

Plaistow and Ifold Neighbourhood Plan 2023- 2039



- Neighbourhood Plan has been developed by the Parish Council

- 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).

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

Cover photographs Clockwise left to right: Cox's Pond, Plaistow. Traffic Island, Shillinglee Rd. Cricket Pavilion, Plaistow. Holy Trinity Church, Plaistow. Kelsey Hall, Ifold. Recreation Ground, Plaistow. Entrance to Durfold Wood. Entrance to Ifold.

Contents		Page
1.0 Introduction		5
2.0 The Plan Area	2.1 Geographical & Historical Context	5
	2.5 Settlements	5
	2.16 Rural Character	6
	2.19 Social Characteristics	6
	2.23 Economic Characteristics	6
3.0 Vision and Objectives	3.1 Vision	6
	3.2 Objectives	7
4.0 Housing	4.1 Local Housing Need	8
	Policy H1 – Local Housing Need	9
	4.10 Settlement Boundary of Ifold	9
	Policy H2- Housing Development - Ifold Settlement Boundary	10
	4.14 Density & Design Principles	10
	Policy H3 – Housing Density & Design Principles	11
5.0 Economy and Employment	5.1 Supporting The Local Economy	12
	Policy EE1- Supporting The Local Economy	12
	5.7 Retail Shop Premises	13
	Policy EE2 – Retail Shop Premises	13
	5.11 Brownfield Sites	13
	Policy EE3 – Brownfield Sites	13
6.0 Community Assets and Recreation	6.1 Designated & Non-Designated Heritage Assets	14
	AIM CAR1 – Designated Heritage Assets	14
	AIM CAR 2 - Non- Designated Heritage Assets	15
	6.3 Community Buildings	15
	AIM CAR3 – Community Buildings	15
	6.6 Assets of Community Value	16
	AIM CAR4 – Assets of Community Value	16
	6.7 Public Open Spaces & Recreation	16
	AIM CAR5 – Public Open Space & Recreation	16
7.0 Water	7.1 Flood Risk & Foul Drainage	16
	Policy FR1 – Flood Risk & Foul Drainage	16
8.0 Environment and Community Connectivity	8.1 Biodiversity & Community Connectivity	17
	AIM ECC1 - Biodiversity	17
	AIM ECC2 – Community Connectivity	17
	8.7 Ensuring Highway Safety	18
	Policy EHS1 – Ensuring Highway Safety	18
	8.11 Public Rights of Way	18
	AIM ECC3 – Public Rights of Way	18
	8.15 Cycle Routes	19
	AIM ECC4 – Cycle Routes	19
	8.19 Public Transport	19
	AIM ECC5 – Public Transport	19
	8.23 Traffic Calming For Adopted Highways	19
	AIM ECC6 – Traffic Calming For Protected Highways	19
	8.27 School Transport	19
	AIM ECC7 – School Transport	20
	8.31 Local Green Space	20
	Policy LGS1 – Local Green Spaces	21
9.0 Monitoring & Delivery	9.5 Delivery The Plan	24
	Table 1 Delivering The Plan	25

Content	Page
---------	------

10.0 Basic Conditions Conformity	Not yet drafted awaiting Local Plan adoption	27
-------------------------------------	--	----

Policies

Policy H 1 Local Housing Need	9
Policy H 2 Housing Development Within The Ifold Settlement Boundary	10
Policy H 3 Housing Density and Design Principles	11
Policy EE 1 Supporting The Local Economy	12
Policy EE 2 Retail Shop Premises	13
Policy EE 3 Brownfield Sites	13
Policy FR 1 Flood Risk and Foul Drainage	16
Policy EHS 1 Ensuring Highway Safety	18
Policy LGS 1 Local Green Spaces	21

Aims

AIM CAR1 Designated	14
AIM CAR 2 Non-Designated Heritage Assets	15
AIM CAR 3 Community Assets	15
AIM CAR 4 Assets Of Community Value	16
AIM CAR 5 Public Open Space and Recreation	16
AIM ECC1 Biodiversity	17
AIM ECC 2 Community Connectivity	17
AIM ECC 3 Public Rights of Way	18
AIM ECC 4 Cycle Routes	19
AIM ECC 5 Public Transport	19
AIM ECC 6 Traffic Calming and Adopted Highways	19
AIM ECC 7 School Transport	20

Maps

Map 1 Designated Plan Area	7
Map 2 Ifold Settlement Boundary	8
Map 3 Plaistow Conservation Area	8
Map 4 Ifold Local Green Spaces	21
Map 5 Plaistow Local Green Spaces	22
Map 6 Shillinglee Local Green Space	23

APPENDIX

Appendix A Housing Needs Assessment March 24
Appendix B Housing Design Guidelines and Codes April 24
Appendix C Listed Buildings
Appendix D Non-Designated Heritage Assets
Appendix E Local Green Spaces

1. INTRODUCTION

1.1 This Neighbourhood Plan is prepared by Plaistow and Ifold Parish Council (PIPC) to guide the sustainable development of Plaistow and Ifold Parish (the Parish) to 2039. The designated Plan areas are the entire Parish as shown on Map 1.

