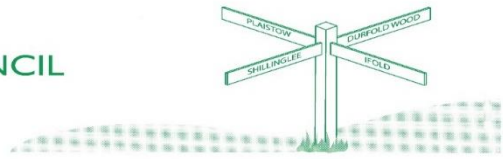


PLAISTOW AND IFOLD PARISH COUNCIL



11th April 2024

Ms. Jo Prichard
Senior Planning Officer
Chichester District Council
Sent via email: jprichard@chichester.gov.uk

Dear Ms Prichard,

Re: 22/01735/FULEIA | Regeneration of Crouchlands Farm, Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

The Parish Council write further to the comments sent on 14th March 2024 and note that as of yet they have not received a re-consultation notification with regard to this application 22/01735/FULEIA and consider that this must be an oversight. In view of the impending deadline for comments the Parish Council therefore submit their continued **objection** to this proposal for the reasons noted below.

The Parish Council does not consider that the additional information has resolved any of the reasons why these applications should be refused and continues to **object** to the proposals in the strongest possible terms.

In general, the updates change nothing about the principles of the application. It remains a fundamentally unsustainable proposal for development in the countryside in common with the residential development proposals (Refs 22/03114/FULEIA and 22/03131/OUTEIA), which it is intended to support. The Parish Council's previous objections about the application and the planning strategy remain true. The Parish Council refers you to their comprehensive objection letter dated 10th October 2022 and their further objection in their letter dated 16th June 2023.

Water Neutrality

The Parish Council refers you to an appeal decision made on 5th February 2024 against Rydon Homes Ltd Reference APP/Z3825/W/23/3324144 Land North of The Rise, Partridge Green, RH13 8JB. The matter of achieving water neutrality for a new development of 55 homes in West Grinstead Parish, Horsham District was scrutinised by the Inspectorate. The decision clearly sets out the difficulty in achieving water neutrality on a site for 55 houses and the problem can only be compounded for the scale of this site. Further the figures included in the Water Neutrality Document submitted by the applicant can only be fully scrutinised by the submission of a Habitat Regulation Assessment to Natural England which the applicant has not done which surely means this application must fail.

Supporting Local Need

Commenting on the related application 22/03114/FULEIA the CDC Housing Officer on 6th April 2024 offers the following regarding this application providing basic services for local need:

Clerk & RFO: Jane Bromley
Tel: 01403 839300 | Email: clerk@plaistowandifold-pc.gov.uk
www.plaistowandifold-pc.gov.uk

“The applicant refers to application 22/01735/FULEIA which is the provision of rural food and retail outlets, a glamping site, farm hub, cookery school and rural enterprise centre, we believe this to be more akin to a tourist destination and not a local service centre to meet the needs of residents living on this development, and in particular not meet the needs of those people requiring affordable housing. We would also draw attention to the restriction of parking areas is likely to lead to onsite difficulties and parking in inappropriate areas. It will not be possible for parking barns to be provided and for this to be shared between market housing and other tenure types in control of a Registered Provider owing to maintenance matters.”

This is a proposed tourist destination to be built in the countryside and not services to give the impression the residential housing applications 22/03114/FULEIA and 22/03131/OUTEIA are sustainable.

Highways and Transport

The Parish Council continues to **strongly object** to the proposed development on the grounds set out in its letter dated 3rd October 2022.

The attached new report dated 11th April 2024:

- Regeneration of Crouchlands Farm Whole Farm Scheme (Planning reference 22/01735/FULEIA) Objections on Highways and Transport Grounds April 2024 Ref SWTP P1058-04;

points out the shortfall in the further information supplied. For example: the failure of the Transport Assessment Addendum (May 2023) to take into account the impact of the Rickman’s Green Village proposals (Refs 22/03114/FULEIA and 22/03131/OUTEIA) in the Junction Capacity Assessments. Given the site proposers reliance on the interlinking of the three proposals to demonstrate sustainability, this should be noted; in contrast the Framework Travel Plan Addendum (April 2023) includes a fare free shuttle bus service wholly reliant on the existence of the Rickmans Green Village proposals for viability; the Environment Impact Assessment Report Addendum (June 2023) distorts the baseline scenario for Traffic Flows due to the inclusion of traffic from the proposed Foxbridge Golf Club development (Ref 22/02346/OUT).

The Traffic report attached to this letter sets out the following conclusion:

“The proposals for the Crouchlands Farm WFP would result in an isolated, car- dependant, development, remote from population centres, local services and with inadequate public transport provision. The proposal is therefore contrary to national and local transport sustainability policy objectives and should be refused.”

This accurately summarises the Parish Council’s opinion of this proposal.

The Parish Council reserves the right to make further representations in the light of the comments of other consultees on any of the documents now submitted in support of these applications.

Yours sincerely,

J Bromley

Clerk & RFO of Plaistow and Ifold Parish Council

cc. District Cllr. Gareth Evans; District Cllr. Charles Todhunter; Mr. Andrew Frost; WSCC Officer Stephen Gee.