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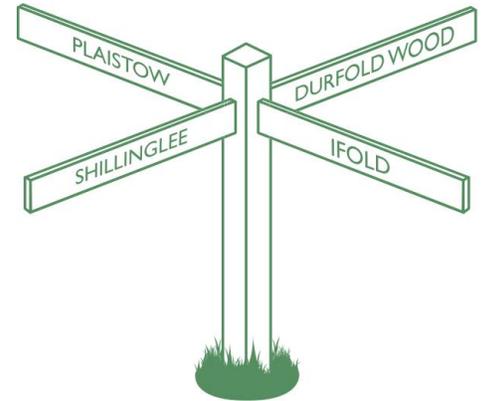
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PLAISTOW & IFOLD PARISH

DRAFT VILLAGE DESIGN STATEMENT

August 2017 **(VDS)**

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THIS IS THE ONLINE VERSION OF THE DRAFT PLAISTOW & IFOLD PARISH - VILLAGE DESIGN STATEMENT (VDS).

PLEASE CLICK THE HYPERLINKS THROUGHOUT THE VDS TO LINK TO MAPS, PHOTOGRAPHS OR REFERENCED DOCUMENTS AND WEBSITES.

NOTE PLEASE:

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1 INTRODUCTION

- 1.1 The Plaistow & Ifold Village Design Statement (VDS) contains supporting guidelines to the Plaistow & Ifold Parish - Neighbourhood Plan, which following consultation and referendum is to be adopted by Chichester District Council (CDC) and used as a consideration for planning applications.

See Map: [Designated Neighbourhood Plan Area](#) (06 Nov 2012)

- 1.2 The VDS has been prepared by Plaistow & Ifold Parish Council, with assistance from local residents and through consultation, so that local knowledge, ideas and views contribute in a positive way to the future of the Parish settlements.
- 1.3 The VDS describes the Parish as it is now in 2017 and the characteristics valued by those who live and work here.
- 1.4 The aim of the VDS is to enhance the quality of the environment for Plaistow & Ifold Parish by guiding future development and change to buildings, spaces and views based on a considered understanding of the Parish past and present.
- 1.5 The Parish has seen progressive change, large and small, over the years and this will continue with further development, alteration to homes, gardens, open spaces, trees and hedges, which will inevitably change the appearance and feel of the place. This document seeks to provide guidance to ensure that the best aspects of the Parish and its built environment are recognised, retained and enhanced, where appropriate, in future development.
- 1.6 The four settlements in the Parish, Plaistow, Ifold, Shillinglee and Durfold Wood vary enormously in age, character, development and style. Therefore the settlements are considered individually. For ease of reference, some guidance is repeated in each settlement section.
- 1.7 The VDS is directed to:
- statutory bodies and public authorities;
 - planners, developers, designers and architects, builders and engineers;
 - local community groups;
 - householders and businesses.

2 PLAISTOW & IFOLD PARISH - TODAY

- 2.1 The Parish is rural, covering approximately 20 square kilometres, and is located in the north of West Sussex and Chichester District, abutting the border with the county of Surrey. A small area of the Parish, to the west, is within the South Downs National Park (SDNP). The closest small towns are Petworth - 13 km, Billingshurst - 10 km and Haslemere - 16km. The closest rail connections are in Billingshurst and Haslemere. The nearest towns are Guildford and Horsham, 24km and 22 km respectively.
- 2.2 The Parish has four settlements: [Ifold](#), [Plaistow](#), [Durfold Wood](#) and Shillinglee. The oldest are Plaistow village and the hamlets of Shillinglee and Ifold, with the latter settlement undergoing extensive expansion in the 20th century. The hamlet of Durfold Wood is a modern 20th century settlement, sited within designated Ancient Woodland.
- 2.3 [Ifold](#), the largest settlement in terms of population and area, has a [Settlement Boundary](#). Plaistow has a Conservation Area in its village centre and a small part of Shillinglee lies within the [South Downs National Park \(SDNP\)](#).
- 2.4 In Plaistow there is a [Church](#) (a Chapel of Ease), [Primary School](#), [Public House](#), [local shop with cafe \(Plaistow village Stores\)](#), [a village hall](#) with youth club annex and a [pre-school with a dedicated outdoor playground](#); weekly post office services are dispensed in the Youth Club; [a multi-use outdoor games area](#) (floodlit); a village green; a recreation ground with a [pavilion](#) and an [outdoor children's playground](#); and a [football ground \(Foxfields\) with pavilion](#).
- 2.5 Ifold's facilities are limited to a [hall](#) (from which a pre-school and many social clubs are run) and a [Scout/Girl Guide HQ](#), both operated by volunteers; and a repair garage (with no fuel sold). The remaining two hamlets have no facilities.
- 2.6 The predominantly rural countryside is characterised by a scenic, undulating landscape, part of the Low Weald Area between the North and South Downs. Geology is mixed, predominantly heavy weald clay, clay with Greensand sandstone and toward Plaistow, weald clay with Palundina limestone, known as Petworth Marble or Winklestone. These local stones have been used in the construction of some of the historic houses and public buildings.
- 2.7 The area was only sparsely populated in Saxon times and as a result has remained predominantly woodland. As per the 2011 census, the Parish has 870 Dwellings and approximately 1,850 residents. See [Neighbourhood Plan Household Survey and Housing Needs Assessment \(March 2016\)](#). Glass making was an important local industry between the 13th and the 15th centuries. Iron making continued to be important through to 17th century, using local ironstone and charcoal manufactured out of timber taken from the nearby forests and this is reflected in some of the larger houses in the Parish.
- 2.8 Some of the land and property in the area was owned by the manor of Slindon, a manor of the Archbishop of Canterbury. Parts of the Parish were part of the Earl of Egremont, Earl of Winterton and Ormaston Family Estates, which now forms the Leconfield Estate. This association is apparent in the architecture of both Plaistow village centre, Shillinglee and many of the outlying dwellings and buildings.

- 2.9 Most of the land in the East of the Parish was part of Ifold Estate and its large country house, [Ifold House](#), owned by the Napper and later Constable families. The house was constructed in approximately 1802 on the site of an original that had been destroyed by fire. [Ifold House](#) was demolished in 1936. This area is now known as the hamlet of Ifold. During the 1930's the settlements of Ifold and Durfold Wood were developed in an ad hoc manner and with an eclectic mix of house styles. Parts of Plaistow village were also developed with modern housing in the 20th century.
- 2.10 There are more than thirty Grade II listed buildings in the Parish (most within Plaistow village) with a well defined Wealden vernacular style to the buildings, with use of local materials - clay tiled roofs, tile hung, oak timber frame, brick and some sandstone. In Ifold, of the few remaining historic houses, only approximately two are listed and most are predominantly from the Victorian era.
- 2.11 Agriculture, the main occupation in the Parish, has declined steadily through the 19th and 20th Centuries. There remains dairy, arable and livestock farms and agricultural based businesses, such as equestrian/livery centres. Commercial farming has declined over the last few decades with land moving to equestrian and private use. There are a few light industrial uses. But the majority of working people now commute to nearby towns by car or travel into London.
- 2.12 There are no A or B class roads in the Parish. The road running from the west Haslemere A283 and through Shillinglee, Plaistow and Ifold and out to the B2331 can be busy with commuter through traffic. Public transport is not conveniently scheduled (and is limited) by which to access services and facilities or work, therefore, there is reliance upon the private motor car in order to live in the Parish.
- 2.13 There are a growing number of people who work or run businesses from home. This is an area of the local economy that is growing rapidly offering a variety of professional and other services. The benefits of home working include the support of the local economy and the reduction in the need to travel and commute.
- 2.14 There is a large network of footpaths and bridleways, providing leisure access to the countryside. To the north eastern edge of the Parish the partly restored Wey and Arun canal provides a linear 'park' and a tourist attraction centred on neighbouring Loxwood.

3 IFOLD

SETTLEMENT CONTEXT

- 3.1 **Geographical Background:** The settlement is located to the east of the Parish on its boundary with Loxwood. It is set in lower lying ground than Plaistow village. The settlement was formed in an area of predominantly oak woodland on heavy weald clay soil running through to the water meadows beside the River Lox. Large tracts of woodland have been lost to previous development, but some remain and are designated as ancient woodland. Essentially, Ifold to this day remains sylvan. Through the Neighbourhood Plan and VDS it is intended to retain and enhance this characteristic. See Maps: [Aerial photograph of Ifold](#).
- 3.2 Views into the settlement are generally from higher ground; [looking west from the B2133](#) junction with Plaistow Road and from public footpaths to Plaistow Place looking east.
- 3.3 **Historic Background:** The settlement is modern and dates from the mid 1930's. It is unusual in its formation and with Durfold Wood, is unique in the Chichester District area. It is situated on the former landed Estate of Ifold. See Photographs: [Photo 50 - Map of Ifold 1910](#).
- 3.4 The House and Estate had estate workers cottages plus farms like Hogwood and Woodlands Park. The main house was accessed via a private road now named, The Drive, with a pair of gates situated by [The Lodge](#), which is still present today and is a Grade II Listed building.
- 3.5 There are a number of other important older properties remaining in Ifold from the original landed estate, namely [Trelayne](#), [Ifold Cottage](#), [Butlers](#) (originally known as Alpine Cottage), [The Lodge](#), [Hogwood House](#), [The Olde Garden](#) and [Keepers Cottage](#). Some are Grade II Listed Buildings and some have been designated as having local merit through the Neighbourhood Plan. The main historic [Ifold House](#) was demolished in 1936.
- 3.6 Post 1926, due to bankruptcy of the then owner Ralph Montagu-Scott, H.W. Brake Esq. of Farnborough in Hampshire were responsible for breaking up Ifold Estate into building plots of 1/3 acre up to 5 acres, which were sold off. Initially, basic dwellings were built for weekend/holiday retreats. At the time there were no mains services. But during the Second World War more families started to live permanently in Ifold to avoid the London Blitz. By the 1950's all the plots were sold and the form of the settlement, as seen today, was created. The layout of the settlement and the road network, was determined by the original private Estate roads.