1.2 The Plaistow and Ifold Neighbourhood plan is prepared in accordance with The Localism Act 2011. Chichester District Council (CDC) and the South Downs National Park (SDNP) designated their plan areas as:

- the whole parish excluding that which falls within the SDNP on 6th November 2012 and;
- that part of the parish in the SDNP on 14th March 2013, respectively (Map 1).

1.3 The Neighbourhood Plan will act as a planning policy document as well as a general community strategy aim for the Parish through to 2039.

1.4 This Neighbourhood Plan will form part of the Development Plan for the Parish in conjunction with the Plaistow and Ifold Development Plan Document (DPD). The DPD will contain policies for the allocation of residential development sites and is prepared by CDC and will be produced and adopted, once the Chichester District Local Plan Key Policies 2021 to 2039 is adopted in 2025.

1.5 Why have a Neighbourhood Plan?

1.6 In the future planning applications for development will be assessed against policies in the DPD and the Neighbourhood Plan.

1.7 A “made” Neighbourhood Plan entitles the Parish to an increased amount of Community Infrastructure Levy (CIL), currently 25%, payable by developers on most new development. The CIL is to be used on infrastructure requirements for the growing Parish.

1.8 Policies in the Neighbourhood Plan are based on local evidence.

2.0 THE PLAN AREA

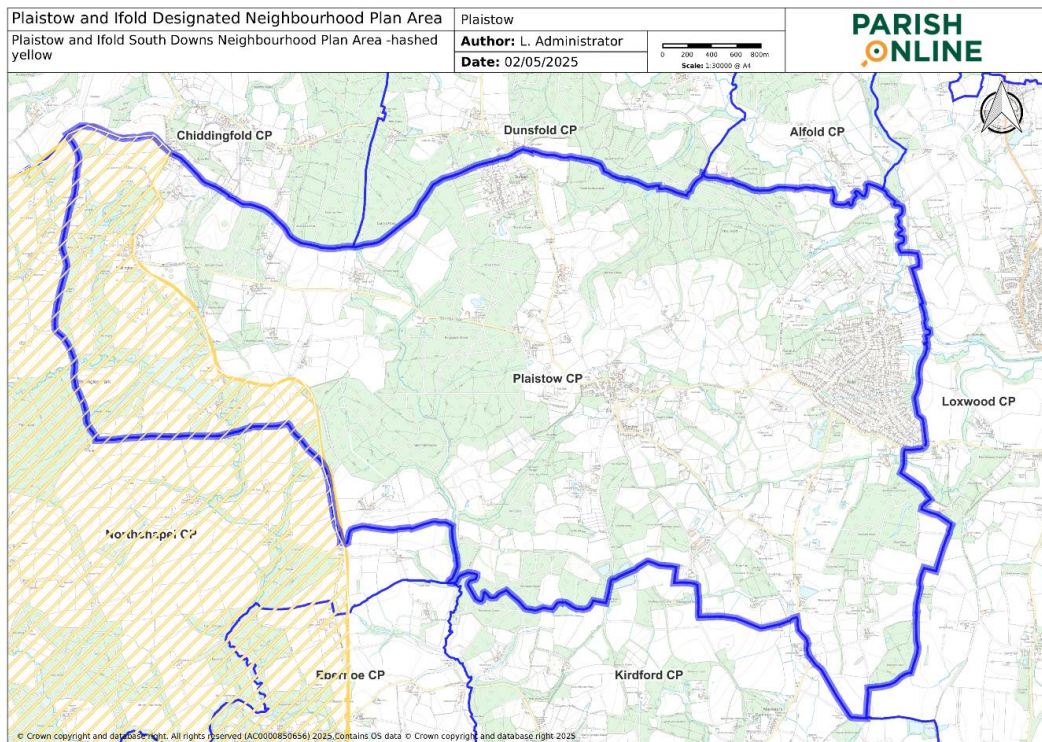
2.1 Geographical and Historical Context

2.2 The Parish is in the **northeast of Chichester District**, partially within the **South Downs National Park**.

2.3 It borders several areas: **Dunsfold Parish (north)**, **Northchapel Parish and the South Downs National Park (west)**, **Kirdford Parish (south)**, and **Loxwood Parish (east)**.

2.4 The Neighbourhood Plan encompasses the entire Parish, divided between **Chichester District Council (87.89%)** and the **South Downs National Park Authority 2.2 (12.11%)**.

Map 1 Designated Neighbourhood Plan area (CDC 6th November 2012) showing the SDNPA designated area for the Neighbourhood Plan (SDNP 14th March 2013)

