



# Plaistow and Ifold Parish

## Village Design Statement – draft 2

*September 2007*

### **Final consultation - closes 9 October 2007**

PLEASE READ AND WRITE YOUR COMMENTS ON THE BLANK PAGES AT THE END OF THIS DOCUMENT

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you can also view this document on the Parish website: [www.plaistowandifold.net](http://www.plaistowandifold.net)

NB: First consultation - open meetings were held in Winterton Hall and Kelsey Hall in March 2007

# Why a Village Design Statement?

## It all started with the Parish Plan...

In 2005/6 a representative group of residents and Parish Councillors worked together to develop the Plaistow and Ifold Parish Plan. An extensive enquiry was conducted among residents of the Parish, the major element of which was a survey, which was delivered to every household. A massive 30% of surveys were returned for exhaustive analysis and the final report became the foundation for the Parish Plan.

The report showed that the majority of residents most highly value the rural life of the Parish and particularly enjoy the unspoilt peace and quiet of the countryside. In the survey residents were asked: ***“What would you wish your Village/Hamlet to look like in 10 years time?”*** The overwhelming majority replied: ***“The same.”***

One of several projects initiated as a result of the Plan was the development of a Village Design Statement in which these views would become a useful basis for planning and development decisions in the Parish.

### Design considerations

Detailed comments in the survey responses helped to define the rural environment as a place where there is natural countryside; no pavements; no street lights; individuality of houses; low housing density; trees; small villages; openness to countryside; footpaths; fishing lakes; and where hedgerows and the general environment are well maintained.

## What does the Village Statement achieve?

The purpose of this Village Design Statement is to lay down, in simple terms, how people feel about where they live, what they appreciate and would wish to retain, and how they would like their environment to be in the future. The Statement's credibility rests in the fact that it reflects the views, aspirations and concerns of Parish residents as expressed through a comprehensive consultation process.

The Statement gives an historic context to the area and captures some of the architectural and environment design features for new build and repairs/alterations that may be important to the aim of protecting the character of the whole Parish.

A representative group of residents has compiled the Statement, following the successful submission of our Parish Action Plan in 2005. Being a Quality Parish Council (May 2006) further supports the application for the VDS to be held as Supplementary Planning Guidance, strengthening the decisions and comments of the Parish Council Planning Committee.

The VDS is a valuable guide for residents, prospective residents, developers and local authority planners and planning committees. It also stands to inform the policies of Chichester District Council Local Development Framework and West Sussex County Council Community and Environmental Strategy.

**The Parish has 630 Dwellings (National Statistics) and 1576 Residents**

# Overview of the Parish of Plaistow and Ifold

Plaistow and Ifold Parish consists of four settlements – Plaistow Village, Shillinglee, Ifold and Durfold Wood – and is situated in a rural setting in an area of outstanding natural beauty. The Parish covers [?] square miles and is 10 miles north-east of Petworth and abuts the Surrey border to the north of the Parish.

[insert map of the Parish]

## Infrastructure

### ***Roads and transport***

Historically, two ancient Drove Roads (used for long distance transport of livestock, usually cattle, which all had to walk to market) from South and West London via Guildford and Dorking, converged at the Plaistow Village Green area.

One was a sunken road, routed through Alfold, in Surrey, to Upper Ifold, Hogwood, then up Pittsgate to Plaistow. The second came from Dunsfold in Surrey, via Durfold Wood, Lyons Green then into Plaistow Village. These roads then continued through to Kirdford and Wisborough Green and ultimately to Stane Street and the South Coastal Ports.

Although many lanes are narrow and enclosed between hedges with occasional views from gateways, the poor ground conditions for early travellers resulted in broad track ways to allow horse drawn vehicles to avoid water-logged areas, this can still be reflected in country roads that criss-cross the Parish today, which often have wide verges and attendant ditches.

Broadly these early routes remain today and the four main roads in the Parish carry increasingly high levels of through-traffic, including heavy goods lorries. Local people commuting to employment outside the Parish, or to go shopping, etc. and the school traffic, all contribute to periods of concentrated use.

There is no coherent public transport system and residents are largely forced to use private vehicles. Children travel to various schools in the area by coach. Poor parking around the school area of Plaistow exacerbates the traffic problems at times.

