

Date 13 September 2016
From The Plaistow & Ifold Parish: Neighbourhood Plan - Steering Group
To Plaistow & Ifold Parish Council

The Neighbourhood Plan - Steering Group applied for and were awarded technical support via the Department of Communities & Local Government (DCLG) partner organisation Locality. The support involved engaging the services of specialist planning consultancy AECOM (this is in addition to Colin Smith Planning who are currently engaged to assist with the drafting of the Parish Neighbourhood Plan and policies).

The technical planning support enlisted was to ensure that the site selection process would be robust enough to meet the Basic Conditions when considered by an Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

AECOM conducted an assessment of all potential housing development sites identified by the Steering Group from a mapping exercise (2014) and subsequently through a 'call for sites' and Public Consultation feedback (2016).

The AECOM assessment identified a potential gap in our evidence base - although in total there were seven sites, only four out of seven were ready in time to be included in the *Neighbourhood Plan Household Survey and Housing Needs Assessment* (March 2016), which allowed residents to view and rank sites in order of their preference. The AECOM recommendation was that the Parish considered holding a further Public Consultation whereby all seven sites could be presented simultaneously. Because "...it is possible that any landowner whose site performed poorly in the Household Survey could, with some justification, claim that performance could have been different and assessment more consistent had all sites had been presented at the same time..." [AECOM - Site Options and Assessment Final Report - 4.1, page 14 - August 2016]. All Parish Councillors have been provided with a copy of this report and it is also publicly available on the Neighbourhood Plan website.

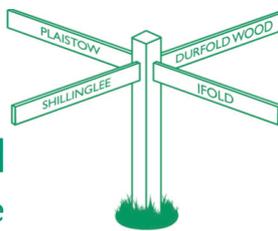
It was also important to inform residents that although the Parish housing allocation is 10 units, a housing development scheme of 6-10 units does not have to provide Affordable Housing (as identified in our housing needs survey) instead a developer can make a commuted payment to Chichester District Council. Therefore, the Steering Group recommends that a site for 11+ units be allocated to ensure provision of 30% Affordable Housing in the Parish.

The recent Public Consultation was advertised on A3 poster signs throughout the settlements, in the September issue of *The Parish News*, on all Parish Council noticeboards, via social media sites and on 3 large banners placed at key road junctions in the Parish. It was held across two evenings and there were a total of 136 attendees:

- Durfold Wood (7.4%)
- Ifold (47.8%)
- Plaistow (41.9%)
- Shillinglee (2.9%)

The Consultation was delivered via two presentation sessions. Residents were invited to attend one session on either evening. The aim of the presentation was to:

- review the possible sites identified for housing development;
- introduce new sites that have come forward since the last Public Consultation and the Call for Sites;
- report on the specialist planning advice received;
- introduce Local Green Spaces proposed for designation;
- obtain comments from the attendees via the provided comment form.



The comments were analysed as following:

- 84.8% of comments favoured Site 2: Land adjacent to Todhurst, Plaistow.
- 15.2% of comments considered Site 2: Land adjacent to Todhurst, Plaistow as unsuitable.
- 89.1% of comments favoured Site 7: Land adjacent to The Dairy, Plaistow.
- 10.9% of comments considered Site 7: Land adjacent to The Dairy, Plaistow as unsuitable.
- 87.0% of comments favoured Site 1: Land opposite The Green, Plaistow.
- 13.0% of comments considered Site 1: Land opposite The Green, Plaistow as unsuitable.

Further to this analysis the Steering Group met on 12 September 2016 to consider and discuss the results of the consultation and to prepare this proposal for the Parish Council. Using National Planning Policy Framework (NPPF) criteria for Sustainable development, the Steering Group considered the 7 sites presented at the September Public Consultation. It was agreed that the Site: *Land at Shortlands, Durfold Wood*; and the Site: *Land proposed at Foxbridge Golf Course* should be discounted on the grounds of not meeting the sustainability criteria and at Durfold Wood, the Ancient Woodland.

In addition, the previously preferred Site: *Little Springfield Farm Brownfield*, is not being proposed to be taken forward in view of the AECOM “*conclusions on Little Springfield Farm are flawed and would not as currently drafted meet the Basic Conditions of neighbourhood planning*”¹⁸, specifically:

- *Basic Condition d), whereby the neighbourhood plan must contribute to the achievement of sustainable development; and*
- *Basic Condition e), whereby the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area, in this particular case the Chichester Local Plan Policy 1: Presumption in Favour of Sustainable Development.”*

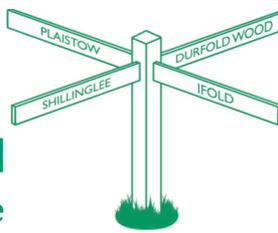
“This is not only AECOM’s own view, but likely to be the views of the Inspector at the Chichester Site Allocation DPD Examination and of the Examiner at the Neighbourhood Plan examination.”