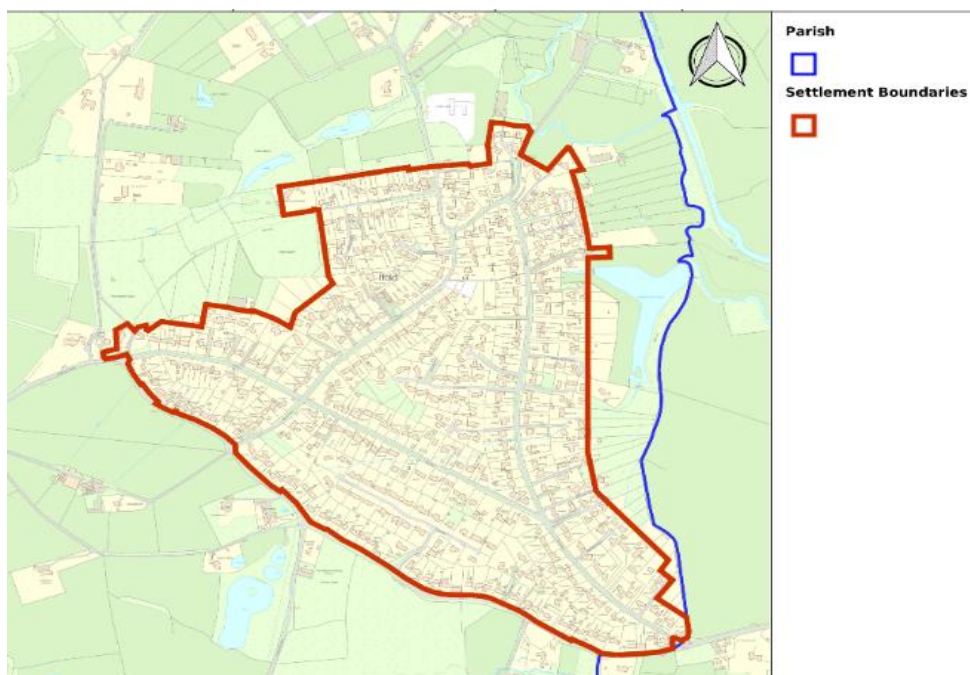


2.5 Settlements

2.6 Ifold:

2.7 Originally an estate until the 1930s, now a residential area with unplanned development. Characterized by low-density housing in large plots (0.1–1 ha), surrounded by private, **Map 2** unadopted roads. Ifold is surrounded by a settlement boundary (Map 2).

Map 2. Ifold Settlement Boundary



2.10 Features a village green half of which is owned by the National Trust and half by the Parish Council.

Map 3 Plaistow Conservation Area



2.13 Established in the 1930s on former estate land; features large garden plots with mature trees and hedges.

2.15 Historically tied to the Arundel Estate and home to Shillinglee House, which has been restored and converted into residential units.

2.17 The Parish is predominantly undeveloped, marked by agriculture, woodland, and ancient landscapes.

2.19 Social Characteristics

2.21 Population trends (2011–2021):

- Decrease in young children and school-age residents.
- Increase in the elderly population (65+).

2.22 Housing trends:

- Increase in outright homeownership and private renting.
- Reduction in mortgaged and socially rented homes.

2.23 Economic Characteristics

2.24 The Parish has a higher percentage of people in managerial, professional, and administrative roles compared to the national average.

2.25 There is a lower representation in skilled trades, leisure, sales, and manual labour roles.

3.0 VISION AND OBJECTIVES

3.1 Vision

3.2 We care about where we live. We want to enhance our sense of community and to welcome others to the rural tranquillity that we value. It's why we live here and why we think others would choose to live here.

3.3 Our four unique settlements should evolve 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.

3.4 Objectives

3.5 HOUSING To retain the Settlement Boundary, in its present form and location, for Ifold; To address housing density, building design and house extensions in a way that seeks to protect the built heritage, rural setting and environment of the Parish.

3.6 ECONOMY AND EMPLOYMENT To avoid the loss of existing employment floor space and to support in a controlled manner the expansion of existing businesses, new commercial activity and agriculture where suitable and sustainable. To retain existing A1 retail shop premises in Plaistow and in Ifold.

3.7 COMMUNITY ASSETS AND RECREATION To retain and improve buildings that are a focal point for the community and allow opportunities for meeting and interaction. To protect the area's valuable heritage and historic assets (designated and non-designated).

3.8 WATER To ensure development does not move ahead of good foul and surface water drainage capacity.

3.9 ENVIRONMENT AND COMMUNITY CONNECTIVITY To protect and enhance the area's biodiversity and habitats; To improve and enhance Active Travel possibilities within the Parish.

4.0 HOUSING

4.1 Local Housing Need

4.2 The Chichester Local Plan 2021-2039 was submitted to the Secretary of State on the 3rd May 2024. Policy H3 Non- Strategic Parish Housing Requirements 2021-2039 allocates a total of 25 dwellings ⁽¹⁾ on sites of 5 or more units, to be constructed in the parish of Plaistow and Ifold over the CDC Local Plan period. Paragraph 5.9 of the Plan states that

“It is intended that the identification of sites and phasing of delivery will be determined by local communities through neighbourhood planning in consultation with the council. In areas where parish councils do not wish to prepare their own neighbourhood plan, the council will work with the parishes to identify sites in a subsequent development plan document.”

4.3 This Neighbourhood Plan is not seeking to allocate any sites for housing development and will be working in partnership with Chichester District Council through the normal planning process. CDC will direct the % of affordable housing. The PINP seeks to direct new housing to consist of smaller units for local need.

4.4 The Parish Council has commissioned two valuable pieces of evidence to underpin and inform the Housing policies in this Neighbourhood Plan. An updated Housing Needs Assessment (HNA) APPENDIX A was produced by AECOM in February 2024 which has been used to inform the policies in the Neighbourhood Plan regarding the type and size of homes that are needed in the parish including tenure and specialist accommodation.