- 3.7 The original settlement was formed utilizing 'self-build', with families building their own dwellings, extending and modernising to meet their needs. Very few of the original dwellings remain, having been replaced with an eclectic mix of styles of houses and bungalows, forming permanent family residences. The density of housing remains low with the village being characterised by its rural quality with a high degree of vegetation, hedges and trees, both native and ornamental in large gardens. In more recent times and since the introduction of the Settlement Boundary by the District Council there has been increased pressure to redevelop the larger plots with higher density residential housing by development companies, with subsequent erosion of the established character of the settlement and pressure on green spaces resulting in a high degree of suburbanization in places.
- 3.8 **Social Characteristics:** The settlement is predominantly owner-occupied by families who reside here as their main residence. The population is gradually aging as a large number of residents have chosen to remain in the village. There are very limited local employment opportunities and the majority of the working population commute out of the Parish to their place of work. However there is a relatively high proportion of people who do work from home in Ifold. See [Neighbourhood Plan Household Survey and Housing Needs Assessment: \(March 2016\)](#).

SETTLEMENT PATTERN AND CHARACTER

- 3.9 Ifold, as a settlement is unusual in that it did not develop over hundreds of years, unlike most rural villages. Nor is it a planned modern village. The settlement pattern was determined by the original Estate roads, bridleways and also the distribution of plots of land. See Photographs: [Photo 50 - Map of Ifold 1910](#).
- 3.10 The private road network lies to the north of the main Plaistow Road. Plaistow Road, a public highway, forms one edge of the settlement with a compact settlement pattern to the north in a fairly distinct triangular form. The edges of the settlement to the North and East, are blurred by large garden plots, merging with the surrounding countryside.
- 3.11 During the process of maturation of the settlement no provision for any public spaces, public buildings, commercial spaces or footpath connections was made. As the settlement became established residents raised funds and used one plot to build the current community hall, [Kelsey Hall](#).
- 3.12 A further residence at the east entrance to the settlement became the village stores (See historic photo: [Photo 27](#)) and another plot became a repair garage. There was no provision made for public open spaces. Village events were held for many years on the larger acreage plots but these have now all been redeveloped for housing. A vehicle repair garage remains but the Ifold shop has closed.
- 3.13 **Settlement Boundary:** A [Settlement Boundary](#) was established by Chichester District Council in circa 1990 and has been retained in the current Neighbourhood Plan and [Chichester Local Plan: Key Policies 2014-2029](#) (which has a presumption in favour of development with unlimited windfall within the Settlement Boundary).

BUILDING AND SPACE

- 3.14 **Buildings and Structures:** There are a number of original buildings within the settlement, identified on map at Appendix 7. Some are Grade II Listed and these, together with other buildings of local interest, including [The Olde Garden](#) (a former potting shed of Ifold House), the [historic Estate garden walls](#) and garden footpaths and the lake are key links to the origin of the settlement. See Photographs: [Photos 28](#) - Trelayne, Chalk Road; and [Photo 29](#) - Ifold Cottage, Loxwood Road.
- 3.15 These should be protected for future generations whether Listed or of local interest. These building structures and locations are identified on the attached map at Appendix 7.

VDS Guideline 13: To protect historic structures of local interest in Ifold that do not have statutory protection as identified on the map (See Appendix 7)

- 3.16 Residential units are all detached, single and two-storey dwellings, with the exception of one pair of semi-detached houses and a terraced group of three (which was from the [Ifold shop](#) re-development). The dwellings are set in medium to large size plots which has established the character of the settlement as a low density, semi-rural, eclectic, residential community, with a large number of trees and vegetation providing seclusion, and a quiet sylvan quality, with close proximity to the adjoining countryside.
- 3.17 There are approximately 470 residential units in the settlement. Since 2000 there has been a progression of incremental infill development of 1 through to 5 units at a time. From 2000 to 2016 approximately 103 new houses were built or have received planning consent or are currently under development within the Ifold Settlement Boundary: 6 bedrooms - 2; 5 bedrooms - 18; 4 bedrooms - 69; 3 bedrooms - 6; 2 bedrooms - 8.
- 3.18 Under current Planning Policy within the [Settlement Boundary](#) there is a presumption in favour of development. Development is controlled by Chichester District Council through their planning policies. There has progressively been an increase in density of housing (reference NP density paragraph) and an erosion of green spaces, vegetation and loss of tree cover; elements that have characterized the settlement since its inception.
- 3.19 Through consultation with residents it has been established that the overarching characteristics of low density, green secluded and sylvan quality, is highly prized and worthy of retention. See reference: [Public Consultations](#).
- 3.20 Through the use of this Design Guide it is intended to preserve these characteristics but to allow managed development to meet the identified Parish housing need. Development needs to take into account the limited sustainability of the settlement and the reliance on car usage to access any facilities, services or employment.

IFOLD - BUILDING DESIGN GUIDELINES

- 3.21 **Design of Buildings and Materials:** Within the Ifold Settlement there is no established style, it is an eclectic mix of modern 20th century dwellings. See Photographs: [Photo 31](#), [Photo 32](#), [Photo 33](#) and [Photo 34](#).
- 3.22 In line with the [Chichester Local Plan: Key Policies 2014-2029](#), the VDS would seek good quality design and well-constructed housing, using high quality materials. In the interests of sustainability, developers are encouraged to use [Lifetime Homes standards](#) to ensure housing remains flexible, to meet occupants changing needs and to use innovative designs to reduce the impact on the environment. Design of the dwellings and use of materials, type and colour, should reflect the rural nature of the settlement and the predominant use of local brick from South East England; plain tile clay or concrete, both to rooftops and to tile hanging to walls, in reds and brown, with limited use of render and timber cladding.

VDS Guideline 1: New builds should follow [Lifetime Home standards](#).

VDS Guideline 14: Design of extensions and new build should be high quality in line with [Chichester Local Plan: Key Policies 2014-2029](#) policies and should reflect the rural quality of the settlement. Use of materials should be sensitive to the palette of existing materials used in the settlement and be compatible with the rural characteristics of the settlement.

- 3.23 **Scale:** Scale should be in keeping with established dwellings in the settlement and in particular with adjoining dwellings. Ridge heights generally do not exceed 8m in height and there is no three-storey development or town houses. Accordingly, ridge heights in excess of 8m and three-storey development are unlikely to be appropriate, including use of roof spaces with dormer windows at second floor. Conversion of roof spaces and the use of rooflights is more likely to be acceptable provided it does not result in loss of amenity to neighbours.

VDS Guideline 3: The scale, mass and bulk of development should be compatible with development in the settlement. Three-storey, including the installation of dormer windows at second floor is unlikely to be appropriate.

- 3.24 **Density:** It is important to retain the characteristically low density of the settlement in order to retain the green spaces, trees, vegetation and seclusion. The historic gross density ranges between 3 to 8 units per hectare. Increased density places undue pressure to remove trees and vegetation where it conflicts with the residential use. In order to reflect and maintain the characteristic low density of the settlement, a gross density of approximately 8 dwellings per hectare for houses of 3+bedrooms is considered to be an appropriate density level. Where smaller units of 2 bedroom or less are proposed to meet housing need, higher gross density levels of 10-12 dwellings per hectare may be acceptable, provided it does not result in significant loss of vegetation and trees and that permitted development rights are removed to ensure the units remain small and the building to plot ratio does not increase.

VDS Guideline 15: New development should comply with the characteristic density of the settlement and for Ifold, conform to the [Neighbourhood Plan: Policy H4 - Housing Density and Design Principles](#).

3.25 **Building Line:** Through the majority of the settlement, residences front onto the principle roads, forming a consistent pattern of, front garden, driveway, the dwelling and private rear garden. See Photographs: [Photo 35](#); and [Photo 36](#). This has only been disrupted in the last 20 years with development of the larger back plots.

3.26 The most recent schemes have much higher densities resulting in uncharacteristic levels of development, which has impinged upon the ambience of the village and result in the loss of the rural green, secluded gardens, and has an urbanizing effect. In order to retain the coveted character of the settlement, the historic building line should be respected and retained. This is supported by a historic restrictive covenant imposed upon the majority of the properties, which prevents any construction taking place within 30ft (9m) of the edge of private roads.

VDS Guideline 16: The historic building line should be retained in redevelopment or extensions, both on the private unadopted roads and the main road.

3.27 **Space between Neighbouring Dwellings:** The low density has provided for generous spacing between dwellings; residents prize the seclusion of garden spaces. Accordingly the proximity of new dwellings or the extension of dwellings to boundaries should maintain these generous spaces and retain the amenity and characteristic high levels of privacy and seclusion.

VDS Guideline 17: New dwellings and extensions should be designed to retain the characteristic generous spaces between neighbouring dwellings in the settlement.

