




APPENDIX IX

Statement of Consultation

Non-Designated Local Heritage Assets March 2025 Consultation with Owners

SECTION 1. Letter of notification sent to owners: See appendix 1.)

Responses Received:

Property	Comment	PC Response
Trelayne	<p>Thank you for your letter dated 24th January 2025 regarding adding Trelayne to the Non-Designated Heritage Asset list. My name is Nick Chittenden and along with my wife Nicola Milton, we are the new custodians of the cottage of Trelayne in Ifold.</p> <p>We are very pleased to hear that the local Parish Council is considering making the original cottage a non-designated heritage asset. However, we would like point out a number of issues with the more recent extension to the property that is not in keeping with the original style or sustainability aspirations of the most recent planning guidelines.</p> <p>The extension, which we understand is about 40 years old, has been constructed using substandard materials that do not meet today's standards for energy efficiency. The flat roof and tile hung façade design does not match with the highlighted white painted brick and quoins that the cottage is noted for (see below picture from Plaistow and Ifold Parish Design guidelines and codes p29). It is our intention to maintain the original cottage in its entirety and replace the previous extension with a more sympathetic architecturally designed extension that will incorporate a white painted brick façade, quoins and a pitched roof to compliment the angles of the original (see below before and after sketches).</p> <div style="text-align: center;">  <p>Figure 35: White painted brick facade with quoins, Ifold.</p> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Front 3D View</p> </div> <div style="text-align: center;">  <p>Front 3D View</p> </div> </div>	Noted

Wephurst Farmhouse	<p>Further to your letter of the 24th of January, I have checked Note 7. "<i>Local heritage – whether buildings, monuments, sites, places, areas, historic parks and gardens or other designed landscapes – plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment</i>". I have also read the reports I commissioned and the Listed review, from Historic England. Historically, the refurbishments between 1950 to 1960 have been " of poor quality and detracted from / removed any significance or historic interest". We therefore removed pretty much everything. In refurbishments we have undertaken there remains only some of the original brickwork, which Historic England refer to as " poor ". The character and interest have already been alerted significantly with prior planning approval, creating a modern family home.</p> <p>Wephurst Park remains farmed traditionally, although we have moved to more sustainable methods. Recent central government changes to inheritance tax have forced us to break up the Estate and its properties to reduce the risk of losing the estate to tax for ever. This has however created a further risk, as the farm is no longer under central control. That said the family remain committed to preserving the Estate as a whole if we are allowed.</p> <p>Looking forward, we have committed to diversification in partnership with Lighthouse BP, who are investigating in the suitability of part of the Farm converting to solar electricity generation. This is in line with Government policy and our desire to remain a single unit, self sustainable despite ever reducing subsidies for traditional farming.</p> <p>Notwithstanding your interest and undoubted good intent, estates and farming are currently under threat and although my advisers on Local heritage understand your interest, I am concerned any form of red tape / labelling may in the longer term remove our ability to take necessary measures to retain Wephurst Park in its entirety.</p> <p>I welcome the opportunity to comment should the property be included in the final consultation.</p>	Further research carried out to ascertain historic merit of this property. With scant details available the working group propose now to remove.
Moores Green Cottage	<p>Thank you for your letter re non-designated heritage asset / our house Moores Green Cottage.</p> <p>Whilst the history is interesting the pair of cottages were completely re-build in 1980 and there is nothing of character or interest to preserve – save the site itself!</p>	REMOVED

