

28.9.16

To address residents' concerns raised in a letter delivered to councillors:

- At this stage, residents are not being consulted on the Pre-Submission Draft Neighbourhood Plan, dated 26th September and a further draft dated 27th September, which incorporates some minor amendments. The document was posted on the parish council and neighbourhood plan websites for information only.
- The parish council is being asked to approve the Pre-Submission Draft Neighbourhood Plan for submission to CDC, who will carry out a screening exercise to determine whether a Strategic Environmental Assessment is required.
- Following this, there will be a formal 6-week consultation, which will be well publicised and during which time residents will be encouraged to give their feedback on the plan to CDC.
- Comments must be taken into consideration by the Steering Group and the plan amended if necessary.
- The comments are then submitted with the Draft Plan for examination by a Planning Inspector.
- Assuming the Inspector approved the plan, a date will be set for a referendum, whereby all residents who are registered to vote on CDC's register of electors will have an opportunity to vote on whether or not the plan should be adopted.
- The consultants employed by the parish council have reviewed the evidence base and advised the parish council to carry out the additional consultation events that took place at the beginning of September to give residents an opportunity to comment on the additional sites that came forward since the previous consultation. Site 1 was part of the consultation process at the beginning of the year; only site 7 has come forward more recently.
- All the consultation events have been well advertised and were well attended.
- Decisions on which site(s) to take forward are based on local and national planning policy grounds.
- We agree that the time residents were given to respond after the September consultation events was short, however, there is no statutory time required for this consultation and the parish council is being pushed by CDC to submit the pre-submission draft.
- The Todhurst site is not being progressed due to a number of factors, including difficulties of access, and the fact that the owner of half the site does not wish to develop it.
- Ifold has a settlement boundary, whereby there is a presumption in favour of development. Ifold will continue to be developed through windfall sites, however the plan aims to put policies in place to control development. In the event of CDC allocating more houses for the parish, all policies in the plan would have to be reviewed, which would include Ifold's settlement boundary.
- There are no services in Ifold to make it sustainable and a significant development would be required to provide services such as a shop and children's play area. Plaistow already has those services.
- One site of 11 is the only way that we can guarantee an element of affordable housing (30%). The Neighbourhood Plan must deliver the housing need and there is a need for affordable

housing in the parish. Two sites amounting to ten houses would not provide any affordable housing for the parish and would not, therefore, meet the housing need.

- Members of the parish council and steering group agree that brownfield sites should be prioritised over greenfield sites, which was the reason the brownfield site at Little Springfield Farm was originally progressed. However, the NPPF clearly states that sustainable brownfield sites should be developed. Unfortunately, the consultants employed by the government to carry out a sustainability appraisal of our site selection concluded that the brownfield site is not in a sustainable location and that our plan would fail at inspection if we chose to progress it. However, the parish council is keen to see the site developed for residential use and we will progress this through other means.
- The screening process that will be carried out by CDC at the next stage will entail consulting Historic England. They will determine whether or not the plan poses an unacceptable risk to the Listed Buildings and the conservation area.
- A development can only be unacceptable in transport terms if the effects of the development are judged to be severe. It is unlikely that 10 houses will have a severe impact on traffic and transport. Any development would have to go through a full planning application, at which point the Highway Authority would determine whether safe access can be provided.
- The impact on the Conservation Area and Listed Buildings will be determined by Historic England.
- The lack of a shop in Ifold is a contributing factor in development at that settlement being unsustainable.
- Boundary disputes are not a material planning consideration.

Any members of the public who would like a meeting with members of the parish council and steering group to discuss concerns are welcome to contact the Clerk, Beverley Weddell – clerk@plaistowandifold.org.uk.