SPACES IN THE VILLAGE

- 3.28 There is no public open space within the unplanned settlement. Amenity space is provided by the large gardens. Within the Settlement Boundary all land is in private ownership and the road verges are mainly owned by Ifold Estates Limited and maintained on a chargeable basis on behalf of the residents. Therefore the garden sizes and the road frontages form an important amenity characteristic of the settlement. Through the Neighbourhood Plan some areas of significance in Ifold have been designated as Local Green Space to confer protection from development and maintain a depleting amenity. (See Ifold LGS Map in NP) These areas help to retain some of the most important green vegetated space in Ifold but the gardens, verges, roads and road frontages also contribute significantly to the character of the settlement. Reference: [Local Green Spaces](#).
- 3.29 **Verges:** The verges are mainly open grass areas with some shrubs (Euonymus japonicas ‘Bravo’ and the unvariegated variety, planted by Ifold Estates Limited to protect verges from traffic and incorrect parking) and some native planting to the private estate roads. Along the main road there are mainly reasonable width grassed verges with no footpath, maintained by the residents and/or Ifold Estates Limited. The private estate roads (designated bridleways and footpaths) are single carriageway, un-adopted and maintained at residents expense. See Photographs: [Photo 35](#) and [Photo 36](#).
- 3.30 The private roads being Bridleways are made up in tarmac but with little or no foundation and vulnerable to high point loading from heavy vehicles. They have some limited road markings and road signage. Over recent years standard metal road signage including voluntary speed limits has increased. At the passing bays and elsewhere there has been an increase in the use of plastic and metal street furniture and bollards, which has an urbanising effect. The need for future additional road signs/ street furniture and markings should be carefully considered and kept to a minimum to retain the rural un-adopted quality of the roads, providing it does not impact on safety.

VDS Guideline 18: The private estate roads, street signage /furniture and road markings should be limited and used with care to ensure public safety but to maintain the rural character of the settlement. Timber street furniture should be used in preference to a metal or plastic.

- 3.31 The grass verges to the private estate are maintained by Ifold Estates Limited on behalf of the residents and assisted by the adjoining home owners. In recent years there has been some additional non-native planting along the verges, which is out of character with the rural nature of the settlement. It will also impact on the local biodiversity. Should additional planting be required along the verges then this should be in native species.

VDS Guideline 19: To the private estate roads and main road, verges generally should be maintained as grass with any additional planting in native species to maintain the local rural biodiversity and character.

3.32 **Roads:** Originally the private estate roads were unmade in gravel but have now been finished with tarmac. It is accepted that some type of road edge/curb is required to assist with supporting the road edges. More recently standard vertical concrete curbing has been used which results in an urbanising impact on the street scene. In some areas a flush concrete dished curb has been used. See Photographs: [Photo 37](#). This is a preferred option as it blends more readily into the verge. Where an upstanding curb is required then, in preference, granite sets should be used, which have a rural quality.

VDS Guideline 20: To the private estate roads curbs preferably should be flush concrete dished gully type or granite set upstands to maintain the rural quality of the unadopted roads.

3.33 **Front boundaries to road frontages:** Treatment of front boundaries onto road frontages, both the un-adopted private roads and the adopted Public Highway namely Plaistow and Loxwood Road has considerable impact on the character of the settlement. These areas are the principal public areas of the settlement.

3.34 There has been a growth in the use of close boarded 1.8 metre fencing in a number of areas, primarily where these relate to private garden space where plots run parallel to the road. But there has also been similar usage on the main Plaistow Road. See Photographs: [Photo 38](#) – inappropriate Closed Board Fencing, [Photo 39](#) - inappropriate close-board fencing, [Photo 40](#) and [Photo 41](#) - inappropriate gate posts and driveway gates.

3.35 This type of boundary treatment gives a hard visual barrier in the street scene, which is out of character with the vegetated rural road frontages. Post and rail fencing or chestnut paling, with additional stock wire or chicken wire, where security is required for children and pets, gives a more open aspect and the use of green screening with native species provides a less formal and softer appearance, in keeping with the original character of the settlement.

3.36 Similarly gate entrances should generally be timber, five bar gates or similar with timber posts. Brick work or stonework piers should be limited in scale suitable for the gate. The use of high solid timber gates, large wrought iron gates and posts and large masonry piers have an urbanising effect and present strong visual barriers out of character in this rural settlement. See Photographs: [Photo 40](#) and [Photo 41](#).

VDS Guideline 21: Boundary treatment along the road frontages should be primarily in timber, chestnut paling or post and rail with stock or chicken wire infill where additional security is required. Further screening should be provided by native hedges and planting. Gates should primarily be timber, five bar or similar style with timber post supports or small-scale brick or stone piers. Fencing and gates should not generally exceed 1.3 metres in height on road frontages.

3.37 Private Garden Spaces: The low density and large private garden spaces has contributed significantly to the characteristics of the settlement. Redevelopment of the plots has consistently lead to the loss of hedges and native planting between properties and the increase in high close boarded fencing. This impacts on the seclusion between plots and the local biodiversity. The use of 1.8 metre high close-boarded fencing provides hard barriers. It has an urbanising effect and reduces the amount of greenery impacting again on the established character of the settlement. Where new development or extensions occur it is important to retain and enhance the green vegetation and trees. For new development, landscaping schemes should show retention of as much of the existing mature vegetation and trees as possible. Any replacement of hedges and trees, where lost, should primarily use native species, particularly to the boundaries between properties. Developers and landowners are encouraged to consider enhanced planting. This guidance is intended to help retain and enhance the rural native sylvan quality of the settlement.

VDS Guideline 11: Boundaries between properties are encouraged to be maintained in native hedging and planting with timber post and rail fencing with chicken wire or stock fencing in order to provide additional security or Chestnut paling fencing. Where properties are re-developed landscaping schemes should include a high proportion of native species to include hedges shrubs and trees. Where it is necessary to remove trees or other greenery mitigation should be undertaken with additional planting elsewhere on site to ensure that the green screening remains. The use of extensive runs of close-boarded boundary fencing should be resisted and other boundary treatments used, where possible.

THE CHARACTER OF THE LANDSCAPE SETTING

3.38 Visual character of the surrounding countryside: The more general landscape setting of the Parish is given in Section 2. Ifold lies in low-lying ground (a fold) in the Parish, running towards the River Lox and Wey & Arun Valley.

3.39 To the south, the main Plaistow Road forms a strong visual and physical barrier to the settlement, with countryside running to the south of the road formed by small fields, no longer commercially farmed and woodland areas. The fields are little used with some equestrian grazing and some having fallen into disuse and become overgrown with scrubby vegetation. The large tract of ancient woodland at Wephurst has been cleared of commercially planted conifer and recently replanted with deciduous trees. It provides bridleways and footpaths off road and runs through to Foxbridge Golf Course, laid out in former farm land.

- 3.40 To the west of the settlement the ground rises toward Plaistow with a further pattern of small fields and hedgerows mainly in commercial farming and Poundfield Wood providing an unmanaged woodland area of native species on the edge of the settlement. To the North West there is the larger mixed woodland areas of forestry commission land and ancient woodland of Hog Wood SSS1. Again providing public footpaths, bridleways and the Sussex Surrey border path. The settlement blends into the countryside; the residential plots on the periphery of the Settlement Boundary are large and are bisected by it, preventing the spread of development out into the larger plots.
- 3.41 To the north and running towards the east are some outlying residences on the periphery of the Ifold settlement and in the countryside, along The Lane and Ifold Bridge Road. But these are sporadic and the area is again mainly small fields bounded by scrubby hedging running to the low lying water meadows along the River Lox. The water meadows periodically flood in winter periods but provide a valuable recreational area for the settlement, they do however fall within the Parish of Loxwood. Beyond the River is the Wey and Arun canal, which is redundant and currently being restored. This provides a further route for pedestrians, cyclists and horse riders. Large back plots to the north and east help to blur the junction between the settlement and the surrounding countryside including a further small area of ancient woodland and the picturesque [Loxwoodhills Pond](#).
- 3.42 Further to the east is commercially farmed land bounded by native hedging rising to the B2133 Loxwood Road.
- 3.43 In order to retain the important areas of ancient woodland and woodland on the periphery of the settlement, which provide the transition between settlement and countryside, they have been included in the Local Green Space designation in the Neighbourhood Plan, to confer additional protection. Reference: [Local Green Spaces](#).
- 3.44 **Views:** Views outward from the settlement are limited due to the low lying nature of the topography and the heavily wooded surroundings, also the majority of the land is in private ownership with public access only along roadways and public footpaths and here trees and hedging provides screening. The footpath running to the River Lox provides an important view of the original man-made Estate lake at [Loxwoodhills Pond](#), although in private ownership, the view from the public footpath provides an important reminder of the heritage of the settlement. See Photographs: [Photo 30](#).
- 3.45 Also, the setting of this path bounded to the other side by mixed hedging including hawthorn is equally important due to the pleasant vistas. Within the settlement the views along the roadways (See Photographs: [Photo 35](#) and [Photo 36](#)) are important being primarily the only public spaces within the settlement. Views into the settlement from the West are from the hill leading to Plaistow Place and views from the east are from the B2133, where there is rising ground. These give a clear vision of a heavily wooded area and few if any houses are visible. See Photographs: [Photo 42](#) and Photo 43 - view from B2133.
- 3.46 **Special Landscape Features:** [Loxwoodhills Pond](#) has historical and visual importance to the settlement.