Road condition fails to be a priority for the County Council and they are generally in a poor state of repair. The roads of Ifold are largely bridleways and footpaths and are owned and maintained by Ifold Estates.

Heavy goods vehicles, particularly, are causing serious erosion and damage to verges and banks, as well as being a danger to other road users and pedestrians. There is a concomitant increase in noise and fumes, which causes disturbance to residents and wildlife.

### ***Utilities***

There is mains water and electricity throughout the Parish. However, the sewage and drainage systems are archaic and fail badly in Ifold when rains are heavy. There is no mains gas [?]. Water shortages have affected the Parish in the past, although the current supplier, Southern Water, has assured the Parish Council that this will not be a problem in the future. Nonetheless the water pressure is variable in some parts of the Parish.

### **Communication**

Plaistow has its own telephone exchange. The other hamlets are serviced by exchanges in other areas. Broadband is poorly supported and is not available in some parts of the Parish. Plaistow has no broadband via the telephone exchange and it is supplied privately through a Community Interest Company owned by residential subscribers.

### **Facilities**

The Parish has two community halls and two village shops (Plaistow and Ifold). There is a thriving primary school, a pub and a church in Plaistow.

In Plaistow the hall has an extension, which is owned by the Youth Club, and there is a multi-purpose, floodlit hard court behind. A play area is situated on the Village Green, which also has a cricket pitch and pavilion.

A football field, designated as such by the trustee owners, is situated on the Dunsfold Road.

Ifold has two garages for motor repairs and a retail nursery.

A mobile library visits the Parish weekly.

Surgeries are some three and more miles away and hospitals about twenty miles.

Policing - a volunteer service at Billingshurst is six miles away. The mobile unit has been withdrawn.

The nearest fire services (Surrey-based) are volunteer services (three miles distance). The closest full time fire service is based in Horsham (12 miles).

### **Design considerations**

- The present infrastructure does not support increased development in the Parish.
- New development in or near the Parish, such as a proposed development at Dunsfold, could increase the traffic problems already encountered, such as speeding, parking and verge erosion.
- Developments should take account of the need to improve infrastructure sympathetic to the rural nature of the Parish.
- Facilities in the Parish should not be compromised or diminished by any development.

## **The Countryside – diversity, economy and conservation**

### **Geology**

Plaistow and Ifold Parish is a Low Weald Area and is geologically linked with the South Downs. Chalk, Clay and Greensand always occur in sequence. We have occurrences of Palundina limestone, better known as Petworth Marble or “Winklestone”. This occurs as part of the mainly sandstone Hythe beds laid down over 100 million years ago.

The landscape is relatively fragile and unstable, being part of the giant Wealden erosion zone and can be adversely, materially affected by, for example, change of land use.

### ***Woodlands and wildlife***

Over the past 200 years the vast areas of forest that covered much of the area has decreased with clearance for agriculture and dwellings/hamlets. This has resulted in separation, in terms of woodland ecology, and a difference to the visual landscape. The numerous smaller woodlands that now exist within the Parish are generally correctly ecologically managed, with regular coppicing and timber extraction and re-growing procedures.

To the west of Plaistow Village on the road to Shillinglee, is a very wooded area. On the south side is Kings Park Wood, privately owned, with no public access and leased to the Forestry Commission. Adjacent is Birchfold Copse. This and Ashpark Wood (north side of road to Shillinglee), running into Durfold Wood, are largely owned by the Forestry Commission and are managed by Forest Enterprise.

These woods are well known for their interesting Butterflies and Moths with many of the areas designated status as Sites of Special Scientific Interest. The mixture of conifer plantations (still extracted), sections of broad leaved trees and natural regeneration, provides good habitats for many species, besides the butterflies. Species noted include Roe Deer, Fox, Badger, Grass Snake, Adder and Slow Worm even Muntjac deer have been seen in the woodland areas.

Newts are seen and many sightings of the great crested newt. Frogs and toads will be found in gardens and near ponds. Special flora include wild orchids, primroses and bluebells, violets, spurge, thistles oxeye daisies and many more.

[insert picture(s)]

The wildlife aspects in these Woodland Areas are managed by the Ancient Chiddingfold Forest Plan, Butterfly Conservation Trust, supported by Surrey and West Sussex County Councils and Wildlife Trusts. We have a large Nightingale population, Barn owls and Buzzards.