4.5 Objectives:

4.6 To promote housing to meet local needs.

4.7 To include first time buyers, houses designed for older residents’ needs and housing to meet other local needs; and

4.8 To support people with a local connection to Plaistow and Ifold Parish.

4.9 To be achieved through the normal planning process.

POLICY H1 – LOCAL NEEDS HOUSING

Any housing development scheme of more than 10 units must have a percentage of affordable housing in line with The Chichester Local Plan 2021-2039 Policy H4.

All proposals for housing will be expected to comprise a range of tenures and sizes to meet the identified Parish housing need as evidenced in the Local Housing Needs Assessment APPENDIX A and the latest CDC Housing and Economic Development Needs Assessment (HEDNA) available at the time the planning application is submitted.

4.11 The Settlement Boundary surrounding Ifold has been set by the CDC Local Plan and reflects the more developed character of the settlement. The area within the Settlement Boundary is characterised by large, detached dwellings in wide, spacious plots with mature soft landscaping and a verdant character. The average gross density within the Settlement boundary is 5.6 dph (dwellings per hectare).

⁽¹⁾ Chichester Local Plan 2021 - 2039 Main Modifications Schedule (MC01)

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 Policy H2 is seeking to curtail.

4.12 Objectives:

4.13 To retain the existing settlement boundary of Ifold (as defined in Map 2).

4.14 To address housing density, building design and house extensions in a way that seeks to protect the built heritage and the rural setting of the settlement.

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 2) provided that they are in compliance with Chapter 3 Part 2 of the Design Guidelines and Codes (see Appendix 1) and Policy H3 regarding:

- the quantum of development and site coverage protection of residential amenity (paras 1.2, 1.3, 1.5 – 1.8, fig 75) ;
- impact on heritage assets (designated and non-designated) (para 1.4);
- enhancement of existing tree cover, landscaping, green areas and vegetation (para 1.1);
- the sub-division of existing curtilages (paras 1.2, 1.3, 1.5 – 1.8, fig 75;
- car parking; and
- lighting and protection of dark skies.

4.14 Housing Density and Design Principles



Photo: The Ride entrance to Ifold Estates

4.15 Paragraph 6.11 of the emerging CDC Local Plan states:

“There is a need for development to make the most efficient use of land and to achieve higher densities than those found historically within much of the district. The expectation of a minimum of 35 dwellings per hectare is significantly greater than the densities currently seen more widely across the district and will as such require innovative design approaches and site-specific solutions to achieve this target whilst protecting the character of the local areas and delivering successful places.”

4.16 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

H3 – 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.

4.17 Due to the rural nature of the Parish there is a reliance on motor cars 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 roadside 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. Further guidance regarding car parking standards is set out in paragraph 2.3 of the Design Guidelines and Codes.

4.18 The Plaistow and Ifold Design Guidelines and Codes (April 2024) was prepared by AECOM in order to inform proposals for new development within the Parish. The document contains a detailed Parish-wide analysis which has set the design and guidelines and codes that the Parish Council will expect to see reflected in proposals for all new development in terms of density and design including house extensions constructed under permitted development rights.

4.19 To ensure that new housing development has regard to the Plaistow and Ifold Design Guidelines and Codes to address housing density and building design.

4.20 Objective:

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

POLICY H3 – HOUSING DENSITY & DESIGN PRINCIPLES

The design and density of new and infill development should match the village's context and location. It should align with surrounding features and utilize the land efficiently. Details are set out in the APPENDIX A Design Guidelines and Codes April 24. Settlement densities can be summarised as follows:

Plaistow

- Building patterns vary:
- **East side:** Larger plots (~8 dwellings per hectare).
- **West side:** Smaller plots (~25 dwellings per hectare).
- Cul-de-sac plots have uniform sizes.
- Countryside roads feature the lowest density with generous plot sizes.

Ifold

- Overall low density (~6 dwellings per hectare), increasing to ~10 dph in cul-de-sacs.
- Plot sizes range from medium to large with wide front gardens and significant vegetation.
- The settlement features open layouts with irregular building lines.

Durfold Wood

- Very low density (~3 dwellings per hectare).
- Generous plot sizes in a heavily wooded area with a mix of linear and irregular layouts.
- Predominantly bordered by deciduous woodland and large green spaces.

Shillinglee

- Density varies:
- **East side:** Higher density due to cul-de-sac layouts and smaller plots.
- **West side:** Larger plots and lower density.
- Compact core with buildings directly facing the green verge in some areas.

5.0 ECONOMY AND EMPLOYMENT

5.1 Supporting the Local Economy

5.2 According to the ONS Census figures for 2021, the population of the parish is 2,000 people (rounded to the nearest 100 people). Of these 55.4% are described as economically active and over 16 years of age. Those outside of this range are believed to be either in full time education or fully retired.

5.3 There has been a significant increase in the number of people working from home in the Parish over the past 10 years. The 2011 census showed that 10.7% of the economically active worked from home and this has risen to 55.4% according to the 2021 census (although this will have been influenced by the Covid measures). The number of people travelling to work by car has dropped from 51.6% in 2011 to 37.5% in 2021. There has been little change in the number of people either cycling or walking to work which remains about 3%.