- 3.47 It is the original man-made Estate lake (circa early 1800s) and so provides a link to the settlements heritage. Although in private ownership the lake should be retained as a feature in its entirety and any development of the existing dwelling house or other houses backing onto the area should have particular regard to the impact of any scheme. The open nature of the site surrounding the lake should be retained and care taken not to destroy the park-like quality of the setting. The area will be designated Local Green Space in the Neighbourhood Plan to confer additional protection, and it is planned to liaise with the landowners to ensure the site is treated sensitively. Reference: [LGSi1: Loxwoodhills Pond, Ifold.](#)
- 3.48 **Open Spaces:** There are no public open spaces within the settlement and due to the tree and vegetative screening there are few open views other than along the road and footpaths. The space within the settlement is provided by the low-density development and so is all in private ownership. The private road network and close proximity to the countryside add further to the character of spaciousness and there are measures in place, in the VDS and Neighbourhood Plan to retain this high quality environment for present and future generations.
- 3.49 **Lighting:** Within the settlement there is no street lighting and at night it is predominantly dark. Due to the low density, high degree of vegetation and trees there is excellent biodiversity with many nocturnal animals and in particular 14 of the 16 species of bat can be found in the Parish and many within the settlement. Therefore all residents should have consideration to what external lighting they provide around their property and its impact on wildlife and the rural character of the settlement. Care should be taken to direct appropriate levels of light downward with no direct light beam protruding beyond the boundary of the property and using appropriate shielding where necessary. Sensors should be used to ensure pass and security lighting is only used when needed. No new development or extension should include street lighting and the type and extent of external lighting should be controlled through the planning process and is a specific policy of the Neighbourhood Plan for the Parish as a whole.

HIGHWAYS AND TRAFFIC

- 3.50 **Roads and Footpaths:** The roads within the settlement are un-adopted, maintained by residents and are designated public bridleways and footpaths. An advisory speed limit of 20MPH is in place and suitably signed. The roads are narrow allowing, in the main, two cars to pass with care, although there are sections of single carriageway. To slow traffic, pinch points have been created. In general the management of traffic is successful and most residents abide by the speed limit. This provides a relatively safe environment for walking and cycling even without footpath provision. The three vehicular entrances off the Public highway have no through route or shortcut facility to other locations in the Parish.
- 3.51 The main Plaistow Road forming the southern boundary to the settlement provides a through route from Plaistow to Loxwood locally and is used by commuter traffic from the Haslemere area heading east to Horsham Crawley and Gatwick airport. The speed limit is 40MPH and there are no designated footpaths only grass verges of varying widths many of which are restricted by residents using posts to protect their section of verge from degradation by traffic and parking vehicles. There is regular infringement of the speed limit and with the number of bends, junctions and driveways exiting onto the road this does create a dangerous road, which is not safe for pedestrians or cycles to use. Village gate entrance signs have recently been provided to inform road users that they are entering a settlement and the aim of the Parish Council is to lower the speed limit to 30 MPH to improve safety.
- 3.52 **Pavements:** Pavements are very limited within the settlement because of its unplanned nature. Where building plots were developed, no thought was given to create footpath links through the estate. Therefore pedestrian access around the estate is mainly on the private roads, which can make distances to walk rather long. There is one public footpath from Chalk Road through to The Drive (an historic twitten), which then links to the footpath across the water meadows to Loxwood village and shops and doctors surgery, a pleasant off-road walk. There are links from the settlement to countryside walks and there is good access to the countryside. However, footpath links between settlements are indirect and lengthy. Improvement to footpaths and safe cycle routes has been identified as an aim in the Neighbourhood Plan. Currently access between settlements is predominantly by car due to distances, particularly for the older residents and the lack of safe or direct pedestrian and cycle routes. Many parents of schoolchildren often do not use the school bus as the bus stops along the Plaistow road are considered too dangerous. There is an aim in the Neighborhood plan to improve bus stops, footpath and cycle routes.

3.53 **Car Parking:** Due to spacious plot sizes, car parking up until 15 years ago was not an issue in Ifold. Ifold Estates Limited, the residents' maintenance company who own most of the roads and verges, restrict on-street parking on the private roads and verges, which in many places are unsuitable due to the restricted width. With division of plots into smaller sizes for new builds and an increasing urban housing density, off-street parking is becoming a problem. Car parking provision needs to be carefully considered for new and re-developments. Due to the remote rural location, very limited public transport and lack of local facilities and employment, there is a high dependency on car usage. Therefore the standard car parking provision for residential development should be regarded as a minimum. Many households have more than two vehicles and there should be adequate visitor car parking available. In all development schemes adequate provision should be made on each plot and loss of car parking resisted. There is a policy in the Neighborhood plan covering the whole Parish in this regard.

4 PLAISTOW

References:

- [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#).
- [MAP: Plaistow Conservation Area \(May 2013\)](#)

- 4.1 **Historic Background:** Plaistow historic settlement of the parish, located centrally within the Parish. For the historical background of Plaistow, please refer to the [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#). Plaistow has been little altered and historic maps confirm that until the mid 20th century the village had hardly changed, with the number and density of dwellings remaining almost static since the 1847 Tithe Map (See tithe map; map of village)
- 4.2 **Geographical Background:** The village lies in undulating countryside surrounded by fields and woodland. There is a village pond, a focal point in the village, fed from a natural spring, on the north side of Loxwood Road. The centre of the village is relatively flat, with slight changes in level to the principal streets. The underlying geology is mixed (hence the springs); weald clay, with outcrops of Wealden greensand sandstone and small amounts of limestone in Weald clay. A hill at the western side of Plaistow Village, called [Nell Ball](#), dominates the landscape of the village. [A trigonometry \(OS\) point](#) is situated near the top and it has been used, even recently, as a Beacon Site for special occasions. The ground also rises to the north of the village to Plaistow Place.
- 4.3 **Social and Demographic Information:** The settlement is predominantly owner-occupied by families who reside there as a main residence. The population is now aging as a number of residents have lived there for many years. There are a few local businesses operating within Plaistow including Plaistow village stores, The Sun Inn Public House, an engineering firm and some farming and agricultural businesses. However, there is very limited local employment and the majority of the working population, commute out of the Village for work, although there is a proportion of people who work from home in the settlement. See: [Neighbourhood Plan Household Survey and Housing Needs Assessment \(March 2016\)](#). There are no A or B Class roads and this provides the village with a high degree of tranquility and slight sense of isolation, reinforced by the countryside setting and the predominantly residential uses. Some new housing has been added on the western edges and along Rickmans Lane to the south, mainly dating from the 1930s, 1950s and 1960s, although this has not impacted on the appearance of the historic core of the settlement. Otherwise, the quiet, rural setting to Plaistow has been maintained and although there are some occasional issues with traffic, the village both within the conservation area and beyond, retains a notably tranquil character.

- 4.4 **Development within the Village:** A number of special circumstances affect development in the village. It has no Settlement Boundary and there is no proposal in the Neighbourhood Plan to change this designation. Therefore [Chichester Local Plan: Key Policies 2014-2029](#), Policy 45 applies. The historic central area of the village has a designated [Conservation Area](#) and lies in a rural countryside setting, with a variety of open fields and areas of deciduous and coniferous woodland enclosing the village. These link with the wide grass verges, the three commons, and the many mature trees, to provide a rural character to the village and its [Conservation Area](#). This character needs to be reinforced and protected by careful management of new development.
- 4.5 There will inevitably be some pressure for extensions to existing buildings and possibly for replacement dwellings. New development must be appropriate in scale and height, and materials used which blend in with the surrounding buildings and which continue or reinforce the rural character. Extensions will need to be sympathetically detailed and should not overwhelm the garden in which the building sits. Existing plot ratios should be maintained. Particular care will be necessary to listed buildings and those in the conservation area.
- 4.6 [Chichester Local Plan: Key Policies 2014-2029](#) policies, specifically Policy 47, apply to the [Conservation Area](#), Listed Buildings and the buildings of townscape merit. But specific policies tailored for the needs of this settlement are also contained within the Plaistow & Ifold Parish - Neighbourhood Plan. It is intended that future development will be well managed to ensure it is appropriate to this historic village.

SETTLEMENT PATTERN AND CHARACTER

- 4.7 **Road Network:** The village centre, with its [Conservation Area](#), focuses on a triangular street pattern, which encloses the buildings and forms a nucleus of village buildings on the junction of Loxwood Road, The Street and Dunsfold Road.
- 4.8 The central streets of Loxwood Road, The Street and Dunsfold Road have remained unaltered and are clearly denoted in the Tithe maps. However, when the Church was rebuilt in 1856 following a fire, the Loxwood Road was repositioned to the south from its original position as seen on the 1847 Tithe map.
- 4.9 Further lanes lead northwards from the main road junction towards Plaistow Place, and from The Street south-westerly towards Rumbolds Farm. These are unadopted private roadways. [Back Lane](#), an historic twitten, runs roughly parallel to The Street, from Nell Ball, bending slightly to join it on the north side of the meadow in front of Todhurst. This is an unmade track. The Street becomes Rickmans Lane to the south of the village core leading out to Kirdford. The Dunsfold Road connects to Shillinglee and Durfold Wood and the Loxwood Road to Ifold. Between the Street and Loxwood Road is a connecting lane (Common House Road) alongside the The Green.
- 4.10 **Built Pattern:** Historic development focuses on the main road junction of Loxwood Road, The Street and Dunsfold Road. The three most important buildings in Plaistow are [Holy Trinity Church](#), [The Sun Public House](#) and the village [Primary School](#) (built in 1869 and used jointly by Plaistow & Ifold and Kirdford Parishes), are all located on or close to this junction.

