



Ms J Bromley  
Clerk to Plaistow and Ifold Council  
The Winterton Hall  
Loxwood Road  
Plaistow  
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RH14 0PX

Date 14 July 2025  
Your ref  
Our ref 1902/414215.1

By email only to: [clerk@plaistowandifold-pc.gov.uk](mailto:clerk@plaistowandifold-pc.gov.uk) & [clerk@loxwood-pc.gov.uk](mailto:clerk@loxwood-pc.gov.uk)

Dear Ms Bromley

**Response to Informal Consultation on draft Plaistow and Ifold Neighbourhood Plan 2023 in relation to Local Green Space**

DMH Stallard LLP are instructed by xxxxx who own and occupy the residential property known as xxxxx. The house was constructed following the grant of planning permission at appeal by the Planning Inspectorate (PINS) on xxx under PINS reference xxxx, Chichester District Council reference xxxx.

We are instructed to make the following objections on our client's behalf in relation to the current informal consultation on the draft Plaistow and Ifold Neighbourhood Plan 2023 and particularly in relation to the extent of the proposed Local Green Space LGS i2 (described as Ancient Woodland in the centre of Ifold) designation set out in Appendix E to the draft Neighbourhood Plan.

Our grounds for objection on behalf of xxx are as follows:

The inclusion of xxx and its residential curtilage within the proposed Local Green Space designation is unreasonable and should be removed from the extent of the proposed designation.

Given that the considerations for any development that requires planning permission for land designated as Local Green Space would be as if the land was designated as Green

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Belt, it is inequitable that were xxx and associated residential curtilage be retained within the designation whereas all other residential properties surrounding the designation would not be.

The land proposed to be designated as Local Green Space is designated as Ancient Woodland and Semi-Natural Woodland by Natural England as shown in the map included at **Appendix A** to this letter. However, the vast majority of the plot of land occupied by xxx is not ancient woodland. A significant proportion of the plot comprises the house itself, the driveway leading from Chalk Road, a lawned garden with shrub and flower borders and amenities serving the property.

We attach at **Appendix B** a plan showing how the plot is used by our clients as a family home and associated garden. The fenced area was created to provide a secure area for our clients' dog. Other parts of the plot are used by our clients as a garden with a play area, trampolines, fire pit area and vegetable and fruit patch. Our clients have also maintained and created several pathways through the treed area within their ownership which are used for walking, exercising their dog and for recreational activity for our client's son. There is a triangular area bordered by a path which our clients maintain and trim back every year (so this has therefore not been continuously wooded either – roughly marked in green on this map).

We attach at **Appendix C**, an extract from the Clark and Gammon sales brochure which shows the property and grounds in 2011-12 where it will be seen that the majority of the plot comprised the main house and much of the area in front of the trees and between them was mainly laid to lawn.

Attached at **Appendix D** is a report of inspection of the 56 trees on the site produced by Gale Tree Consultancy that categorises the trees as 6 being young, 32 as semi-mature, 15 as early mature and just 3 as mature. At **Appendix E** is a plan showing the trees located on the xxx plot.

As the Parish Council will be aware, all relevant trees within the xxx plot and its residential curtilage are already protected by the Chichester District Council Tree Preservation Order (TPO) reference xxx dated xxx.

In Planning Practice Guidance on local green space published by Government 6 March 2014 it states "Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional benefit would be gained by designation as Local Green Space" (Paragraph: 011 Reference ID: 37-011-20140306). In this instance, we consider that the existing protections of the TPOs are sufficient to manage development

and therefore negates the need for further designation as Local Green Space which would bring no additional benefit.

We now wish to comment on the contents of the LGSi2 assessment set out in Appendix E of the draft Neighbourhood Plan 2023.

The assessment states that the site forms part of a wildlife foraging route through the centre of Ifold for badgers, deer and foxes. There is no supporting evidence of this. The boundaries of the xxx plot and its curtilage is largely enclosed by close board fencing. The exception is the south-eastern boundary that has wired fencing in place.