Large Oak trees are a local feature and tree preservation exists in Plaistow and most of the other Hamlets within the Parish. In times past Hazel woods were coppiced for a crop.

The characterful nature of the trees in Ifold is striking. Besides Pines, Firs, Oaks, Birches and Beeches, the Estate's other trees include[d] Italian Walnuts, Tulip Trees, Lebanon Cedars, False Acacia, Wild Service Trees and Indian Bean Trees.

### ***Farmland and farming***

The farmland, having heavy clay soil, is now largely devoted to grazing for dairy and beef cattle and sheep. The grass is cut for silage and hay.

The fields are bordered by hedges containing mainly Blackthorn, Hawthorne, Field Maple, Ash, Dog Rose and Bramble with Holly, Hazel, Sycamore and Elder.

[insert pictures]

The apple industry that dominated the Kirdford area has now gone, with the last commercial orchards in Plaistow grubbed up in 2007, along with the final cropping of

nursery grown strawberries, grapes and other greenhouse crops.

Nowadays, farming is in decline and many have been sold since the turn of the 21<sup>st</sup> century and are no longer commercially farmed. Nonetheless, efforts to regenerate local production and encourage local enterprise in agriculture are supported by the Regional Development Agency, county and district councils.

### ***Other local industry***

In medieval periods the abundance of wood gave rise to new industries. Glass making began in the Mid 14<sup>th</sup> Century, the first site being at Wephurst, followed by Shortlands, Hogwood, Crouchlands and Lyons Farm areas. Coppiced wood was used to fuel the brick kilns.

The presence of Palundina Limestone gave Plaistow an ancient quarrying industry with its prized stone being much used in cathedrals nationally, as well as the great houses of Petworth and Parham to the south.

In more recent times retail outlets, pubs and restaurants have dwindled along with local crafts people and builders.

Clay quarrying and the manufacture of bricks and tiles, just beyond Plaistow towards Shillinglee, also finished very recently, with the concomitant loss of employment.

Few opportunities for employment remain within the Parish. A notable exception is the recent development [to be completed] of a small light industry unit in Plaistow, involved in the repair of agricultural equipment.

Many people living in the Parish are now beginning to work from home for part or all of their working week. An increasing number of residents have their own home-based/local businesses.

### ***Rights of way***

Many miles of minor roads, lanes, footpaths and bridleways shape the rural character of the Parish. The Parish has a good network of rights of way including footpaths, bridlways and new designated Restricted Byways, all well marked with finger posts. Copies of the definitive map, showing all the rights of way routes with in the Parish can be found on boards outside Winterton and Kelsey Halls. The Sussex border path, linking up the hamlets of Shillinglee, Durfold Wood and Ifold, runs close to the northern boundary of the Parish.

There are some small areas of open access land, these being the Plaistow village green, common land accessed by a public footpath and two restricted byways therefore all easily accessed by all.

There are also many Footpaths going south towards Kirdford, and north towards Alfold and Dunsfold. The Wey and Arun Canal extends north along the Eastern part of the Parish Boundary.

Forestry Commission land runs from Ifold through to the Plaistow / Dunsfold road is another area the public have access to on foot. There is a permit system for equestrians to enable them to use tracks other than any of the Bridleways which cross this section of Forestry Commission land.

[insert map or part of a map of footpaths]

### **Conservation**

Plaistow and Ifold Parish is included in the area contained in the West Weald Landscape Partnership. The objective of the project is to promote the integrated management of the landscape for the benefit of the people and wildlife that live there.

Its aims are to encourage good management of this well wooded landscape in the West Weald, particularly concentrating on linking up isolated habitats and species and promoting conservation management with grants that are available through Environmental Stewardship and the England Woodland Grant Scheme.

A partnership of organisations helps oversee the project. These include:

The Sussex Wildlife Trust	Woodlands Trust
English Nature	National Trust
Forestry Commission	West Sussex County Council
Environment Agency	Surrey County Council
Butterfly Conservation	Chichester District Council
Surrey Wildlife Trust	Waverley Borough Council
South Downs Joint Committee	Farming and Wildlife Advisory Group

### **Design considerations**

- Consult with the West Weald Landscape Partnership regarding stewardship in any development, in respect of land use and ecology.
- Preserve the diversity of the Parish and protect and encourage an abundance of flora and fauna, particularly accommodating trees to preserve them at all costs.
- New development should aim to contribute to a thriving community, potentially facilitating economic growth in new ways.
- The need for live/work and small specialist [hi-tech] units may emerge, along with the need for better communications and services.
- Maintain and where possible increase open access to the countryside.