- 4.11 The core of the village is formed by Loxwood Road and The Street. This gives a triangular-shaped area of land, half of which is The Green. The rest of the core contains the public house, a small area of modern development with some listed buildings. Facing this core area are further historic buildings, mainly residences. The [Plaistow Stores](#), found in Loxwood Road overlooks [The Green](#) opposite, together with the village hall, [Winterton Hall](#). Buildings are fairly tightly knit near the junction and close to the edge of the roads.
- 4.12 The three principle village residences are located away from the core. Todhurst was once a farmhouse and most of the timber-framed barns in its former farmyard have been converted into residential use. In front of [Todhurst is open meadow land](#), part of the 'Slindon Manorial Waste' (now owned and maintained by the National Trust), giving a spacious outlook. Plaistow Place is situated to the north on higher ground overlooking the village and accessed by a private lane. Quennells is on the outskirts of the Village on the Loxwood Road. The history of both, are mentioned previously.
- 4.13 On the western side of The Street there was once a forge, used as a repair garage for many years and now redeveloped to provide private garages to new residences behind. One of the two village shops, now Corner House on the Dunsfold Road but close to the church, has been converted into a house. The other village shop, Plaistow Stores, found in Loxwood Road remains, overlooking The Green opposite, together with the village hall, Winterton Hall. Similarly, a former chapel at the junction is also now a private house. The more modern garage on the site of the former smithy emphasises this more intimate character. See Photographs: [Photo 55](#).
- 4.14 By contrast, as the village has been extended from the core southwards along The Street, building plots become larger with the properties being set back from the road within spacious gardens. The plots are irregularly shaped as the buildings have been added incrementally from the 16th century onwards. Further historic development stretches eastwards along Loxwood Road but is very dispersed with low plot densities. There have been some very limited 20th century additions, which have been carefully designed and sited to blend in with the existing historic streetscape.
- 4.15 Further historic development stretches eastwards along Loxwood Road but again is very dispersed with low plot densities. There have been some very limited 20th century additions, such as the two houses in The Street, which have been carefully designed and sited to blend in with the existing historic streetscape.
- 4.16 As The Street gives way to Rickmans Lane there is modern ribbon development dating from the 1930's; primarily bungalows, many have now been redeveloped. Here the other Public House, The Bush, was located but this has now been converted to a residence. The modern development sits between some of the outlying historic dwellings; [Fidlers Copse](#), [Nuthurst](#), [The Old House and Little Flitchings](#).
- 4.17 To the west of the historic core, outside the Conservation Area, there are the modern developments of [Nell Ball](#), 1960's Local Authority housing and Oakfield, a small cul-de-sac of detached 1970 houses. In the 1990s Nell Ball was extended with a further small housing association estate, [Ashfield](#) and [Chestnut Terrace](#).

- 4.18 Three principle residences are located away from the core. Todhurst is the largest property located in the village and was once a farmhouse. Most of the timber-framed barns in its former farmyard have been converted into residential use. In front of Todhurst is [open meadow land](#) (part of the 'Slindon Manorial Waste' now owned and maintained by the National Trust), giving a spacious outlook. Plaistow Place is situated to the north on higher ground overlooking the village and accessed by a private lane. Quennells is on the outskirts of the Village on the Loxwood Road. See Photographs: [Photo 4](#) - Todhurst with the meadow land in front.
- 4.19 **Character and pattern of open spaces in connection with wider countryside:** The centre of the village is relatively flat, with slight changes in level to the principal streets, which adds to the attractiveness of the views along them. Entering the village from the South there is a long view up Rickmans Lane as the ground rises to the centre of the village.
- 4.20 The centre of the village is dominated by The Green, which runs from Loxwood Road to The Street. It is owned jointly by the National Trust and Plaistow & Ifold Parish Council and is used by the Parish for community events and recreation; there is a children's playground and a cricket pavilion. The National Trust also owns and manages other tracts of land, such as the verges.
- 4.21 The [village pond \(Cox's pond\)](#) provides a further area of open space and is a focal point with views to the meadowland behind, which in Spring are particularly attractive full of ox-eye daisies.
- 4.22 Ribbon development running from the south to the core of the village has allowed fields to remain behind running to the centre of the village, creating a further open character and sense of the countryside running into the village.
- 4.23 Large open green spaces and wide verges in the village and its immediate surroundings has created a spacious feel and emphasizes the rural quality of the village. Much is tree'd, particularly around The Green with mature specimens reducing views through and across the village. The [Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#) identifies the important views into and out of the [Conservation Area](#). See Photographs: [Photo 6](#) - Village Green view West, [Photo 7](#) – The Street view south; and [Photo 8](#): Rickmans Lane view East.
- 4.24 The character of the village edge is predominantly soft and is formed by gardens, bounded by hedges or hedges and trees. This edge is irregular and indented, lacking long straight lines and running into farmland and areas of woodland and Ancient Woodland.

BUILDINGS AND SPACE

- 4.25 **Buildings and Structures:** Of special note is the high concentration of listed buildings at least twenty just in the central part of Plaistow village (nearly 30 in all) there are several buildings noted of townscape merit in the [Plaistow Conservation Area Character Appraisal and Management Proposals \(May 2013\)](#). These should be protected for future generations whether Listed or of local interest. These buildings and structures are identified on [Conservation Area map](#).

- 4.26 The core village buildings are somewhat varied in form, but are united by the use of traditional materials, many local. There was a brick works on the Shillinglee Road 3/4 mile from the village (closed in 1989) and in Ifold a mile away and the use of local timber, oak and hazel for wattle and daube. The materials used include handmade plain clay tiles used on tile roofs of 40-45 degree pitch and also as tile hanging to the upper elevations, often used decoratively. Red brick or blue and red in decorative bonding, heavy oak timber framing with painted panels or stained weather-boarding. There is some limited use of the local Wealden greensand stone, winklestone and Horsham stone. See Photographs: [Photo 9](#) - Brackenhurst and Elmleigh, The Street; [Photo 10](#) - Tilehouse, The Street and [Photo 11](#) - Stone House, The Street.
- 4.27 The architectural details found are typical of West Sussex rural vernacular. It would be difficult to identify any particular one that possessed unique or novel features but they embody changing domestic use dating back several hundred years. The buildings exhibit many attractive features including blind gables, open eaves, hipped and half-hipped roofs and original (or near original) fenestration. Black weather-boarded Barns, with half hipped roofs are also a common feature. Collectively the core buildings form a strong anthology of vernacular rural buildings.
- 4.28 There is only one stone-faced building, called unsurprisingly Stone House, which is also roofed in Horsham stone slates, the only example in the Conservation Area. Many of the listed buildings date to the 17th century or earlier, although their later brick frontages often conceal their true timber frame origins. These properties vary in size from very modest cottages to larger village farmhouses or barns, but none of the houses are of any substantial size, probably because the village was always under the control of [Shillinglee House](#), which lies some three miles to the west. Apart from the early glass and iron smelting industries, which ceased by 17th century, the agricultural land was hard to work in the heavy clay soil, the area was not particularly prosperous. Many of these properties have large gardens and most can be seen from the public viewpoint, adding to the rural character of the village centre.
- 4.29 Moving away from the historic conservation centre toward Rickmans Lane the style of houses are principally modern 20th century and an eclectic mix of individual designs. Primarily constructed of brick with plain concrete tile pitched roofs. Bushfield was constructed in the early 1970's and is of chalet style with steeply pitched roofs 52degree, rather discordant with the surroundings. The later additions are more sympathetically designed to marry with the historic dwellings. Most recently the old Mission hall was redeveloped with a very modern style property prominently positioned on the side of the road at the bend when Rickmans Lane runs to the Street. Although modern in styled it does use traditional materials. Plot sizes are good and density levels are low as is the plot to building ratio. See Photographs: [Photo 12](#) - Rickmans Lane bungalow c.1950; [Photo 13](#) - Bushfield c. 1970; and [Photo 14](#) - Clements Cottage, Rickmans Lane (c.2000).

4.30 To the west Nell Ball housing estate is typical 1950' and 60's local authority housing providing good, simple design of brick and pitched concrete interlocking roof tiles but rather out of character to the older village vernacular. Oakfield, a speculative build in 1970's similarly does not reflect the characteristics of the village, but is predominantly brick, with plain concrete tile but has no design features to relate it to the core of the village. [Ashfield](#) makes a greater attempt at a more interesting design but again fails to reflect the older vernacular or to use plain tiles to the roof structures.

PLAISTOW VILLAGE - BUILDING DESIGN GUIDELINES

4.31 Plaistow village has no Settlement Boundary and accordingly there is no presumption in favour of development and it remains within the countryside to which [Chichester Local Plan: Key Policies 2014-2029](#), Policy 45 - Development in the Countryside, applies. There is also a [Conservation Area](#) in which there are further controls on development.

4.32 **Design and Buildings and Materials:** While there is no established style in Plaistow, there is a high level of homes built of brick with tile hung elevations and combined with a maximum height in the region of 8 metres gives a strong sense of cohesion for domestic dwellings which have embody domestic use over many centuries. See Photographs: [Photo 4](#) - Todhurst with the meadow land in front; [Photo 7](#) – The Street view south; [Photo 9](#) - Brackenhurst and Elmleigh, The Street; [Photo 10](#) - Tilehouse, The Street; and [Photo 11](#) - Stone House, The Street.

