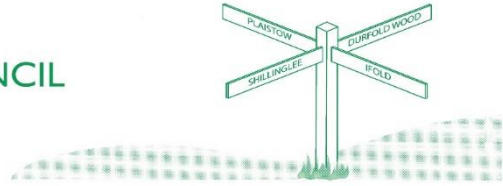


## PLAISTOW AND IFOLD PARISH COUNCIL



4th December 2020

Mrs Janet Cheesley  
Examiner  
Chec Planning Ltd

Sent via email: [\[email address redacted for publication\]](#)

Dear Mrs Cheesley,

### **Re: Plaistow and Ifold Parish Council's Comments on the Regulation 16 Consultation Responses made following consultation ending 30 April and 29 October 2020**

Plaistow and Ifold Parish Council is permitted to make comments to the Examiner on the Regulation 16 representations. The comments are made in the interest of factual accuracy, or to provide clarification to assist the Examination process; and rely on existing evidence within the draft Neighbourhood Plan documentation. No comment is made about personal held opinions of respondents.

1. The shop in Ifold re-opened on 10<sup>th</sup> April 2020. The Neighbourhood Plan paragraphs 2.32, 7.3 & 7.13 will need updating to reflect this change.
2. The 40MPH speed limit to the main road through Ifold village has been reduced to 30MPH from September 2019 and enforceable from September 2020. The Neighbourhood Plan paragraph 8.9 will need updating to reflect this change. Note the speed limit between Plaistow Village and Ifold remains at 60MPH.
3. The members of the Neighbourhood Plan Steering Group are given on the Parish Council's website: <https://plaistowandifold.org.uk/steering-group>. The Steering Group members have changed over the 7 years of its existence. Since 2017 there have been 6 rising to 8 members and 3 of these reside in Plaistow: Sallie Baker (2013 -2019) Paul Reynolds (2019 – current) and Jerusha Glavin (2020 - current).
4. The Parish Housing allocation of indicative 10 houses has been met through the District Council's Local Plan. Policy H1 has been retained in the Neighbourhood Plan on advice received in the Health

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Check Report (*Plaistow and Ifold Parish Neighbourhood Plan Health Check Report, 3 April 2018, Catherine Loveday BSc (Hons) MSc MRTPI, <https://plaistowandifold.org.uk/media/Neighbourhood%20Plan/docs/intelligent-plans-plaistow-ifold-health-check-03042018.pdf>*) and to manage possible future development of this site for **11 houses**, which has been identified through the NP process. Note: development of 10 houses or less requires no provision on site for affordable housing.

5. Artemis Land and Agriculture Ltd, proposed housing site has come forward this year and after the Neighbourhood Plan was submitted to and accepted by Chichester District Council (CDC) at Regulation 16. Therefore, there has been no opportunity for the Parish Council to consult through the Neighbourhood Plan process with the community. The Neighbourhood Plan call for sites closed July 2016.
6. The Parish Council consider all the Basic Conditions have been met by the Neighbourhood Plan and in particular: -
  - a) Policy H1 allocates **11 houses** for this site to ensure, based on the current CDC and Central Govt. Policy, that 30% of the housing will be affordable and provided on the site. The supporting justification to Policy H1 sets this out. Policy H3 sets out affordable housing requirement (meeting Basic Condition i).
  - b) Policy H1 has 12 criteria which must be met, to manage any future development in the sensitive historic environment in which the site is located (meeting Basic Condition ii & iii).
  - c) Site at Policy H1 meets social sustainability and the identified housing need 1,2 & 3 bed units and housing suitable for the elderly (meeting Basic Condition i, iv and v).
  - d) Policy H1 would deliver housing near to village services and facilities, thus reducing the need to use a vehicle to access facilities and services within the village (meeting NPPF and basic condition iv).
7. The Conservation Area map in the Neighbourhood Plan is produced by CDC but can be annotated to reflect the adoption of the extended Conservation Area.
8. During the Conservation Area review in May 2013, the field in which Policy H1 site is located was excluded from extension to the Conservation Area for the following reason:

*“This was considered during the stakeholders' walkabout - generally it was felt that this field did not link visually with the centre of the village and therefore there seems no justification for its inclusion.”*

Quote from Result of Public Consultation, Appendix 1 dated 12 November 2012, Plaistow Conservation Area Character Appraisal & Management Proposals May 2013 written for Chichester District Council by The Conservation Studio: <https://plaistowandifold.org.uk/plaistow-conservation-area>

9. The foul drainage pumping station at Loxwood is currently at capacity. In relation to the 2018 housing development in Loxwood village, sewerage is currently being removed by road tankers and not to mains drainage. Amendments required to the Neighbourhood Plan to reflect current legislation for provision of foul drainage.
10. The map in the Neighbourhood Plan showing the Ifold settlement boundary is produced by CDC, but their Legend can be removed.
11. Ifold settlement boundary retained following public consultation responses. Public consultation also rejected extending Ifold settlement boundary to provide additional services and facilities. Therefore, there is currently no mandate to change the Ifold settlement boundary.
12. Comments and actions to Regulation 14 responses discussed and approved with all Parish Councillors, Steering Group members, representatives of Plaistow Village Trust and Colin Smith Planning. Meeting date 2nd November 2017, Kelsey Hall; Full Parish Council Meeting, 20th February 2018, C/18/022, Winterton Hall.
13. CDC's Regulation 14 response is significantly different to their Regulation 16 response in respect to Policy H1, the Historic Environment and site allocation outside a settlement boundary.
14. Local Green Space can be located on private land and does not have to confer public rights of access. Local Green Space meets Paragraph 99, 100 and 101 of NPPF.
15. The Policy at EE4 is well supported by the community and necessary in order to remove inappropriate B2 and B8 use in primarily a residential and rural area and not to blight CDC's Local Plan allocated residential site at Land North Little Springfield Farm, 100m away.
16. In early November 2020, Chichester District Council produced an Interim Position Statement for Housing Development for the district: [https://www.chichester.gov.uk/media/34332/Chichester-Interim-Position-Statement-for-Housing/doc/Chichester Interim Position Statement for Housing.docx](https://www.chichester.gov.uk/media/34332/Chichester-Interim-Position-Statement-for-Housing/doc/Chichester%20Interim%20Position%20Statement%20for%20Housing.docx)  
The document contains 13 criteria for new development outside of the South Down National Park. Whilst this was adopted just outside of the Regulation 16 consultation, which ended 29th October it took effect immediately and remains in place until the new Local Plan for Chichester is adopted.

Yours faithfully



Catherine Nutting

Clerk & Responsible Financial Officer

Cc Valerie Dobson, CDC [\[email address redacted for publication\]](#)

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