5.4 The census figures demonstrate that there has been a change in shift from the way in which people work and that the local economy that is growing rapidly offering a variety of professional services. 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.

5.5 Objective:

5.6 Proposals to support sustainable economic activity and business growth will therefore be supported to avoid the loss of existing employment floor space and to support the expansion of existing businesses, new commercial activities including live /work units, agriculture and equine businesses, where the character of the local area, including agricultural land and the amenities of local residents are not significantly harmed.

POLICY EE1 – 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 CLP Marketing Guidance ⁽²⁾, appendix C in the emerging CDC Local Plan. 2021-2039 .

Proposals enabling small-scale business development through live work units, the use of redundant agricultural buildings and other facilities to encourage small enterprises will be supported:

⁽²⁾ [Chichester District Council Emerging Local Plan 2021-2039 Appendix C](#)

- 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, specifically this should not result in inappropriate development of buildings, structures and uses which would impact adversely on the countryside or result in the loss of agriculture.

5.7 Retail Shop Premises:

5.8 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. Any future planning applications for the loss of these Community Shops (Class F2(a)) will be strongly resisted.

5.9 Objectives:

5.10 To retain the local community shop premises in Plaistow and Ifold

POLICY EE2– RETAIL SHOP PREMISES

Changes of use requiring planning permission which would result in the loss of existing Class F2(a) Local Community Shop premises will not be supported in both principal settlements of Plaistow and Ifold.

Reasonable diversification of use, extension or alteration will be supported provided the primary function as a community shop is retained. Supporting evidence should follow ² CLP 2021-2039 – Marketing Guidance.



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

5.11 Brownfield Sites:

5.12 The Parish Council is keen to see sites within the Parish redeveloped in accordance with the encouragement to reuse previously developed land effectively in accordance with the NPPF.

5.13 Objective:

5.14 To consider appropriate re-use for brownfield sites to ensure sustainable development.

POLICY EE3 – BROWNFIELD SITES

On brownfield sites the Parish Council will encourage a variety of alternative uses and mixed-use including proposals for live/work units subject to the following:

- (a) Proposals for loss of employment will need to accord with NP Policy EE1;
- (b) The development should be sensitively designed taking account of the criteria set out in Part 2 of the Plaistow and Ifold Design Guidelines and Codes to reflect the rural area's character, with no harmful impacts on the amenities of nearby residential properties, and highway network;
- (c) Planning applications will need to demonstrate that proposals will not result in the loss or deterioration of ancient woodland (Appendix G); or have a detrimental impact on the Mens and Ebernoe Common Special Areas of Conservation (SAC) Appendix H);
- (d) A detailed phasing scheme should be provided for mixed use proposals to ensure that any residential element of the proposal is not implemented in isolation from the other parts of the scheme.

6. COMMUNITY ASSETS AND RECREATION

6.1 Designated and Non- Designated Heritage Assets

6.2 Chichester District Council has identified a wide range and large number of designated heritage assets in the parish and these are listed in Appendix C. There is a policy requirement in the NPPF and Chichester Local Plan to protect and enhance such assets as they are a valuable heritage resource and should not be lost, in whole or part. These heritage assets include Holy Trinity Church, as well as others listed in Appendix C to this Plan.

AIM CAR1 – DESIGNATED HERITAGE ASSETS

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 Council will support the protection and enhancement of other designated heritage assets (Appendix C). The Parish Council will also support appropriate retrofitting measures in order to meet net zero use of energy.



Holy Trinity Church, Plaistow

6.3 In addition the Parish Council has also identified a number of other buildings considered to be of historical significance in the Parish. These buildings have been assessed using the criteria set out by Chichester District Council for Non Designated Heritage Assets as set out in Appendix D to this Plan.

AIM CAR2- NON -DESIGNATED HERITAGE ASSETS

To afford these properties and features a degree of protection as well as historical and architectural recognition for the years to come, Plaistow and Ifold propose this list of Non Designated Heritage Assets, with detail in APPENDIX D, for inclusion in the Chichester District Council Non- Designated Heritage Asset formal list.

- I 1 -Ifold Cottage, Ifold.
- I 2 -The Lodge, Ifold.
- I 3 - -Trelayne, Ifold.
- I 4 -Hogwood House, Ifold.
- I 5 - Alpine Cottage, Ifold.
- I 6 -The Olde Garden, Ifold.
- I 7 -The Olde Garden Wall, Ifold.
- I 8 - Southlands Lock, Ifold.
- I 9 -Southland Cottage, Ifold.
- I 10 -W & Arun Canal, Ifold.
- P 1 -Hardnip Barn, Plaistow.
- P 2 -Edmunds Hill Cottage, Plaistow.
- P 3 -The Dairy, Plaistow.
- P 4 -Nell Ball Trig Point, Plaistow.

6.4 Community Buildings

6.5 The Parish has a wide range of community buildings which allow opportunities for meeting and interaction. These buildings specifically are a focal point for the community and should be retained as such.

6.6 Objective

6.7 To identify and retain community buildings as opportunities for social interaction and meetings for and on behalf of the local community.