4.33 In line with [Chichester District Local Plan Key Policies 2014-2029](#) (In particular, Policy 33 - New Residential Development and Policy 40 - Sustainable Design and Construction) the VDS seeks good quality design and well-constructed housing, using good quality materials. In the interests of sustainability, developers are encourage to use Lifetime Homes standards (reference: <http://www.lifetimehomes.org.uk>) to ensure housing remains flexible to meet occupants changing needs and to use designs to reduce the impact on the environment. Design of the dwellings and use of materials type and colour should reflect the rural nature of the settlement and the predominant use of local brick; clay plain tile, both to roofs and to tile hanging to walls, in reds and brown, with limited use of render and timber cladding. The use of green oak timber framing would also be appropriate. Designs should reference the rural village vernacular using sympathetic rooflines and architectural features, half hips, gables, porches, fenestration etc. See Photographs: [Photo 4](#), [Photo 7](#), [Photo 9](#), [Photo 10](#), [Photo 11](#), [Photo 15](#), [Photo 16](#), [Photo 17](#) and [Photo 18](#).

VDS Guideline 1: New builds should follow [Lifetime Home standards](#).

VDS Guideline 2: Design of extensions and new builds should be in line with [Chichester Local Plan: Key Policies 2014-2029](#) policies and should reflect the rural quality of the settlement and reference the historic rural village vernacular. Use of materials should be sensitive to the palette of existing materials used in the Village and be compatible with the rural characteristics of the settlement.

4.34 **Scale:** Scale should be in keeping with established dwellings in the village and in particular adjoining dwelling. Development is generally low in height not exceeding 8 metres and with no three-storey development or townhouses. Accordingly, ridge heights in excess of 8m and three-storey development are unlikely to be appropriate, including use of roof spaces with dormer windows at second floor. Conversion of roof spaces and the use of roof lights are more likely to be acceptable, provided it does not result in loss of amenity to neighbours.

VDS Guideline 3: The scale, mass and bulk of development should be compatible with development in the settlement. Three-storey, including the installation of dormer windows at second floor is unlikely to be appropriate.

4.35 **Density:** It is important to retain the characteristic density of the village with higher density at the core and lower densities out to Rickmans Lane in order to ensure that plot sizes are comparable to the existing surroundings

VDS Guideline 4: New development should comply with characteristic density of the settlement and reflect the density of the immediate surroundings in that part of the settlement.

4.36 **Space between Neighbouring Dwellings:** The relationship between the dwellings should reflect the characteristics of that part of the village, with closer relationships at the core and more generous spaces between dwelling on the periphery of the village in Rickmans Lane and Loxwood Road. Accordingly the proximity of new dwellings or the extension of dwellings to boundaries should maintain these spaces and retain the amenity.

VDS Guideline 5: New dwellings and extensions should reflect the characteristic relationship between the dwellings of that part of the village.

4.37 The Conservation Area identifies some buildings as having townscape merit but not worthy of Listing. These buildings contribute positively to the setting of the village and the street scene and should be retained with no significant alteration to their appearance.

VDS Guideline 6: Buildings identified of Townscape merit, as identified in the Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013), should be retained together with the external appearance.

4.38 **Verges and Roads:** In the central core of the village roads are partly urban in style road and pavement running from Nell Ball to the shop but this changes southward to The Street where there is a short section of stone pave path and grass verge. See Photographs: [Photo 7](#).

- 4.39 The only examples of historic paving are outside The Sun Inn, where there are areas of red brick paviers, (See Photographs: [Photo 19](#)) and a similar area of brick paving in front of Plaistow Village Stores. The pavements (where they exist) and street surfaces are generally modern tarmac, the pavements mainly have concrete kerbs, but some have granite kerb stones, such as in Dunsfold Road. Further southward and east there is no pavements and only grass verges of varying depth often maintained by the residents. See Photographs: [Photo 8](#).
- 4.40 The lack of pavements underlines the rural country road characteristic and generally unless there are significant safety issues there should be no presumption to provide pavements.
- 4.41 The roads retain a rural quality, which is further enhanced by the areas of open green space in the village centre, the wide grass verges (particularly along The Street), and the many soft vegetated front boundaries.
- 4.42 Some of the road signage in the village are traditional figure posts and these should be retained. See Photographs: [Photo 20](#) and [Photo 21 - traditional street signs](#).
- 4.43 Timber or heritage style street furniture and signs should be used in preference to metal or plastic to retain the character of the village setting.
- 4.44 The roads are supplemented by a network of tracks, footpaths and public rights of way radiating out from and encircling the village, primarily used for recreation.
- 4.45 Throughout the village are various traditional timber park benches, usually sponsored by a local benefactor. Other features include the listed [K6 telephone kiosk](#) outside The Sun Inn and the bright [red, cast iron, pillar post box](#) outside the Plaistow Village Stores in Loxwood Road. There are [two notice boards outside The Winterton Hall](#) in Loxwood Road.

VDS Guideline 7: roads, street signage /furniture and road markings should be limited and used with care to ensure public safety but to maintain the rural character. Heritage style street furniture should be used and existing preserved rather than replaced in preference to a metal or plastic .

VDS Guideline 8: Verges should be maintained as grass, any new development should seek to retain grass verges within the scheme. Formal pavements should be only be provided where absolutely essential for safety or access.

VDS Guideline 9: To the roads, road finishes curbs should be granite sets up stands in preference to concrete kerbs to maintain the rural quality of the roads.

- 4.46 **Front Boundaries to road frontages:** Boundaries within Plaistow are very varied with stone and brick walls as well as natural hedging or trees, and as most of the buildings sit back from the road, these boundaries are particularly important in views along each street. Brick walls are usually no more than one metre high and often include either a rounded or triangular coping - a good example can be seen in front of [The White House](#) opposite The Sun Inn. There are also examples of the use of the local sandstone, such as the relatively low stone wall in front of Tile House (See Photographs: [Photo 22](#)), made from coursed sandstone blocks without a coping. Another example is the low stone wall which encircles [Holy Trinity Church](#), with a triangular brick coping.
- 4.47 In Dunsfold Road, modern timber-boarded fencing (although well weathered) is less appropriate in this rural location. Close by, the low natural timber palisade fence with low planting behind it (such as at Golden Cross Cottage) is more in keeping with the character of the village. See Photograph: [Photo 24](#).
- 4.48 In some of the village, such as Back Lane and Loxwood Road, the boundaries are almost entirely natural, with thick hedging and overhanging trees enclosing the spaces.
- 4.49 Treatment of front boundaries onto road frontages has considerable impact on the character of the village. There has been a growth in the use of close boarded 1.8 metre fencing in a number of areas across the Parish, primarily where these relate to private garden space where plots run parallel to the road. But there has also been some use on the main Plaistow Road. See Photographs: [Photo 25](#).
- 4.50 This type of boundary treatment gives a hard visual barrier in the street scene out of character with the vegetated rural road frontages. Post and rail fencing or chestnut paling, with additional stock wire or chicken wire where security is required for children and pets, gives a more open aspect and the use of green screening with native species provides a less formal softer appearance in keeping with the character of the village.
- 4.51 Similarly gate entrances should generally be timber, five bar gates or similar with timber posts. Brick work or stone work piers should be limited in scale suitable for the gate. The use of solid timber gates, large wrought iron gates and posts and masonry piers in excess of, say, 1.3m have an urbanising effect and present strong visual barriers out of character in this rural settlement.

VDS Guideline 10: Boundary treatments along the road frontages should be primarily in timber, chestnut paling or post and rail with stock or chicken wire infill where additional security is required. Further screening should be provided by native hedges and planting. Gates should primarily be timber, five bar or similar style with timber post supports or small-scale brick or stone piers. Fencing and gates should not generally exceed 1.3 m height on road frontages. To the central area of Plaistow village brick or stone low walling may be appropriate similar to existing examples.

4.52 **Private Garden Spaces:** The low density and large private garden spaces has contributed significantly to the characteristics of the settlement. Where new development or extensions occur it is important to retain and enhance the green vegetation and trees. For new development landscaping schemes should show retention of as much of the existing mature vegetation and trees as possible. Any replacement of hedges and trees, where lost, should primarily use native species, particularly to the boundaries between properties. Developers and landowners are encouraged to consider enhancing planting. It is intended to retain and enhance the rural quality of the settlement

VDS Guideline 11: Boundaries between properties are encouraged to be maintained in native hedging and planting with timber post and rail fencing with chicken wire or stock fencing in order to provide additional security or Chestnut paling fencing. Where properties are re-developed landscaping schemes should include a high proportion of native species to include hedges shrubs and trees. Where it is necessary to remove trees or other greenery mitigation should be undertaken with additional planting elsewhere on site to ensure that the green screening remains. The use of extensive runs of close-boarded boundary fencing should be resisted and other boundary treatments used, where possible.

HIGHWAYS AND TRAFFIC

- 4.53 **Roads and Footpaths:** The roads within Plaistow have a speed limit of 30MPH. The roads are narrow allowing, in the main, two cars to pass with care, although there are sections of single carriageway such as Rumbolds Lane and the lane to Plaistow Place. In general the management of traffic is successful and most residents abide by the speed limit. This provides a relatively safe environment for walking and cycling even without extensive foot path provision in the village. The Dunsfold / Loxwood Road is a commuter route and the school is located on this road. At the start and end of the school day there can be considerable congestion. Through policies in the Neighbourhood Plan management and controls on road use through the village will be addressed.
- 4.54 Footpaths are very limited within the village because of its rural nature and evolution over many years. Therefore pedestrian access around the village is mainly on the roads with the exception of the footpath from Nell Ball to the Village facilities. There are links from the village to countryside walks and there is good access to the countryside. However footpath links between settlements are indirect and improvement to footpaths and safe cycle routes has been identified as an aim in the Neighbourhood Plan. Currently car usage to access between settlements predominates due to the lack of safe or direct pedestrian and cycle routes. Many parents of school children often do not use the school bus as the bus stops along the Plaistow road are considered too dangerous. There is an aim in the Neighborhood plan to improve footpath and cycle routes.
- 4.55 **Car Parking:** Car parking on the street at the beginning and end of the school day causes congestion. Policies and aims in the Neighbourhood Plan address and improve this issue. There is pressure on car parking in Plaistow with poor provision for parking within the more recent residential developments within the village, in particular Nell Ball, this leads to on street parking and congestion. With the increased density of modern developments car parking provision needs to be carefully considered. Due to the remote rural location, very limited public transport and lack of local facilities and employment there is a high dependency on car usage. Therefore the standard car parking provision for residential development should be regarded as a minimum. Many households have more than two vehicles and there should be adequate visitor car parking. In all development schemes adequate provision should be made and loss of car parking resisted. There is a policy in the Neighborhood plan covering the whole Parish in this regard.

