

**Neighbourhood Plan Working Group**  
**Minutes from the meeting on 21st January 2025 Winterton Hall Plaistow**  
**from 19.00**

**Attendees:** Parish Councillors: Andrew Wollf (Chair); Doug Brown; Paul Jordan; Rick Robinson; Sarah Denyer.

**NP/01/25 Apologies:** Parish Councillors: Jane Price; Phil Colmer; Sophie Capsey; Nicholas Taylor.

**NP/02/25 Discussions in relation to Local Green Spaces and Non-Designated Heritage Assets criteria for designation.**

Local Green Spaces previously in the Reg. 15 NP

LGS – IFOLD

- (1) LGSi1: Loxwoodhills Pond, The Drive, Ifold
- (2) LGSi7: Ancient Woodland in the Centre of Ifold
- (3) LGSi9: Landmark Oak Tree at the entrance to The Drive, Ifold

LGS – PLAISTOW

- (4) LGSP1: Plaistow Recreation Ground, Plaistow
- (5) LGSP2: Cox's Pond (Plaistow village pond) Loxwood Road, Plaistow
- (6) LGSP5: 'Foxfields' – Football Field, Dunsfold Road, Plaistow
- (7) LGSP6: Nell Ball Hill and Trig Point, Dunsfold Road, Plaistow
- (8) LGSP8: Plaistow Preschool Playground, Winterton Hall, Plaistow

LGS – SHILLINGLEE

- (9) LGSS1: Shillinglee Road Junction Traffic Island

**Criteria**

The sites that qualify must satisfy the following criteria from the National Planning Policy Framework Para 106:

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.



**RESOLVED** to proceed with the list as drafted and previously included in the Neighbourhood Plan with the addition of the Nell Ball Entrance grass area where the community Orchard is planted.

The Call for Local Green Spaces was to run until the end of March 25 and any further suggestions would be considered as they arose.

Non-Designated Heritage Assets (Local Heritage List) previously in the Reg 15 NP

- Alpine Cottage Ifold
- Edmunds Hill Cottage Plaistow
- Hogwood House Ifold
- Ifold Cottage Ifold
- Moore's Green Cottage Plaistow
- Nell Ball Trig Point
- The Dairy Plaistow
- The Lodge Ifold
- The Olde Garden Ifold
- The Olde Garden Wall, Ifold.
- Trelayne Ifold
- Southland cottage Ifold
- Southlands Lock Ifold
- W & Arun Canal
- Wephurst House Plaistow.

Criteria<sup>1</sup>:

Asset type

Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.

- a) Age The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
- b) Rarity Appropriate for all assets, as judged against local characteristics.

1. Historic England Advice Note 7 (Second Edition) 2021 Local Heritage Listing: Identifying and Conserving Local Heritage.



- c) Architectural and Artistic Interest. The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
- d) Group Value Groupings of assets with a clear visual design or historic relationship.
- e) Archaeological Interest The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

f) Historic Interest A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: ‘Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity’. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the ‘collective memory’ of a place.

g) Landmark Status An asset with strong communal or historical association, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

And note:

Buildings, features and structures which do warrant consideration as non-designated heritage assets are a material consideration in the planning process. [Paragraph 197](#) of the NPPF states: “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.



**RESOLVED** to include all of the above as Non-Designated Heritage Assets in the Neighbourhood Plan for the criteria reason from the table above, as attributed in the table below with the addition of Hardnips Barn, Crouchlands.

Letters have been sent to all residential properties to inform them their property is being considered as a Non- Designated Heritage Asset.

Non-Designated Heritage Asset	Criteria
Alpine Cottage Ifold Edmunds Hill Cottage Plaistow Hardnip Barn Hogwood House Ifold Ifold Cottage Ifold Moore’s Green Cottage Plaistow The Dairy Plaistow The Lodge Ifold The Olde Garden Ifold The Olde Garden Wall, Ifold. Trelayne Ifold Southland cottage Ifold Wephurst House Plaistow.	<b>A D F G</b>
Southlands Lock Ifold W & Arun Canal	<b>A C E F G</b>
Nell Ball Trig Point	<b>A B F G</b>

NP/04/25 **Draft Plan to date:** Discussion. D3 Version of the Neighbourhood Plan.

The Working Group worked through the redrafted Chapters and amendments were suggested for redrafting to Version 4 (D4). Attached.

NP/05/25 **Actions:** As listed above.

NP/06/25 **Date of next meeting:** TBC

**The meeting closed at 21.30**

1. Historic England Advice Note 7 (Second Edition) 2021 Local Heritage Listing: Identifying and Conserving Local Heritage.