## **Buildings, Architecture and Future Development**

### **Character**

The existing buildings within the four Hamlets that form the Plaistow and Ifold Parish vary enormously in style and character. Even adjacent buildings generally do not form a cohesive whole within any one area. This is hardly surprising given the history and timescales of the development that has taken place in the area over the years.

To some extent each of the four individual hamlets do exhibit some cohesion within themselves but even here this is rather limited. However, there is without question a consistent feel to many parts of the Parish, which pervades beyond the immediate locale of a particular building or even group of buildings.

There are over thirty listed or supplementary listed buildings in Plaistow and more within the other three hamlets that make up the Parish.

### ***Use of buildings***

Although there are a significant number of agricultural buildings within the Parish as well as a few currently in commercial use, the vast majority are houses in private occupation. These range from large detached buildings, bordering on the grand, to older style small dwellings comprising only a few rooms. There are one or two modern buildings of note but generally, despite the attractiveness of the area, the Parish has not seen any recent construction of architectural note.

Most new building work, predominantly in Ifold, has conformed to the modern ideal of the 'executive home' with its associated architectural features, which tend to mimic the traditional vernacular style with the addition of soffit boxes, leaded glass and the like.

The construction of non-domestic buildings has been so insignificant in recent years (with occasional exceptions such as the school extension in Plaistow) that the designs used have tended to be adapted copies or system builds from elsewhere.

### ***Future Development***

**Throughout the Parish in recent years the development that has taken place has tended to follow that of other adjacent areas. The construction of the modern ideal of the 'executive home' referred to above with all of the architectural features that this implies has meant that there has been little in the way of innovative design.**

**There are a few exceptions, but it is important that new development is encouraged to be of high quality both in terms of design and of quality of construction. New development within the Parish should consider the palette of materials, colours and textures contained in the local vernacular. It should however aim not simply to reproduce a pastiche version of what already exists but endeavour to encapsulate the character of the area in, where appropriate, a new direction.**

**The objective of the design of all construction works and particularly of new buildings should be to make a positive enhancement to the Parish. The implementation of bland, standard designs with the reproduction of a mass style will greatly weaken the character of the area. Much of the mass form of homes which follows from not adopting innovative design is already widely available in any part of the country.**

#### **Design considerations**

- New development within the Parish should consider the palette of materials, colours and textures contained in the local vernacular.
- Plans should aim not simply to reproduce a pastiche version of what already exists but endeavour to encapsulate the character of the area in, where appropriate, a new direction.
- Maintain a balance between agricultural, domestic and other types of

developments.

- Take account of sustainable issues in new build, renovation, alteration and repair approaches.
- Source locally where possible.

The appraisal of the current buildings in the Parish tends, by its very nature, to focus on residential units. Given the differences between each of the four individual hamlets mentioned above, each has been considered in turn, with an introductory historical context.

## **Plaistow**

The village of Plaistow was first recorded on an Assize Role of 1271, as La Play(s)stow, this probably means a Play Place or Religious Site, Stow[e] in Middle-English has a meaning of place. However, Plaistow is not mentioned in the Domesday Book.

Flint, arrowheads and knives have been found within the Village area and towards Plaistow Place, an imposing building situated on a small hill overlooking the eastern part of the Parish. This would suggest that hunting took place and some form of settlement was here during the Bronze Age.

There is a hill at the western side of Plaistow Village, called Nell Ball, which dominates the landscape of the village; there is a tall-story that Nell Gwynne, mistress of Charles II, planted the original Elm tree on top of the hill. Apparently, the tree was used for coastal navigation, as it could be seen from the coast through a break in the hills. A trigonometry (OS) point is situated near the top and it has been used, even recently, as a Beacon Site for special occasions.

Ash Park and Kings Park to the west of the village on the way to Shillinglee, were used as hunting parks for the Shillinglee Park Estate.

Plaistow School, one of the oldest Village Schools in the area, was built in 1869.