5 DURFOLD WOOD

SETTLEMENT CONTEXT

- 5.1 **Geographical Context:** [Durfold Wood](#) is located to the North of the Parish on the Sussex/ Surrey border approximately 1.8 km from Plaistow village. The geography of the settlement is similar to the rest of the Parish. The settlement was formed in a heavily wooded area (See [historical map: Durfold Wood](#)). It is predominantly heavy weald clay with some iron stone. The topography is reasonably flat, with only slight undulations.
- 5.2 **Historical Context:** Durfold Wood is the most recently formed Hamlet/Settlement; comprising 52 private dwelling properties, on a private road with 12 private dwelling properties situated along the Plaistow/Dunsfold Road. Like Ifold, Durfold Wood, was part of the Brake Estates Ltd. Plots of land from 1/3 to 5 acres were sold off and homes built after the Second World War, from around 1950. During the Second World War the Canadian Forces used the land as a storage area. See Map: Durfold Wood.
- 5.3 **Social Context:** Like the rest of the Parish there are mainly families and a rising elderly population. There is limited local work and most people commute out of the parish for employment. Many people work from home. Housing is predominantly owner occupied.

SETTLEMENT PATTERN AND CHARACTER

- 5.4 **Settlement Pattern Character:** Durfold Wood consists of a small cul-de-sac road from which the plots of land radiate, with frontage and back plots. (Appendix 9 map Durfold wood) Modern detached houses of an eclectic mix were built on the plots over a period of time from the 1950's. Many have been redeveloped over the years. The settlement lies in the countryside and there is no settlement boundary. [Chichester Local Plan: Key Policies 2014-2029](#) Policy 45 applies. Accordingly development is restricted to those existing dwellings either for replacement dwellings, i.e. one for one or with extension of the existing building. Like Ifold there is a very low-density of housing with a high degree seclusion afforded by the large amount of vegetation, hedging and trees throughout the settlement. This sets the character of the rural settlement as very much part of the surrounding countryside.
- 5.5 There are no facilities and the settlement relies on Plaistow village. There is no regular or reasonable bus service and therefore it is necessary to use a motor car to live in the settlement.
- 5.6 Character of the private road and routes Durfold Wood Private Road is accessed of the Plaistow/Dunsfold Road this not an adopted highway.
- 5.7 Ownership of the internal road of Durfold Wood and associated verges and ditches are kept in good order by Durfold Wood Limited, run by an annually elected committee of Durfold Wood Residence Association, which was set up specifically to own, maintain and operate the road and assist the residents of Durfold Wood. The shareholders of the company are the residents of Durfold Wood. The residents pay a yearly charge to cover the maintenance of the road surfaces.

- 5.8 The Road is a cul-de-sac, with tarmac covering. There are verges, drainage ditches plus surface water discharge and sewerage drainage systems. The verges have many hedges and trees. The road is registered with the Land Registry.
- 5.9 There are many footpaths routed away from the road, with the Sussex/Surrey Boarder Path running along the top end of the Road. The actual Road is routed along the Original Donkey Track that was used by donkey and drover route from Guilford through to Brighton and Chichester. There are footpaths routed from the road into the Woodland Trust Durfold Wood property, which was part of the Chiddingfold Forest.
- 5.10 **Character and pattern of open spaces in settlement connections with wider countryside:** There is no public open space. Like Ifold the road itself has an impact on the character of the settlement as an open space. Dwellings are set back from the road frontage and the majority of front boundaries are hedges and trees. This creates a verdant character with soft leafy boundaries. This is important for the setting of the road and the dwellings.
- 5.11 The main Dunsfold Road forms a barrier to the countryside on the east side, where it runs to agricultural land. To the west, north and south the settlement blends into the surrounding woodland with little distinction between plot boundaries. See Photographs: [Aerial photo Durfold Wood](#).

DURFOLD WOOD SETTLEMENT - BUILDING DESIGN GUIDELINES

- 5.12 **Design of Buildings and Materials:** Within the Durfold Wood Settlement there is no established style, it is an eclectic mix of modern 20th century dwellings, very similar to Ifold. See Photographs: [Photo 44](#) - typical Durfold Wood bungalow; and [Photo 45](#) - typical Durfold Wood house)
- 5.13 Accordingly the following building design guidance identified above apply to development in Durfold Wood as follows:

VDS Guideline 1: New builds should follow [Lifetime Home standards](#).

VDS Guideline 14: Design of extensions and new build should be high quality in line with [Chichester Local Plan: Key Policies 2014-2029](#) policies and should reflect the rural quality of the settlement. Use of materials should be sensitive to the palette of existing materials used in the settlement and be compatible with the rural characteristics of the settlement.

VDS Guideline 3: The scale mass and bulk of Development should be compatible with development in the settlement. Three-storey, including the installation of dormer windows at second floor is unlikely to be appropriate.

VDS Guideline 19: To the private estate road(s) and main road, verges generally should be maintained as grass with any additional planting in native species to maintain the local rural biodiversity and character.

- 5.14 There is no presumption in favour of development and therefore guidance on density is not deemed necessary. However it is expected that density levels would not be increased above what is already characteristic and the relationship between properties would remain where properties are extended or redeveloped. Accordingly the following guidance is also relevant:

VDS Guideline 15: New development should comply with the characteristic density of the settlement and for Ifold conform to the [Neighbourhood Plan: Policy H4 - Housing Density and Design Principles](#).

VDS Guideline 17: New dwellings and extensions should be designed to retain the characteristic generous spaces between neighbouring dwellings in the settlement.

VDS Guideline 16: The historic building line should be retained in redevelopment or extensions, both on the private unadopted road(s) and the main road.

5.15 **Private Garden Spaces:** The low density and large private garden spaces has contributed significantly to the characteristics of the settlement. Redevelopment of the sites can lead to the loss of hedges and native planting to the boundaries. This impacts on the seclusion between plots and the local biodiversity. The use of 1.8 metre high close-boarded fencing provides hard barriers, it has an urbanising effect and reduces the amount of greenery impacting again on the established character of the settlement. Where new development or extensions occur it is important to retain and enhance the green vegetation and trees. For new development, landscaping schemes should show retention of as much of the existing mature vegetation and trees as possible. Any replacement of hedges and trees, where lost, should primarily use native species, particularly to the boundaries between properties. Developers and landowners are encouraged to consider enhanced planting. By this guidance it is intended to retain and enhance the rural native sylvan quality of the settlement.

VDS Guideline 11: Boundaries between properties are encouraged to be maintained in native hedging and planting with timber post and rail fencing with chicken wire or stock fencing in order to provide additional security or Chestnut paling fencing. Where properties are re-developed landscaping schemes should include a high proportion of native species to include hedges shrubs and trees. Where it is necessary to remove trees or other greenery mitigation should be undertaken with additional planting elsewhere on site to ensure that the green screening remains. The use of extensive runs of close-boarded boundary fencing should be resisted and other boundary treatments used, where possible.

5.16 The road frontage is important for setting the rural character of the settlement accordingly as for Ifold it is considered necessary to put in place guidance on this matter. See Photographs: [Photo 46](#).

5.17 The Durfold Wood Residents Association has over the years cared well for the road and the addition of this guidance is to strengthen and aid their position. The 'green' road frontage particularly on entering the settlement is important and sets the sylvan quality of the settlement. Accordingly, like Ifold, the following guides are also relevant:

VDS Guideline 18: The private estate roads, street signage / furniture and road markings should be limited and used with care to ensure public safety but to maintain the rural character of the settlement. Timber street furniture should be used in preference to a metal or plastic.

VDS Guideline 21: Boundary treatment along the road frontages should be primarily in timber, chestnut paling or post and rail with stock or chicken wire infill where additional security is required. Further screening should be provided by native hedges and planting. Gates should primarily be timber, five bar or similar style with timber post supports or small-scale brick or stone piers. Fencing and gates should not generally exceed 1.3 metres in height on road frontages.

- 5.18 **Car Parking:** Due to the spacious plots in general, car parking is not an issue in Durfold Wood; residents are able park off road and to use their own driveways. Due to the remote rural location, very limited public transport and lack of local facilities and employment, there is a high dependency on car usage. Therefore the standard carparking provision for residential development should be regarded as a minimum. Many households have more than two vehicles and there should be adequate visitor car parking available. In all development schemes adequate provision should be made and loss of car parking resisted. There is a policy in the Neighborhood plan covering the whole Parish in this regard.
- 5.19 **Lighting:** Within the settlement there is no street lighting and at night the settlement is predominantly dark. Due to the low density, high degree of vegetation and trees there is excellent biodiversity with many nocturnal animals and in particular 14 of the 16 species of bat can be found in the Parish and many within the settlement. Therefore all residents should have consideration to what external lighting they provide around their property and its impact on wildlife and the rural character of the settlement. Care should be taken to direct appropriate levels of light downward with no direct light beam protruding beyond the boundary of the property and using appropriate shielding where necessary. Sensors should be used to ensure pass and security lighting is only used when needed. No new development or extension should include street lighting and the type and extent of external lighting should be controlled through the planning process and is a specific policy of the Neighbourhood Plan for the Parish as a whole.
- 5.20 **Communications:** Many people work from home. The residents of Durfold Wood Area have poor access to broadband. Many of the residents work much of their working week from home. Accordingly, through the Neighbourhood Plan improved access will be pursued as an aim across the whole Parish and particularly for Durfold Wood.