AIM CAR3- COMMUNITY BUILDINGS

The Parish Council will support and consider favourably future plans to ensure the ongoing functions of buildings identified by the local community to include:

- the Micklem Scout and Guide Hut,
- Kelsey Hall,
- Plaistow Youth Club,
- and Winterton Hall.

6.8 Assets of Community Value

AIM CAR4- ASSETS OF COMMUNITY VALUE

The Parish Council will consult, identify and apply to, the District Council for the listing as assets of community value buildings and other community facilities it identifies, in consultation with the public, that are important to the community. This will be carried out as an ongoing process.

6.9 Public Open Space and Recreation

6.10 Plaistow has playing fields a play area and a community pond area open space. The Ifold settlement has no public open space and only a small preschool play area, within the settlement boundary. There is no provision in Durfold or Shillinglee as community open space or play area.

6.11 Objective

6.12 To identify areas for public space provision and playground provision for residents.

AIM CAR5 – PUBLIC OPEN SPACE AND RECREATION

The Parish Council will work with landowners, developers and the Local Authority toward provision of suitable public open space and children's playgrounds for the benefit of residents.

7.0 WATER

7.1 Flood Risk and Foul Drainage

7.2 As a result of climate change and infrastructure capacity issues, the Parish suffers from flooding and drainage problems. This has an effect on the local highway network and residents' properties, as well as biodiversity and the natural environment. Existing capacity issues are a matter for the statutory undertaker to address, through investment to replace and repair existing pipes. New development contributes to the amount of surface water and foul sewage entering the already overburdened system. It is therefore essential that new development does not result in an increase in the problem.

7.3 Objectives

7.4 To address potential flood risk and sewerage problems. To improve water efficiency, conservation and storage capacity. To promote Sustainable Drainage Systems (SuDS), to help reduce the risk of flooding.

POLICY FR 1 – FLOOD RISK AND FOUL DRAINAGE

All new development should have regard to the Plaistow and Ifold Design Guidelines and Codes in making provision for minimising and controlling the risk of run-off and to avoid the risk of flooding onto adjoining sites.

Foul waste connections should be phased in line with infrastructure capabilities.

New or improved strategic surface water and foul drainage infrastructure will be encouraged and supported to meet the identified needs of any future sustainable development and subject to other policies in the development plan.

Unless it can be demonstrated that there is sufficient capacity within the existing sewerage and drainage network, a Grampian condition should be imposed on any planning permission for new development requiring that new wastewater infrastructure enabling sufficient capacity is put in place to accommodate the new development prior to occupation.

8.0 ENVIRONMENT AND COMMUNITY CONNECTIVITY

8.1 Biodiversity and Community Connectivity

8.2 Section 2.1.2 of the Design Guidelines and Codes document sets out the green and blue infrastructure of the parish. Modern practices and lifestyles have eroded biodiversity worldwide and the Parish does not escape this phenomenon. Green fields may be green, but they are not necessarily biodiverse. Hedge cutting and open spaces neatly trimmed may look well managed but contribute to the decline in insect populations and the wildlife that depends on them.

8.3 The Parish settlement areas are not interconnected for active travel. Verges along the lanes to and from each settlement area are either too overgrown or narrow to use for pedestrians and the roads too narrow for safe cycling for families. Footpaths across fields have become overgrown and poorly maintained and do not offer a route between settlements for the most part of the year.

8.4 Objectives

8.5 To help increase biodiversity with native species within the parish.

8.6 To improve settlement connectivity for active travel to reduce reliance on the car.

AIM ECC 1 BIODIVERSITY

The Parish Council will support and facilitate community working groups to develop and undertake projects to help protect and increase biodiversity with the Parish.

The Parish Council will support the provision of green corridors between settlements within the Parish and across Parish boundaries.

All new development should have regard to the green network measures set out in the Design Guidelines and Codes document 2.4 where possible creating green corridors along the verge, cycle and path network.

AIM ECC 2 COMMUNITY CONNECTIVITY

The Parish Council will work with landowners, WSCC and CDC to promote and support the provision of a cycle network between the settlement areas within the Parish to reduce the community carbon emissions by reducing the number of short car journeys and increase resilience by reducing the reliance on the road network.

The Parish Council will work with WSCC, CDC and landowners to improve and enhance the existing verges of the lanes to facilitate pedestrian use for connectivity within the Parish.

8.7 Ensuring Highway Safety

8.8 On street vehicle parking can lead to increased danger on the local highway network, and inconvenience to other highway users, particularly in rural areas where the roads can be narrow, without footways and with no street lighting.

8.9 Objective

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

POLICY EHS 1 – ENSURING HIGHWAY SAFETY

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. These standards should be considered a minimum provision within the Parish and all new development should have regard to the Plaistow and Ifold Design Guidelines and Codes.

To ensure that safe and appropriate access is provided:

- particular attention should be paid to the design of the width of roads and access points to allow waste, emergency and delivery vehicles to access and egress in a forward motion and provide good visibility and measures to manage traffic speeds.

8.11 Public Rights of Way (PROW)

8.12 As a rural Parish, PROW (Appendix I) serve a useful function in connecting the settlements and other destinations both within the Parish and to adjoining Parishes. It is important therefore to maintain the existing PROW and to promote new footpath and bridleway connections. This will also improve safe access to the countryside.