Whilst our clients accept that the proposed designation meets the requirements of both NPPF paragraph 106a, being in close proximity to the community it serves and NPPF paragraph 106c, being local in character and not an extensive tract of land, they have considerable concerns with the example facets set out in NPPF paragraph 106b which we comment on as follows:

#### **Beauty**

Our clients point out that other areas designated as Ancient Woodland by Natural England have not been designated as Local Green Space and so question why this particular plot been chosen over others. It is not distinct in character when compared to other areas of Ancient Woodland in the locality.

#### **Historic significance**

There is no historic significance other than the ancient woodland designation which is erroneous in relation to the open area of the residential curtilage of xxxx.

#### **Recreational value**

The proposed Local Green Space designation has no recreational value as there is no public access with no realistic opportunity for public enjoyment. There are very limited views of the woodland from either Chalk Road or The Ride due to houses that surround the plot.

We provide at **Appendix F** a set of photographs that illustrate both the plot itself and the view of the plot from the public realm. Our clients comment that the plot will obviously be more visible to those people with gardens backing onto the plot and possibly those in The Close and so whilst it has value, this is only to a very limited number of people.

Our clients also note that the designation as Local Green Space of LGS i2 has not been requested by the community from the consultation undertaken in March 2025.

### **Tranquillity**

This is not considered relevant and doesn't provide of peace and a sense of quiet in the local area as the plot is bordered by 11 houses with all of the activity associated with these.

### **Richness of its wildlife**

As regards to being a natural habitat for wildlife including rare and declining turtle doves, whilst our clients admit that these have been heard albeit these have been rare occurrences, and they have no evidence that the doves are using the woodland for nesting or on a regular basis.

We also wish to comment on the management regime that our clients carry out at their property. We wish to confirm that xxx and our clients take a responsible approach to managing the woodland whilst balancing it as a family amenity.

In 2019 our clients paid to have a tree survey completed (attached at **Appendix D**) to understand the condition of the trees and identify any remedial work that was required. Priority recommendations were then completed and these are recorded on the Chichester District Council on-line planning register under reference xx available to view here: [xxx](#)

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[XXXX](#)

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In 2024 two trees fell during storms and these have been duly replaced according to the requirements of Chichester District Council. Our clients have also left one of the fallen trees in place for the benefit of wildlife.

Our clients have also created other wildlife friendly habitats such as a stag beetle pyramid, approximately 14+ bird boxes, bat boxes, 2 wildlife ponds.

Our clients regularly clear the ditches that run through the plot to ensure good drainage although they wish to confirm that this has yet to be undertaken this year.

In addition, our clients have added to the planting in the woodland – for example they have planted 3 silver birches and a may tree in an area near the driveway.

Whilst not forming part of our specific objections, we note that the address/location of LGS i2 on page 4 of Appendix E states: "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". The description is misleading given that the entirety of xxxxxxxxxx and its residential curtilage is contained within the boundary of the proposed Local Green Space designation.

We also point out that Map 4 on page 21 of the draft Neighbourhood Plan document that shows the Local Green Spaces within Ifold is incorrect in that LGS i2 is wrongly marked as LGS i1.

Finally, we would also comment that the map itself is misleading in that the Local Green Space notation completely obscures the fact that xxxxx is located within the proposed extent of the designation thereby obscuring the fact that there is a dwelling and its residential curtilage within the extent of the proposed designation.

For the reasons set out above therefore, we hereby request that the Parish Council deletes the proposed Local Green Space designation LGS i2, at the very least, in as far as it relates to Oakwood House and its associated residential curtilage.

Should the Parish Council wish to discuss this matter in further detail, please do not hesitate to contact me.

