village Design Statement (VDS) 2020 Plaistow & Ifold Parish Council The document contains supporting design guidelines for any future development and re-development to buildings, open areas and important vistas based on a thorough analysis of the Parish's built and natural environment. Page 11

Essentially, Ifold to this day remains sylvan. Through the Neighbourhood Plan and VDS it is intended to retain and enhance this characteristic. Page 25

Review of Historic Archives:

Date for this is suggested at Monday 15th December subject to the Chair of the Ifold History Society to be able to make this date to set up the documents.

Working Group Meeting Date:

Depending on the number of comments a meeting could be arranged to follow the 17th December Full Council Meeting on 17th December 2025 or otherwise on 18th December 2025. The Consultation finishes on 10th December. Once the NP has been reviewed following this consultation and the Consultation has written the statement of Conformity the Plan is in a position to move to Regulation 14 subject to CDC agreement.

Suggested timeline going fwd.:

- To 10th Dec 25
 - - NP drop in event 26th Nov
 - Maggie Williams producing Basic Conditions conformity chapter.
 - Design Guidelines update and removal of VDS mention.
- Before Xmas
 - Any comments discussed by the group
 - Consultation statement and NP updated as necessary to be ready for CDC.
 - Equality Impact Assessment (EQIA) appendix produced.
- Early January 26
 - CDC contacted for Regulation 14 go ahead approval.

- Late January to end of February 26
 - – Regulation 14

2. Foxfields

To note the recent correspondence with the PVT and the process for consideration of a loan by the PC to purchase this facility and discuss accordingly.

Dear Dean

It is very good of you to provide your summary. Paul Jordan had intended to update the Parish Council following his attendance at the PVT meeting ahead of your purchase of the field, but due to his recent operation he has been unable to attend our meetings recently.

The Finance Committee was discussing this subject last night at their committee meeting because it will be necessary if the PC do go forward with a purchase of the field from the PVT to budget for loan repayments. As you may be aware budget amounts are set in early January when we request our precept from Chichester. The size of the loan that would be required would mean that this is not straight forward as it would increase our precept somewhat requiring commitment from the community. The purchase cost to the PC the PC assume, will be your purchase price plus all your costs, if you can give some idea of this amount, please.

Indeed, to take out a loan would require a majority at a community referendum for agreement to proceed and the majority would need to amount to 30% of electors. The electorate size is approximately 1600 from a population of 2031 (census 2021) and so 480 residents would be required to vote positively. This would take time and effort as well as funding to achieve. The PC would need to make sure the whole community and not only Plaistow were of majority approval for this by some means.

If this is achieved the loan would also require approval from the Public Works Loan Board which would be the usual government organisation loan facility as rates are generally better than open market loans.

However currently there is no consensus at Parish Council level to proceed and further discussions at that level are required, your email will provide some clarity for discussions. The covenant to be drawn up will also need to be scrutinised and may affect any decision. The Parish Council will need to justify the use of so much precept for this facility, purchase, and responsibility for ongoing maintenance costs. To provide for a recreation field only may not justify the cost to some.

The matter will be discussed again at our meeting on 12th November 2025; you are very welcome to attend which would be useful for any questions the PC may have.

Regards

Jane

From: Plaistow Village Trust <hello@plaistowvillagetrust.org>

Sent: 05 November 2025 19:51

To: Jane Bromley <clerk@plaistowandifold-pc.gov.uk>

Subject: Purchase of "Football Field"

Hi Jane

We're writing to keep the Parish Council up to date with the purchase of the "Football Field" by the Plaistow Village Trust ("PVT"). The PVT completed the purchase on the 27th October.

The funds for the purchase were raised from 58 households in Plaistow - which shows how strongly the residents wanted the field to be protected as a recreational facility for the village and the other hamlets in the parish. It is an extraordinary achievement.

Our immediate priorities are:

1. Hedgerows - we have arranged for these to be trimmed in the coming weeks. This will be both on the highways side and inside the field and the top.
2. The pasture will be mowed and rolled.
3. The gate will be secured with new chains and locks (combination).

The PVT has public liability insurance in place. The pavilion was uninsurable given its current condition.

The Plaistow Football Club did not field a team this year because of the uncertainty around the future of the field. We will now encourage them strongly to put a team together and to make use of the facility.

The residents that supported the purchase were aware of our wish to sell the Football Field to the Parish Council provided that we secure its future as a recreational space for the village and the wider parish. We are in the early stages of the legal process with covenants and revisions to our governing documents to ensure the space is always a recreational facility. We would of course welcome a designation as a green space.

While we will be encouraging the use of the field by the Plaistow Football Club and other organisations with a focus on sport, we will not be entering into long term agreements given our intentions to sell the Football Field to the Parish Council. It would be appreciated if the Parish Council could let us know how you would like to progress the purchase and also what the process would be.

Looking forward to hearing from you.

Dean Wheeler
Chair
Plaistow Village Trust

3. Assets of Community Value.

CDC have replied to our applications as follows:

Thank you for the nominations. By way of acknowledgement, please find attached copies of letters to property owners which have been posted today.

Please note, case law with regard to Assets of Community Value has made such nominations much more closely scrutinised.

