



Representation Form

Plaistow and Ifold Parish Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

Plaistow and Ifold Parish Council has prepared a Neighbourhood Plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Plaistow and Ifold Parish Neighbourhood Plan and supporting documents are available to view on Chichester District Council's website:

<http://www.chichester.gov.uk/neighbourhoodplan>.

All comments must be received by 5:00 pm on 14 April 2020.

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: neighbourhoodplanning@chichester.gov.uk
- Print this form and post it to us at: **Neighbourhood Planning East Pallant House 1 East Pallant Chichester PO19 1TY**

Use of your personal data

All comments in Part B below will be publicly available and identifiable by name and (where applicable) organisation. Please note that any other personal information included in Part A below will be processed by Chichester District Council in line with the principles and rights set out in the General Data Protection Regulation 2016 (GDPR) and the Data Protection Act 2018, which cover such things as why and for how long we use, keep and look after your personal data.

How to use this form

Please complete Part A in full in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Rupert Nathan
Address	
Postcode	
Telephone	
Email	

Organisation (if applicable)	Plaistow Village Trust
Position (if applicable)	Chairman
Date	28 April 2019

PART B

To which part of the document does your representation relate?

Paragraph Number	1.8	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

It states in paragraph 1.8 that Ifold has "limited facilities". This isn't correct. Ifold is a continuous settlement. It has a shop, newly reinstated and a 30mph speed limit.

At the beginning of this process Plaistow was considered as the only sustainable site, listing the school, shop and church as sustainable assets. However, the School takes children from the Parish - both Plaistow and Ifold (which has a school bus facility running from Ifold to Plaistow) as well as surrounding villages, and is over subscribed. The sustainability argument that has been used is flaky at best.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Remove the words "very limited facilities"

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/addressed or attached.

Paragraph Number	1.11	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

The trust questions the objectivity around “a site in Plaistow is more sustainably located than a site in Ifold”. Plaistow and Ifold form a rural community which is not considered sustainable in light of no critical services being available within walking distance – doctors surgery, supermarkets, hospitals etc, and most households have cars as public transport is extremely limited. This is the same for both Plaistow and Ifold. Plaistow does have the village school which takes children from Plaistow, Ifold and surrounding villages and a school bus operates to take children to and from Ifold. Residents from both Ifold and Plaistow utilise both shops in Plaistow and Ifold regardless of their place of residence.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Delete the last 2 sentences from paragraph 1.9, all of 1.10 and all of 1.11

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/addressed or attached.

Paragraph Number	5.12 ,5.13, 5.15	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

All foul water drainage from Plaistow goes through Ifold so further housing in Plaistow will add to this.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

To note that whether housing is built in Plaistow or Ifold, it will still have an adverse effect on the foul water drainage,.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/addressed or attached.

Paragraph Number	1.13-1.14	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Paragraph 1.12 CDC - Land to the North of Little Springfield Farm has now been formally adopted into their CLPKP in January 2019 to deliver the indicative housing ..”

It is the view of the Trust that including an additional site (Paragraph 1.13 and 1.14) hugely and unnecessarily exceeds the requirement laid out in the local plan.

The current neighbourhood plan has already met the housing requirement with the site approved by CDC so there is no need to add an additional site which would have an adverse impact on the heritage of the village. The plan also meets the National Planning Policy Framework (Section 14. b): *“the neighbourhood plan contains policies and allocations to meet its identified housing requirement”*.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Delete paragraph 1.13 and 1.14 as a site has already been identified and takes care of the housing allocation for the period. Point 2.4 and point 2.23 have been met.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/addressed or attached.

Paragraph Number	2.32	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

The shop in Ifold has been reinstated.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Delete "reinstate former A1 shop premises in Ifold"

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/addressed or attached.

Paragraph Number		Policy Reference:	EH1
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

The Trust strongly disagree with the policy that currently states “development will be encouraged.....” No development should be encouraged within the boundary of or setting of heritage assets. Such proposals should be rejected unless strict due diligence has been undertaken to ensure such developments would not adversely impact such assets.