6 SHILLINGLEE

SETTLEMENT CONTEXT

Reference: Map

- 6.1 Shillinglee is a small hamlet, which lies on the western end of the parish approximately 4.8 km from Plaistow, and there is a small section that lies within the Southdowns National Park. The Surrey /Sussex border path runs along the northern edge. The soil type is heavy weald clay and sandstone in clay, as for the rest of the parish and this has influenced the farming of the land. The ground undulates gently and the countryside is similar to the rest of the parish, wooded with fields.
- 6.2 Shillinglee was originally a Manor of the Arundel Estates, belonging to the Duke of Norfolk's family. They used this and the surrounding areas of the ancient Chiddingfold Forest as a hunting lodge. Until the mid 1970's the Shillinglee Estate was owned for 300 years by the Turnour family. In the mid 1700's Garth Turnour, a member of parliament, was granted a peerage and became the Earl of Winterton. Shillinglee House was built in 1785 in a Georgian style. The 4th and 5th Earls were very keen cricketers, and there was a cricket pitch established close to the house. At the start of the 20th century Shillinglee became the summer residence of the Indian Prince Ranjitsinhji, who was thought to be one of the greatest cricketers of all time. In 1943 the house was burnt out, whilst Canadian troops were billeted there, and remained a ruin for many years.
- 6.3 In the mid 1970's the majority of the estate, which consisted of several dairy farms and both Kingspark and Ashpark forestry, was sold off, mostly to the existing tenant farmers. The main house and the sundry properties behind it were also sold and then restored. The main house now consists of three apartments. The land immediately surrounding the house was transformed into a nine-hole golf course, which also included a putting green within the old walled garden. This has now closed, and a smaller version of Shillinglee house has been built where the clubhouse was and the golf course has reverted to paddocks.
- 6.4 Most of the farms were around 100-150 acres. The land is heavy clay and therefore not very suitable for arable crops. The viability of small farms became very difficult and many have been split into smallholdings and the farm cottages sold off. Some of the original farm buildings have also been converted into dwellings, such as Home Court at Shillinglee.
- 6.5 Due to its location Shillinglee is an ideal base for those commuting, however there are also a number of people who work from home or have small businesses run from their home.

SETTLEMENT PATTERN AND CHARACTER

- 6.6 The settlement lies in the countryside and there is no settlement boundary. [Chichester Local Plan: Key Policies 2014-2029](#) Policy 45 applies. Accordingly development is restricted to those existing dwellings either for replacement dwellings, i.e. one for one or with extension of the existing building. Many of the buildings, which make up the nucleus of the hamlet are Grade II listed (see map) and this confers further restrictions on development.
- 6.7 Today the hamlet of Shillinglee consists of several smallholdings, residential, and small equestrian. There are two distinct clusters of houses, one around Shillinglee House and the other where Home Farm used to be. See Photographs: [Photos 47](#) - Shillinglee farm buildings conversion; and [Photo 48](#) - Shillinglee House.
- 6.8 Some of the buildings are listed. There are also three lakes, which are used for course fishing. These are Upper North and Lower North ponds, which are located either side of the road and a large lake, which is located between The Deer Tower and Park Mill. There are no longer any dairy farms and the farmland is mainly used for sheep and cattle together with the production of hay and silage and a small amount of arable.
- 6.9 Distinctive features include a very wide verge, which runs to the east of Upper North Pond to the Home Farm complex. There is also a triangle of grass where Shillinglee Park Road joins the main road. There was a cedar tree planted by Prince Ranjitsinhji during his time spent at Shillinglee House. Unfortunately this was destroyed during the 1987 storms. The Deer Tower, located within the parkland running down to The Lake is also a distinctive building. Shillinglee House has beautiful views right down to beyond the South Downs.
- 6.10 Road and Footpath and Bridleways The hamlet has a unclassified road running through it which is used as a cut through to Haslemere and Billingshurst . There is also the single track road that runs through Shillinglee Park to join Fisher Lane. There is no bus service.
- 6.11 There is a network of footpaths and bridleways running through, and connecting to surrounding areas such as Northchapel, Plaistow, Durfold Wood and Chiddingfold. Because of the nature of the clay soil these can become very wet in wintertime.

SHILLINGLEE SETTLEMENT - BUILDING DESIGN GUIDELINES

- 6.12 **Design of Buildings and Materials:** Within the Shillinglee hamlet the established style is set by the predominance of historic buildings, mainly constructed in local sandstone. There are a few 20th century additions; on the main road there is a pair of semidetached house of brick under pitched tiled roof, former agricultural workers dwellings and so basic in their design. See Photographs: [Photos 47](#) - Shillinglee farm buildings conversion; and [Photo 48](#) - Shillinglee House.
- 6.13 The older dwellings and buildings are Grade II listed, which are in the majority. And all fall within the countryside policies and there is no presumption in favour of development. This therefore affords the hamlet a level of protection from inappropriate development.
- 6.14 Accordingly, the following building design guidance identified in the sections above apply as appropriate to development in Shillinglee, where buildings are not already protected by statutory Listing, as follows:-

VDS Guideline 1: New builds should follow [Lifetime Home standards](#).

VDS Guideline 14: Design of extensions and new build should be high quality in line with [Chichester Local Plan: Key Policies 2014-2029](#) policies and should reflect the rural quality of the settlement. Use of materials should be sensitive to the palette of existing materials used in the settlement and be compatible with the rural characteristics of the settlement.

VDS Guideline 3: The scale mass and bulk of Development should be compatible with development in the settlement. Three-storey, including the installation of dormer windows at second floor is unlikely to be appropriate.

VDS Guideline 19: To the [private estate road(s) and] main road, verges generally should be maintained as grass with any additional planting in native species to maintain the local rural biodiversity and character.

- 6.15 There is no presumption in favour of development and therefore specific guidance on density is not deemed necessary. However, it is expected that density levels would not be increased above what is already characteristic and the relationship between properties would remain where properties are extended or redeveloped. Accordingly the following guidance is also relevant:

VDS Guideline 15: New development should comply with the characteristic density of the settlement and for Ifold, conform to the [Neighbourhood Plan: Policy H4 - Housing Density and Design Principles](#).

VDS Guideline 17: New dwellings and extensions should be designed to retain the characteristic generous spaces between neighbouring dwellings in the settlement.

The hamlet is essentially rural with hedge and post and wire boundaries to properties and fields. Home Farm has stone walls and gates enclosing the original farm yard. In order to ensure that boundaries remain rural quality the following policy is appropriate. Grass verges to the road frontages are important and form part of the bio diversity and should be retained. The grass triangle running to the centre of the hamlet have been afforded additional protection through Local Green Space designation in the Neighbourhood Plan as this feature particularly establish the history and setting of the hamlet. Reference: [LGSS1 - Shillinglee Junction](#)

VDS Guideline 11: Boundaries between properties are encouraged to be maintained in native hedging and planting with timber post and rail fencing with chicken wire or stock fencing in order to provide additional security or Chestnut paling fencing. Where properties are re-developed landscaping schemes should include a high proportion of native species to include hedges shrubs and trees. Where it is necessary to remove trees or other greenery mitigation should be undertaken with additional planting elsewhere on site to ensure that the green screening remains. The use of extensive runs of close-boarded boundary fencing should be resisted and other boundary treatments used, where possible.

VDS Guideline 21: Boundary treatment along the road frontages should be primarily in timber, chestnut paling or post and rail with stock or chicken wire infill where additional security is required. Further screening should be provided by native hedges and planting. Gates should primarily be timber, five bar or similar style with timber post supports or small-scale brick or stone piers. Fencing and gates should not generally exceed 1.3 metres in height on road frontages.

6.16 Car Parking: Car parking is not an issue in Shillinglee as residents are able park off road and to use their own driveways. Due to the remote rural location, very limited public transport and lack of local facilities and employment, there is a high dependency on car usage. Therefore the standard car parking provision for residential development should be regarded as a minimum. Many households have more than two vehicles and there should be adequate visitor car parking available. In all development schemes adequate provision should be made and loss of car parking resisted. There is a policy in the Neighborhood plan covering the whole Parish in this regard.

6.17 Lighting: Within the settlement there is no street lighting and at night the settlement is predominantly dark. Due to the low density, high degree of vegetation and trees there is excellent biodiversity with many nocturnal animals and in particular 14 of the 16 species of bat can be found in the Parish and many within the settlement. Therefore all residents should have consideration to what external lighting they provide around their property and its impact on wildlife and the rural character of the settlement. Care should be taken to direct appropriate levels of light downward with no direct light beam protruding beyond the boundary of the property and using appropriate shielding where necessary. Sensors should be used to ensure pass and security lighting is only used when needed. No new development or extension should include street lighting and the type and extent of external lighting should be controlled through the planning process and is a specific policy of the Neighbourhood Plan for the Parish as a whole.

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