The central area of Plaistow Village is a Conservation Area and until 2007 it was a non-Settlement Policy Area, with strict Planning Regulations. The centre is dominated by a Green, owned jointly by the National Trust and Parish Council on which stands a cricket pavilion. The National Trust also owns tracts of land, such as the verges, as a result of 'Slindon Manorial Waste', which is where the entourage of the Bishop of Arundel would camp and tether his beasts when visiting Parishioners.

### ***Buildings***

Plaistow contains some of the oldest buildings in the Parish and in addition to residential accommodation also includes the only school, pub and church. Generally clustered around a compact centre of the hamlet, with the exception of the church, buildings are all less than 10 metres in height, which, despite the relative closeness of the buildings, contributes to an 'open' feel.

The materials used in construction vary widely and include Wealden flint, render and timber. The majority however are built of brick (reflecting the local availability of suitable clay) with tile hanging to the upper elevations and clay tile roofs over.

Several of the older buildings comprise areas of timber frame or half-timber elevations, some with Horsham stone roofs. These, in many ways, tend to be the most notable buildings and 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.

Ironically, to the passing visitor the most significant building to be erected in recent years is probably the cricket pavilion which due to its prominent location is highly visible. The construction of this building was a special case however and is not considered to be part of an overall building design environment for other structures to adopt.

The use of local materials for the majority of the buildings in the centre of Plaistow contribute to a cohesive picture with a predominance of reds and browns with some whitewashed brickwork to the lower elevations. At skyline level the street scene around the centre of the village reveals a predominance of clay tile roof lines with chimneys protruding above. These are essentially of a functional design with little ornamentation although there are many examples of Sussex flat top chimneys to be seen.

[Insert pictures]

There are more than sixty listed buildings (mostly Grade II) in the area, at least twenty just in the central part of Plaistow village. Although, in general, these were added to the list as part of the 'drive by' listing exercises in the 1960's, they do however collectively form a strong anthology of vernacular rural buildings dating back several hundred years. It would be difficult to identify any particular one that possessed unique or novel features but taken as a whole, represent a strong gathering of buildings that embody changing domestic use over an extended period of time.

The greatest number of dwellings lies to the West of the centre of the village and comprises a mixture of styles dating back over the past half century or so. Mostly constructed by the then local authority to provide quality housing for those employed in the area, they are essentially utility in design. Constructed of brick with tile roofs on purposely laid out streets with gardens and common areas these buildings continue to provide good quality accommodation in the village. Some of the more modern units include flats and exhibit a high standard of build quality for this type of building.

#### **Design considerations**

- Retain the open feel of the Village.
- Building/repairs sympathetic to the look of the Village.

- No urban solutions/influences, such as car-parking areas, street lights, etc.
- Listing maybe pursued for original buildings such as the school in Plaistow.

## **Shillinglee**

The Hamlet of Shillinglee is the second oldest hamlet and is based upon the residence of the Earl of Winterton - Shillinglee House and Park. The estate is recorded as far back as 1785. This was the Home of the late Earl and Lady Winterton. There was a Manor House and Estate, prior to the 1785 House and it 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.

During World War II the house and estate, including Ash Park, Kings Park and parts of Durfold Wood, were use by the Canadian Forces.

### ***Buildings***

Unlike the other hamlets, Shillinglee is a loose collection of buildings that have been constructed over an extended period of time and now comprise a mixture of domestic and agricultural buildings of various sizes and styles.

There are also a number of buildings which are of converted use. In addition to the most notable of these, Shillinglee House, there are also former agricultural buildings which have now been converted to residential use.

Part of the Park was a golf course for some time and the future development of the site is subject to a section 106 to remain as parkland.

### **Design considerations**

- Consider development, including that of existing sites, in relation to the rural nature of the Hamlet and proximity to other residences.
- Retain the peace and quiet of the hamlet.

## **Ifold**

Ifold is the third oldest hamlet, based around Ifold House (originally the Ormaston Family and later the Constable Family). The House was demolished in 1936. The House and Estate had Cricket and Tennis Pitches, with a Pavilion and Estate Workers Dwellings plus Farms like Hogwood and Woodlands Park.

The house was accessed by The Drive with a pair of gates situated where Oak Tree Stores is now located and the Lodge House, which is still occupied today. The many varieties of trees grown by the estate help the hamlet to retain charm and character. Chalk Road used to be called Pine Walk because there was a lovely walk through the pine trees lining the road.