This is especially being true with commercial premises – a business being a business is very unlikely to be construed as serving social value, shops and pubs especially. If there is anything that you want to add to evidence your nominations then please do so.

For example the nomination in respect of Olde Sun Inn mentions clubs and societies – you could name those groups and the frequency that they meet here.

*The deadlines for representations from owners and occupiers are set out in the letters, so the same would be true for any additional evidence you wanted to submit. **Deadline 27th November 25.***

Details obtained so far:

Community Assets – Evidence of community use further information

Plaistow Tennis Courts

- The primary use is for the Youth Club evenings, which are every Monday night for secondary school age children and once a month for primary school age children. During those sessions, the tennis court is their only outdoor space, so it is used year round in all weather conditions.
- Additionally, the court is free for community bookings – and some examples are: netball, football, children's bike riding lessons.

Ye Olde Inn

- Wednesday nights unofficial scrabble club.

Plaistow Stores

- Café available for parents supporting Children's football training on Saturday mornings on the recreation ground.
- Drinks and snacks available for Plaistow Football Club using Foxfields for matches.
- School and preschool staff use the shop at lunch times.

Ifold Stores

9. Traffic Calming

1. Shillinglee TRO 40mph application. See below correspondence exchange with WSCC Highways.

To: Oliver King <Oliver.King@westsussex.gov.uk>

Sent: 28 October 2025

From: Parish Clerk (Plaistow and Ifold) <clerk@plaistowandifold-pc.gov.uk>

Dear Olly

With regard to the number of residents supporting this there was a fishing club included which has membership of about 40 but do they only count as one?

I can submit evidence for access problems which I experienced the other day when visiting a Shillinglee resident. The access would be dangerous even at 30mph.

With regard to funding if the PC offered support for this what would we need to budget?

Regards

J Bromley

From: Oliver King <Oliver.King@westsussex.gov.uk>

Sent: 28 October 2025 15:49

To: Parish Clerk (Plaistow and Ifold) <clerk@plaistowandifold-pc.gov.uk>

Subject: RE: Shillinglee speed limit 622445

Hello Jane,

Our ref: Traffic Regulation Order application – Shillinglee Road – Northchapel - 622445

Apologies for my delay in responding, I have recently been on annual leave.

Looking at the data, the application was rejected due to inconclusive average speeds, with a revised speed limit inadvertently raising vehicle speeds, As previously mentioned, average speeds on Plaistow Road were 23.8mph, so it may be that there is a perception of speeding rather than the vast majority of vehicles speeding. The National Speed Limit encourages motorists to adapt their speed to the layout of the road and drive to the prevailing conditions.

The application failed the SPACE scoring matrix (Safety, People, Access, Costs, Environment), schemes must achieve a **minimum score of 20 points** to proceed. Your scheme has achieved an initial score of **16 points**.

Below is a breakdown of the individual category scores:

- Safety – Our data shows there have been no recorded road traffic collisions at this location in the last 5 year period. This section scores 5 points.
- People – With the evidence of 28 residents supporting, and other key stakeholders, this section scores 11 points.
- Access – With no evidenced access issues or congestion improvements, this section scores 0 points.
- Costs – With no external funding, this section scores 0 points.
- Environment – With no evidence of a positive environmental impact, this section scores 0 points.

At present, the scheme does not meet the required threshold.

Kind regards,

Olly King

Traffic Engineer

Western Area (Arun & Chichester)

Highways, Transport and Planning

2. Sharp Bend at The Ride junction. See resident correspondence below.

Please note ahead of discussions: -

The average speed was however within the 85 percentile of acceptability for the 30mph TRO , there is a chevron ahead of the bend and a bend red traffic sign.

Received 27th October 25:

Dear Jane

After our recent conversation I have enclosed the speeds which are being done down the road. You can see from the maximum speeds some are at 60-70 mph. Which is well above the speed limit.

We live on the corner of the Plaistow and Loxwood road and some cars are speeding dangerously down the hill and into the ride. Which is frightening people with young children and dog walkers. Several have crashed into the oak tree, which had to be cut down this year because of the damage of being hit so many times. We have had someone spun their car on the corner, from going too fast and smashing our fence up. Leaving their car in the opposite direction. Recently someone smashed into the island of the ride on this corner and took out the bend sign.

We have no pavement here and when car come around the bend , many seem unaware of the pedestrians in the road with their dogs or the children walking to the corner for the school bus, as this is where the children wait for the school bus in the morning and where it drops them in the evening.

Please can you slow down the traffic coming from Plaistow into ifold to help prevent any more accidents happening which could prove to be fatal if nothing is done.

If you have Sussex highways email, please let me know and I will also pass this on to them.

Regards

Email 3rd Nov 2025

Response from WSCC Highways:

Good morning, Jane,

With regards to the Speed Indicator Device data, this is great in principal for supporting evidence of a speed limit reduction scheme, but results can potentially appear inconclusive so we will always carry out our own speed data survey.

With this said, the average speeds shown from your data show relatively low speeds but I would encourage residents to report unlawful driving behaviour to Sussex Police via Operation Crackdown: <https://operationcrackdown.org/>

I'm happy to discuss with the residents should they wish to [raise a highways related enquiry](#).

Kind regards, **Olly King** Traffic Engineer Western Area (Arun & Chichester)