¹⁸ Available online at <http://www.chichester.gov.uk/CHttpHandler.ashx?id=24759&>

It is however proposed to consider the viability of alternative uses for the Brownfield site and bring forward specific policies in the Draft Neighbourhood Plan for this site. Therefore the Steering Group have applied to Locality for further technical support.

Accordingly, the Steering Group assessed the remaining four sites against the three dimensions of sustainable development: Economic, Social and Environmental and a further Technical Constraint criteria. The four Sites assessed were:

- Site 1: Land opposite The Green, Plaistow
- Site 2: Land adjacent to Todhurst, Plaistow
- Site 4: Land to the North of Little Springfield Farm, Plaistow Road, Ifold [*the site noted in the CDC DPD*]
- Site 7: Land adjacent to the Dairy, The Street, Plaistow



For reference, the three dimensions for Sustainable development in the NPPF are:

- **Economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- **Social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **Environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

After considerable debate and discussion the Steering Group worked through the matrix of Sustainable and Technical criteria for each of the four sites. A ranking was established against each of the criteria for each of the sites, bearing in mind their proximity to local facilities and amenities: 0 – Not Applicable; 1 – Poor; 2 – Moderate; 3 – High.

Common criteria: We set aside the criteria that was common to all sites and where all sites would score similarly, those are:

- Drainage (Foul): adding onto an overcapacity sewer system;
- Countryside / Settlement Boundary: all sites are outside a settlement boundary and in the countryside;
- Access to jobs (many parishioners have to travel outside the Parish for work);
- Impact on the Landscape environment: loss of green space / agricultural land.

The Criteria:

Economic role: Because of the lack of businesses operating in this Parish offering employment, it was established that the main drivers for this Parish are the Social and Environmental role, however an element of this is met by support for local Parish Services for example: using the local shop, hiring a local hall, hiring the tennis court, frequenting the pub,...

Social role:

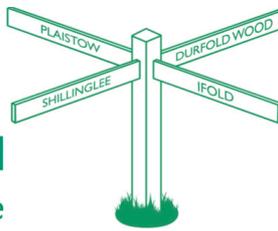
- Access to Public Right of Way – Footpaths (recreational);
- Social Interaction (walk outside of home and meet/greet neighbours/other parishioners);
- Walking distance to amenities;
- Ease of access to local Parish recreational facilities where these are available: the village green, tennis court, football field, youth club, Scout HQ,...

Environmental role:

- Adverse impact on Historic Environment: whole of the settlement;
- Adverse impact on Historic Environment: Listed Buildings;
- Adverse impact on Historic Environment: Conservation Area;
- Visual impact of development (eg. Topography of the site - elevation);
- Biodiversity - adverse impact.

Technical Constraints: The Steering Group also looked at the technical constraints that may impact the viability of development on a specific site:

- Site Services needed or to be relocated: Pumping Station, Electricity pylons, ...;
- Mature, veteran, specimen trees / TPOs;
- Speed Limit: entry to /exit from an adopted Highway.



The Steering Group reached a majority of opinion for each of the criteria and the results were computed. It was considered that Site 2: *Land adjacent to Todhurst, Plaistow* has a high level of technical constraints along with doubts about the viability of mixed housing development and the impact on biodiversity. Therefore it was unanimously decided that this site would not be carried forward.

Taking into consideration all of the evidence base to-date and the assessment of sites against sustainability criteria, the following two sites are recommended to the Parish Council for inclusion in the Draft Neighbourhood Plan:

- The preferred site to meet our housing allocation of 11 units is Site 7: *Land adjacent to The Dairy, Plaistow*;
- The Reserve site is Site 1: *Land opposite The Green, Plaistow*.

Both sites will need to be presented to Chichester District Council for further evaluation (SA / SEA) as soon as possible, in order for the draft of The Plan to be completed and presented to residents and landowners for further consultation over a six week time period (regulation 14).

To further inform the Parish Council, the Steering Group also identified 16 areas in the Parish for consideration for designation as Local Green Spaces and presented these at the recent Public Consultation for comment. More than 90% of all comments were positive responses. Therefore there is a strong mandate from parishioners to continue with the current list of proposed Local Green Spaces with the addition of the following for further evaluation:

- Tennis Court, Plaistow
- Plaistow Preschool playground (adjoining Winterton Hall)
- Corner Copse (Ancient Woodland), Ifold – a Woodland Trust managed site behind the Scout HQ.

RECOMMENDATION:

- The Steering Group propose that the Parish Council endorse the following site for housing development to be brought forward for 11 units into the Draft Plaistow & Ifold Parish Neighbourhood Plan which will be subject to further public consultation (regulation 14): Site 7 - *Land adjacent to The Dairy, Plaistow*.
- The Steering Group further propose that the Parish Council endorse the following Reserve* Site to be brought forward for 11 units into the Draft Plaistow & Ifold Parish Neighbourhood Plan which will be subject to further public consultation: Site 1 - *Land opposite The Green, Plaistow*.

Kind regards,

Christine Gibson-Pierce
on behalf of the Neighbourhood Plan – Steering Group

* A reserve site is considered necessary in case the preferred site in the Draft Plan fails the Planning Inspectorate examination.