<p>Butlers Cottage</p>	<p>Further to your letter of 24th January (received 6th February) stating that the parish council is considering including Butlers as a Non-Designated Heritage Asset in the Plaistow and Ifold Neighbourhood Plan, we would like to inform you that we do not consent to this and would object if it was proposed formally.</p> <p>Butlers has been subject, prior to our ownership, to several extensions. Whilst the frontage looks in keeping with its character, the construction is not.</p> <p>We have already spent a lot of money on remedial works and would not appreciate having the additional cost of meeting the needs of a non designated heritage asset while trying to maintain it.</p> <p>Also of note is that the neighbouring property is a commercial garage which is definitely not in keeping with the character of Butlers.</p> <p>We will always endeavour to be sympathetic to the character and history of Butlers, but do not want the additional burden you suggest.</p> <p>It also concerns us that this could impact on the properties saleability when it is time for us to move on.</p> <p>Thank you for lodging our objection to the Parish Councils suggestion.</p>	<p>PC to retain the inclusion of this designation its importance historically as the property sets the scene as properties of the Old Estate. The Aim is to refer this property to CDC and they will carry out a review to ascertain if the property is worth designation indue course. The inclusion will also be tested at Examination by the Independent Examiner. Write to owner.</p>
<p>The Lodge</p>	<p>We had delivered today a letter from you, concerning Non designated heritage asset status for our property. Sadly the letter omitted to provide a return address and is inaccurate in its assumptions about the history of the property.</p> <p>In any event we would, on the information provided, be in complete opposition to such a designation.</p> <p>This , out of the blue approach, is inappropriate, and is without any form of dialogue. It did not even have the courtesy of sourcing our names in the initial letter. Normally such letters addressed to the property owner are regarded as junk and thrown away without opening.</p> <p>Your letter states we would have the opportunity to comment should it be included. Which infers this designation can be completed without our consent.</p> <p>Do we get a say in this matter? What is the proposed timescale?</p>	<p>Thank you for your response. The letter was intended as a notification that your property is being considered and points out you will have chance to comment when the final list is produced in the consultation document and then comments from yourself will be addressed and responded to. This is the start of the process.</p> <p>The letters were not addressed to individuals as the Parish Council does not have a list of property owners it was not intended to be discourteous, and I</p>

		<p>apologise if you found it so.</p> <p>See comments in Informal Summer Consultation.</p>
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APPENDIX 1. Sample letter-

Dear Property Owner,

Plaistow and Ifold Neighbourhood Plan -Non- Designated Heritage Asset

I write to advise you that the Parish Council is considering including your property as a Non-Designated Heritage Asset in the Plaistow and Ifold Neighbourhood Plan.

Butlers was formerly Alpine Cottage and connected to the Manor Ifold House as accommodation for their butler. Unfortunately, the manor house was demolished in 1936 but properties and built structures around Ifold connected to that time, remain.

Butlers is important to the local community due to its Historic Interest and Group Value with the other properties of that time. The criteria taken for designation are from Historic England's 2021 Local Heritage Listing Advice Note 7.

With such a designation the property would be required to respect the character and interest of the building should any alterations be proposed, and any works carried out should use appropriate materials and retain any features of architectural or historic interest. However, it is not necessary to apply for Listed Building Consent for works to a locally listed building.

You will have an opportunity to comment should your property be included in the final consultation version of the Neighbourhood Plan but please do come back to me if you have any comments at this time.

Yours sincerely

APPENDIX 2. Sample letter- Responses included within APPENDIX X to the Statement of Consultation

Dear Edmunds Hill Cottage Property Owner,

Plaistow and Ifold Neighbourhood Plan -Non- Designated Heritage Asset

Further to my letter earlier this year I am writing to advise you that your property as a Non-Designated Heritage Asset, will appear in the Informal consultation planned for July and August. The Neighbourhood plan will be published on the Council website and comments from residents are invited.

The inclusion of your property is the result of a scoring assessment using a standard Chichester District Council process.

The inclusion of your property reflects that it is :

- A building that is valued in maintaining an understanding of local history
- A building which encapsulates some elements of original fabric and retains much of its original appearance or design characteristics.
- A building which is considered a good quality example of it's type and makes a positive contribution to the street scene / landscape

We received the following guidance from the Chichester District Council Heritage Officer to answer some initial questions raised by residents. The status of a Non- Designated Heritage Asset is a planning designation but not like a listed property designation. It does not control internal alterations and if the property has Permitted Development rights (for things like extensions, sheds etc) it won't affect those either. Non-Designated Heritage Asset status is mainly used to resist cases of a proposed total demolition.

The Draft Neighbourhood Plan will shortly be published ahead of a formal statutory consultation in the autumn and details regarding this site are available in APPENDIX D to Section 6 of the Neighbourhood Plan. Please take a look at the documents and comments are invited via email to Clerk@plaistowandifold-pc.gov.uk or posting at Winterton Hall.

Yours sincerely