Along Hogwood Road there was a small-gauge railway system, which carried feeds

to the large Piggeries and Farms in the Ifold area. This system was demolished during 1971.

During the 1920s and 30s H.W.Brake Esq. of Farnborough in Hampshire owned the Ifold Estates land and in 1932 started to sell plots of 1½ acres for building new dwellings. In 1934-35 Mysotis (Latin name of the Forget-me-Not) was the first plot to be sold to a family from South London. They built a Wooden Chalet for a weekend/holiday retreat. At the time there were no services, like water supplies, so they had to use containers to bring water to their dwelling and use chemical toilets and disposal pits.

By the 1950's all the basic plots were sold for holiday and residential homes. Nowadays, all except a very few of the original wooden buildings have been replaced with an assortment of Houses and Bungalows, for permanent family residences.

During World War II, the army used the track roads in Ifold for testing tanks and other tracked vehicles. This cleared the ground for the roads we have in Ifold today. After the War, the residents of Ifold organised themselves into the Ifold Freeholders Residence Association (IFRA).

Later the Ministry of Defence gave IFRA a compensation grant of £1,900, for damage caused to the tracks, this in turn started the road fund. Ownership of the internal roads of Ifold and their associated verges and ditches are kept in good order by Ifold Estates Limited that was set up specifically to own, maintain and operate the roads and which continues to have that function today.

The shareholders of this company are the residents of Ifold whose properties and drives front onto the internal roads, bridleways and footpaths of Ifold. The residents pay a yearly charge to cover the maintenance Ifold Hamlet has been built-up with dwellings, over the past four decades and has the largest population of the Parish Area.

### ***Buildings***

Ifold comprises a mixture of styles with no predominant form taking precedence. The vast majority of buildings have been constructed in the past half century with a handful of the original buildings of the Ifold Estate dating from early in the 19th Century when the Estate was at its peak of prosperity.

Early buildings from the break up of the estate in the 1930's tended to comprise little more than wooden shacks. A few of these still exist today but in general they have given way to the construction of more substantial buildings. Initially during the 1940's and 50's these were generally self-built bungalows and as such vary greatly in detail. They did however conform to the Government's post war construction design for new quality housing and as such are frequently seen to exhibit crittall windows and an 'L' shaped floor plan.

Much infill building took place in the 1970's with more modern, generally two storey designs. This infilling abated briefly during the recession of the 1990's but continues to a certain extent to this day.

In addition to infill building, there has been strong use of existing land with the enlargement or reconstruction of existing dwellings. Most notably, many of the original bungalows have been converted into two storey houses with the addition of an upper floor. This is invariably externally finished with the upper elevations being tile hung in the local style.

Ifold continues to be characterised by its relatively low density of buildings, which in the main are set some distance apart. The presence of many mature trees ensures that this separation of dwellings is further visually enhanced. The extent of the trees often surprises even established residents in just how difficult it can be to see Ifold from the air.

#### **Design considerations**

- Encourage innovative, high quality design in new build and alterations to existing properties.
- Keep the density housing low.
- Retain the trees as a fundamental aspect of the character of Ifold and replant any lost for whatever reason.
- Retain natural rural feel and avoid urbanisation creep.

### **Durfold Wood**

Durfold Wood is the Youngest Hamlet; this, like Ifold, was part of the Brake Estates and homes started to be built after the Second World War around 1950. 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, whose properties and drives front onto the road. The residents pay a yearly charge to cover the maintenance of the road surfaces, the cleaning of ditches and the management of the trees growing on the verges. The roads are registered with the Land Registry.

Durfold Wood is a non-settlement policy area with very strict Planning Regulations.

#### ***Buildings***

Durfold Wood is one of the two smaller hamlets within the Parish and features a mixture of buildings which have been constructed over the past 50 years. These comprise single storey and two storey buildings of varying sizes which are generally set directly along the main road which serves the hamlet or set back immediately behind these.

A variety of styles are present including timber and brick construction with some of the more recent additions being of some significant size. Many of the buildings have been extended and enlarged over the years as they have developed as family homes. Much of the wooded nature of the hamlet remains although a significant portion of the central area has now been cleared of trees in order to open up the land for residents.

The hamlet shares many of the design attributes with the others in the parish, particularly Ifold. In general, this is probably true because of the many ways that they share a common history. The location and positioning of Durfold Wood relative to the main road does however lend it a slightly more private character with little vehicular traffic which is not part of that of its immediate residents.