8.13 Objective

8.14 To maintain existing PROW's and promote new footpath and bridleway connections and improve access to the countryside.

AIM ECC3 – 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,

to improve connectivity within and outside the Parish.

8.15 Cycle Routes

8.16 There is a need to encourage alternative and active modes of travel other than the private car in order to improve sustainability and to promote the public health and recreational advantages.

8.17 Objective

8.18 To introduce cycle routes where possible in the Parish and in particular between the principal settlements within the Parish and to adjoining Parishes.

AIM ECC 4 – CYCLE ROUTES

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

8.19 Public Transport

8.20 As the Parish is characteristically rural, there is a limited public transport network available to provide a sustainable alternative to the private car.

8.21 Objective

8.22 To improve links to public transport in the Parish and between the principal settlements within the Parish to adjoining towns and Parishes, train services.

AIM ECC 5 – 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.

8.23 Traffic Calming for Adopted Highways

8.24 Many of the rural roads through the Parish are subject to the national speed limit and are rural in nature, and unlit. They are therefore dangerous and hazardous for pedestrians, cyclists and other non-motorised road users.

8.25 Objective

8.26 To improve safety for pedestrians, cyclists and equestrians by ensuring appropriate speed through the Parish.

AIM ECC 6- 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.

8.27 School Transport

8.28 Due to the rural character of the Parish and the highway network within it, walking and cycling to school for students can be hazardous. By using public transport, students can get to

school safely, and the reduction in the use of private cars for the school run will have benefits in terms of traffic on the highway network and tackling climate change. 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 Plaistow Primary School.

8.29 Objective

8.30 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 ECC 7– SCHOOL TRANSPORT

The Parish Council will engage with the WSCC school bus transport providers to seek to improve accessibility; reduce the distance children may need to walk on roads without pavements and reduce parental car usage.

8.31 Local Green Spaces

8.32 A number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraph 106. These spaces have been identified as they meet the criteria in the NPPF in that: The Local Green Space designation should only be used where the green space is:

- (a) in reasonably close proximity to the community it serves.
- (b) 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) local in character and is not an extensive tract of land.

8.33 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 24 Chapter 13), to rule out new development other than in very special circumstances.

8.34 See individual assessments for each Local Green Space in Appendix E.

8.35 Objectives:

8.36 To protect the areas identified as Local Green Spaces; 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.



Photo: Loxwoodhills Pond, Ifold LGS12

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 i1: Landmark Oak Tree at the entrance to The Drive, Ifold.

LGS P1: Plaistow Recreation Ground, Plaistow

LGS P3: Plaistow Preschool Playground, Winterton Hall, Plaistow

LGS P4: Nell Ball Hill and Trig Point, Dunsfold Road, Plaistow

LGS P5: 'Foxfields' – Football Field, Dunsfold Road, Plaistow

LGS P6: Nell Ball Entrance Community Orchard, Nell Ball, Plaistow

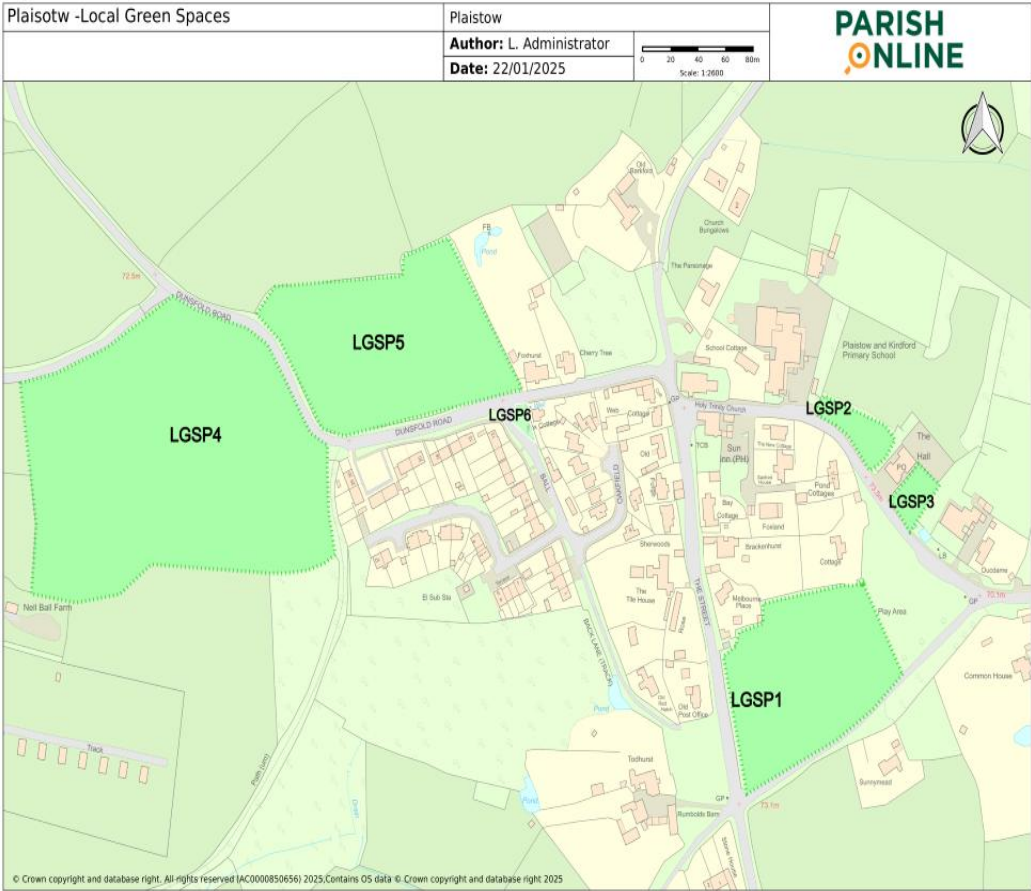
LGS S1: Shillinglee Road Junction Traffic Island