Yours sincerely

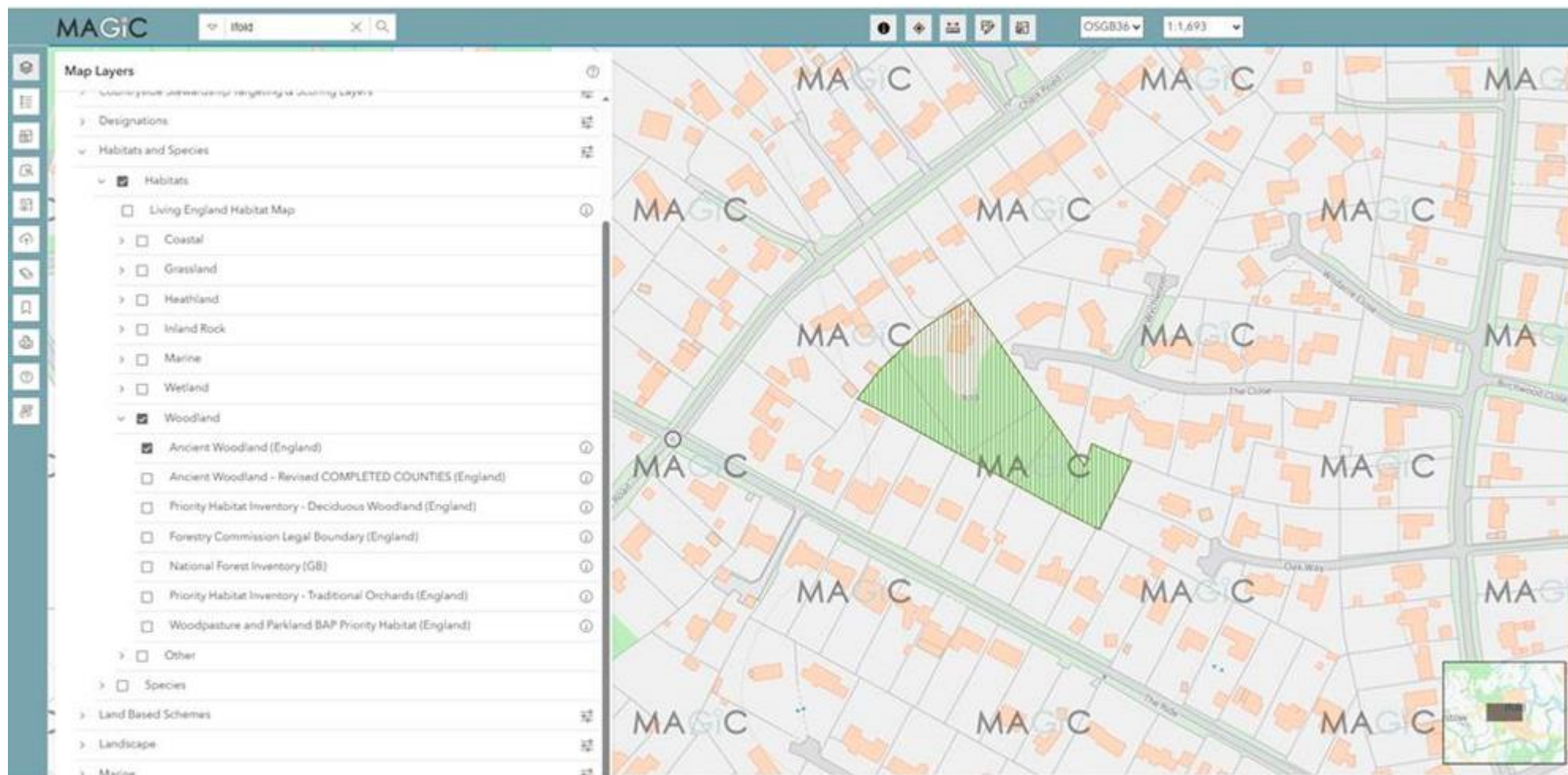


Nigel Abbott  
Director of Planning  
For and on behalf of DMH Stallard LLP

Enc – Appendix A – Map of Ancient Woodland designation  
Appendix B – Plan showing use of xxx plot  
Appendix C – Extract from Clark & Gammon 2012 sales brochure  
Appendix D – Tree condition report from Gale Tree Consultancy  
Appendix E - Plan showing location of trees on xxxxx plot  
Appendix F – Selection of photographs

Cc xxxx

**Appendix A – Map of Ancient Woodland designation**





## **Appendix B – Plan showing use of xxxxxxplot**





**Appendix C – Extract from Clark & Gammon 2012 sales brochure**

**Appendix D – Tree condition report from Gale Tree Consultancy**



**Appendix E – Plan showing location of trees on xxxx plot**



## **Appendix F – Selection of photographs**