One change that has occurred in recent years is for some of the plots to install taller fences and gates to the main frontage. This is a continuing process, which ultimately increases the sense of privacy for those residents within.

#### **Design considerations**

- Use the opportunity of repairs, alterations and additions to improve overall design and quality of the properties.

## **Developments in train**

### ***Ash Park Brick Works, Shillinglee Road, Plaistow***

The site is large and classed as a brownfield site, suitable for development.

### ***Ashfield, Plaistow***

A planning proposal exists to build five residential units (affordable homes) on a small site owned by Martlett Homes.

#### **Design considerations**

- Consider the impact of the development in relation to existing settlements.
- Keep the housing-density low, with space for gardens and outside parking.
- Encourage higher quality design and sustainability in new build.
- Source locally.

## **What next?**

This draft will be circulated to all members of the Parish Council, Parish Planning Group and used as the basis for presentations and other forms of consultation (to be announced) with residents of the Parish.

Once the draft is updated it will be submitted to Chichester District Council and West Sussex County Council, for their comments, especially on the planning, environmental and community issues.

Once we have their comments, we will revise it, if appropriate prior to issue to the District and County Councils plus the Countryside Commission and Action in Rural Sussex for final approval and acceptance.

# **Acknowledgements**

**Parish Council**

**Members of the Parish Planning Group**

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**Submissions for consideration for addition or amendment to this document:**

1. Regarding the appraisal for the 4 hamlets towards the end of the document, I feel that insufficient weight has been given to the problems experienced by the residents of Ifold in respect of the tremendous amount of development which has been carried out in the last 10 years or so, to the extent that it is now felt that Ifold has virtually reached saturation point, particularly when viewing this development in relation to the minimal infrastructure and its sustainability.
2. This is also the view of the CDC LDF Committee to the extent that we understand there is a distinct possibility that the SPA status is likely to be removed from Ifold in the near future. I do feel that the document should reflect these points.
3. **Ifold**
  - 1) Considering the size and scale of Ifold, it appears to carry equivalent weight of discussion in this document - that cannot be correct. The huge scale of (over)development and resultant impact is not really reflected here.
  - 2) From the original housing density it should be considered as medium or high now - especially when the back plots and mini-estates are considered.
  - 3) You would need to double the size of this document to consider the "developments in train".  
Suggest there could be 20 houses yet to be built.
  - 4) House Styles  
There is no predominant type but they are all detached bungalows or houses.
  - 5) Infrastructure  
Worth stating that there was no planned surface water drainage or sewage system.  
The vast growth in house numbers in the last ten years means the whole patchwork of infrastructure is under strain and is subject to flooding.
4. Section on "What does the V.D.S. achieve?"  
The statements made about keeping the villages as they are applies to when the Questionnaire went out. So many houses have been built in Ifold - and at least 40 more are in the planning stages - that it has already changed significantly and will never be able to return to how people wanted it to stay!!!

**The following are additional comments received from residents of Plaistow and Ifold, as written on cards at open meetings in Winterton Hall and Kelsey Hall in March 2007**

1. Damage to verges and roadways by developers has contributed to increases in charges and a 'hotch, potch' of kerbing, etc. - there seems to be no strategy. Why no negotiation with developers (up front fee or contract) to repair damage after completion?
2. If one developer builds on different sites then should be cumulative and they should build social housing if more than five homes built in total.
3. No planning applications should be approved that incorporate semi-detached houses.
4. Ifold is no longer the pleasant place it used to be because of the development of very large houses which has resulted in the unnecessary demolition of the trees and hedgerows. Give us back our trees and stop the increasing urbanisation.
5. Any future developments go back to original quarter acre plots.
6. Maintenance of trees.
7. No small 'closes'.
8. No verges, no street lighting and 'messy' rural look to the village. I hate the road edging and urbanisation of our village.
9. Footpaths? I calculated there may be more than 30km of footpaths. Might be worth another think?

*PLEASE SEND YOUR COMMENTS TO:* Councillor Pauline Ryder, Old Red Hatch, Back Lane, Plaistow, West Sussex, RH14 0QA

or email [pryder@oldredhatch.co.uk](mailto:pryder@oldredhatch.co.uk)