[illegible]

Photo: Nell Ball Trig Point LGSP4 overlooking Foxfields LGSP5



Map 5 Plaistow Local Green Spaces



Map 6 Shillinglee - Local Green Space LGSS1



Photo: Shillinglee Traffic Island LGSS1



9.0 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 Chichester Local Plan Key Policies (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 (2023) 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.

New bus shelter Plaistow.



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.

9.5 Delivering the Plan

9.6 One of the requirements of the NPPF is for planning to address delivery. The Parish Council and its planning committee will continue to 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.

Policy/AIM	TIMESCALE	MECHANISM	MANAGEMENT
POLICIES			
Policy H 1 Local Housing Need	Lifetime of the Plan	Liaising with CDC Housing, review of planning applications and decisions.	Parish Council/CDC Housing
Policy H 2 Housing Development Within The Ifold Settlement Boundary	Lifetime of the Plan	Review of planning applications and decisions.	Parish Council/CDC Planning

Policy H 3 Housing Density and Design Principles	Lifetime of the Plan	Review of planning applications and decisions.	Parish Council/CDC Planning
Policy EE 1 Supporting The Local Economy	Lifetime of the Plan	Review of planning applications and decisions.	Parish Council/CDC Planning
Policy EE 2 Retail Shop Premises	Lifetime of the Plan	Review of planning applications and decisions.	Parish Council/CDC Planning
Policy EE 3 Brownfield Sites	Lifetime of the Plan	Review of planning applications and decisions.	Parish Council/CDC Planning
Policy FR 1 Flood Risk and Foul Drainage	Lifetime of the Plan	Parish Council to 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 lack of sewerage capacity. Monitor the delivery of SWA delivery plan 2025- 2030 for the area	Parish Council/ Southern Water and EA and CDC
Policy EHS 1 Ensuring Highway Safety	Lifetime of the Plan	Parish Council to work with WSCC Highways to reduce speed and improve traffic calming / traffic control in the Parish	Parish Council/WSCC Highways
Policy LGS 1 Local Green Spaces	Lifetime 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 Councils and landowners
AIMS	TIMESCALE	MECHANISM	MANAGEMENT
AIM CAR1 Designated Heritage Assets	Lifetime of the Plan	Planning Policy	Parish Council and LPA
AIM CAR2 Non- Designated Heritage Assets	Within 5 years	Consult with Ifold History Society, Plaistow Village Trust (PVT), Parish Council, Historic England (HE), CD C and SDNPA to further protect identified non- designated heritage assets in the parish by evaluating and applying to CDC for designation.	Parish Council/ Ifold History Society and PVT

AIM CAR 3 Community Buildings	Lifetime 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 CAR 4 Assets Of Community Value	Lifetime of the Plan	The Parish Council will work with community bodies who manage and maintain valued community buildings and other community facilities to protect, enhance and encourage their continued use.	Parish Council and Community Bodies
AIM CAR 5 Public Open Space and Recreation	Lifetime of the Plan	Parish Council/ Landowner/ Developer /CDC liaise to facilitate new public open space as an opportunity arises.	Parish Council/ Landowners/ Developer/CDC
AIM ECC1 Biodiversity	Lifetime of the Plan	Parish Council to monitor planning applications to ensure biodiversity net gain is achieved in liaison with CDC. Liaise with landowners to promote biodiversity enhancement.	Parish Council/landowners /community groups/CDC
AIM ECC 2 Community Connectivity	Lifetime of the Plan	Parish Council, WSCC Highways and private landowners, to achieve better public transport and connectivity.	Parish Council/public transport authorities
AIM ECC 3 Public Rights of Way	Lifetime of the Plan	Parish Council, Local Highways Authority 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 ECC 4 Cycle Routes	Lifetime of the Plan	Parish Council, Local Highways Authority 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 ECC 5 Public Transport	Within 10 years	Parish Council, WSCC Highways and private landowners, to achieve better public transport and connectivity.	Parish Council/public transport authorities
AIM ECC 6 Traffic Calming And Adopted Highways	Within 5 years	Parish Council to work with WSCC Highways to reduce speed and improve traffic calming / traffic control in the Parish	Parish Council/WSCC Highways
AIM ECC 7 School Transport	Within 2 years	Parish Council to work with WSCC to improve request safety of request bus stops	Parish Council/WSCC Highways