Furthermore, the proposed site (Land adjacent to the Green) is not in line with the EH1 Policy in that the site is an elevated green field site – the highest point in the centre of the village and overlooks the conservation boundary, national trust land and designated green spaces. This site is inappropriate and insensitive to the heritage assets – several listed buildings and non-designated heritage assets would be adversely impacted by the proposed development site. It would have an adverse and damaging lasting effect on the landscape and heritage of the village and contravenes paragraph 2.10, 2.15 and 4.2.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Delete policy EH1

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/addressed or attached.

Paragraph Number		Policy Reference:	EH4
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Support the use of Brownfield sites to help protect the character and heritage and natural environment of the area.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/addressed or attached.



PLAISTOW VILLAGE TRUST

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Planning Department,
Chichester District Council,
East Pallant,
Chichester
PO19 1TY

28th April 2020

Dear Sirs

Ref: Formal proposal against Regulation 16 in Plaistow and Ifold

I am writing on behalf of the Trustees of Plaistow Village Trust, with respect to the proposed neighbourhood plan for the Parish of Plaistow and Ifold in West Sussex, Regulation 16.

The plan stipulates that it wishes to build 11 houses or more, on one site, in the area adjacent to the village green, the highest point in the village, which sights the conservation boundary as its perimeter and is surrounded by listed buildings and buildings of special interest.

The Trustees of Plaistow Village Trust are strongly against the proposal of this site within the neighbourhood plan for the following reasons:

- **Sustainability:** Ifold is a continuous settlement. It has a shop and a 30mph speed limit. At the beginning of this process Plaistow was considered as the only sustainable site, listing the school, shop and church as sustainable assets. However, the School takes children from the Parish - both Plaistow and Ifold as well as surrounding villages and is over subscribed.
- **Sewage:** Another argument for Plaistow to be the preferred site for development was due to the pressure on Ifold's Sewage. However, all foul water drainage goes through Ifold so further housing in Plaistow will simply add to this.
- **Two identified sites:** The Neighbourhood plan now has 2 sites identified as proposals for development which grossly exceeds the requirement laid out in the local plan.

The National Planning Policy Framework states in section 14. b): "*the neighbourhood plan contains policies and allocations to meet its identified housing requirement; c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73);*

The current Neighbourhood plan meets the requirement that “b” sets out without the need for the land adjacent to the green and we understand the local plan has met its housing requirement for the period. CDC have decided their preferred site Land North of Little Springfield Farm in our parish will take the allocated number of houses. When asked to remove the site adjacent to the green from the plan, it was explained that this was not possible due to legal ramifications from the landowner. This site has not been formally approved so the Trust questions any formal agreements with the landowner that could ensue legal action.

- **No objective steering committee:** There has been no representation from Plaistow since 2017 and the steering committee is made up of one person, the previous Parish Council Chairperson, whom, it would seem, has always outwardly favoured the development of a site in Plaistow.
- **Minimal notifications and lack of community engagement:** For a rural village, where many elderly don't have access to online facilities, the Trust feel notifications around process has been insufficient and not transparent enough to warrant successful engagement within the community
- **The proposed neighbourhood plan “vision”:** The vision states that it will endeavour to ‘protect and maintain the character, built heritage and rural setting of each part of the Parish’. The Trust strongly disagrees how the proposed site meets the vision set out in the plan.

The National Planning Policy framework also states under Rural housing point 77: “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”. It is understood that the local housing requirements have been met under the local plan.

The Plaistow Village Trust, a statutorily consulted body in the Neighbourhood Plan consultation, has the protection of Plaistow's heritage and natural environment at its very core. It is in this interest that we reference the concerns listed in this letter and would like to again emphasise the concern over promoting the development of greenfield sites over available and identified brown field sites.

The Trust have a mandate to support the conservation of the village by encouraging the effective use of land by reusing land that has previously been developed or land of a lesser environmental value and to conserve heritage assets (grade I and II listed buildings and gardens) in a manner appropriate to their significance so that they can be enjoyed by future generations.

We look to CDC to consider most carefully the implications of the site adjacent to the green and to consider removing this from the Neighbourhood plan, in light of already meeting all necessary housing requirements.

Yours sincerely

Rupert Nathan

Chairman
Plaistow Village Trust