

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	1	1.2 - 1.5	<p>1.2 Whilst the position of the community must be the starting point, the plan must also reflect national and local planning policy in order to be recommended for referendum. The main challenges that the Neighbourhood Plan has had to address is the allocation of development in an area which is predominantly rural and has only one settlement with a defined Settlement Boundary (within which no suitable sites are available) and very limited facilities (a hall and a Scout/Girl Guide HQ which rely on volunteers); and a village with no Settlement Boundary but with a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities and a weekly Royal Mail Post Office outreach service) and where suitable sites have been identified. Access between the settlements can only reasonably be achieved by motor car. There is a desire to meet local housing needs and the sustainable concept of utilising brownfield sites as a matter of priority.</p> <p>1.3 Chichester District Council (CDC) is the lead planning authority for the Neighbourhood Plan. The Parish Council can only draft planning policies that are in general conformity with the development plan for the area - which currently consists of the Chichester Local Plan Key Policies 2014 to 2029 (CLPKP), adopted in 2015 and the National Planning Policy Framework (NPPF).</p> <p>1.4 It is the role of CDC to consult with the South Downs National Park Authority (SDNPA) at the draft submission stage of the Neighbourhood Plan as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).</p> <p>1.5 The District Council are at an advanced stage of preparing a further development plan document - The Site Allocations Preferred Approach Development Plan Document (DPD) which will be the subject of examination in public in September 2017. The DPD is intended to deliver the housing numbers and employment as set out in the adopted CLPKP. The DPD identifies that Plaistow & Ifold Parish should deliver about 10 units to meet the identified housing requirement on a site: Land to the North of Little Springfield Farm.</p>	1	1.2 - 1.5	<p>1.2 Chichester District Council (CDC) is the lead planning authority for this Neighbourhood Plan. However, the South Downs National Park Authority (SDNPA) is the Local Planning Authority for that part of the Parish that resides in the South Downs National Park (as shown on Map 1: Designated Neighbourhood Plan Area). The Parish Council can only draft planning policies that are in general conformity with the development plan for the area - which currently consists of the Chichester Local Plan Key Policies 2014 to 2029 (CLPKP), adopted in 2015; the SDNPA Pre-Submission South Downs Local Plan; the West Sussex Minerals and Waste Plan; and the National Planning Policy Framework (NPPF). It is the role of CDC to consult with the SDNPA at the submission stage of the Neighbourhood Plan (The Plan) as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).</p> <p>1.3 Communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area.</p> <p>1.4 The Plan sets out land use policies against which development proposals will be considered as part of the planning application process. In addition, the Neighbourhood Plan sets out AIMS which are not appropriate to include as land use policies, because they require the co-operation of agencies, landowners and developers; and are more strategic in nature. The AIMS are included as a basis for demonstrating the priorities and objectives of the Parish Council and to encourage dialogue.</p> <p>1.5 If agreed at a referendum, The Plan will attain the same legal status as the adopted CLPKP. At that point it becomes part of the statutory development plan. Applications for planning permission in Plaistow & Ifold Parish will then be determined in accordance with the CDC development plan unless, material considerations indicate otherwise.</p>	Post-Regulation 14 amended to reflect current situation

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	1	1.6	<p>1.6The planning consultancy, AECOM (appointed by the qualifying body Locality, a partner organization of the Department of Communities and Local Government - DCLG) conducted a site assessment of the proposed housing sites, to be considered for inclusion in the draft Neighbourhood Plan. Their study considered that the CDC Site Allocations DPD site (in Ifold) had a high probability of being considered less sustainable in terms of national planning policy at Examination than alternative sites in Plaistow, given the lack of services and facilities in the former settlement. As a result, the findings of the AECOM study were highlighted to the District Council by the Steering Group with a view to CDC revising their preferred location for development. The draft DPD sets out, in terms, that if a Neighbourhood Plan for the Parish was progressed to Pre-Submission consultation by March 2016 the site would be removed from the DPD prior to its submission. Whilst there have been delays in meeting this timetable, it is understood, through discussions the Parish Council has had with the District Council, that the Neighbourhood Plan should be the mechanism for allocating housing sites in this Parish. It is therefore expected that the District Council will remove the site: Land to the North of Little Springfield Farm from their draft DPD upon receipt of the draft Neighbourhood Plan for pre-submission consultation.</p>	1	1.6	<p>1.6Whilst the position of the community must be the starting point, The Plan must also conform to national and local planning policy in order to be recommended for referendum. The main challenges that The Plan has had to address is the allocation of housing development in an area which is predominantly rural and has only one settlement with a defined Settlement Boundary (within which no suitable sites are available) and very limited facilities (a hall and a Scout and Girl Guide HQ); and a village with no Settlement Boundary but which has a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities, including a central village green and a weekly Royal Mail Post Office outreach service) and where suitable sites have been identified. Access between the settlements can only reasonably be achieved by motor car. There is a desire to meet local housing needs and the sustainable concept of utilising brownfield sites, as a matter of priority.</p>	<p>Post-Regulation 14 amended to reflect current situation</p>

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	1	1.7-1.10	<p>1.7The community has identified through various consultation exercises and a Housing Needs Survey, that future development should meet our housing need (1, 2 or 3 bedroom houses) and reflect the limited sustainability of the whole Parish. Therefore, large scale developments would be inappropriate. Residents' preference and evidence suggests, that the Ifold Settlement Boundary be retained and not extended. The CLPKP plan policy is that Neighbourhood Plan allocations for new housing development should be on sites of 6 or more dwellings. Development of sites with fewer than 6 dwellings are considered as 'windfall' developments, which are already accounted for in the CLPKP in terms of housing number targets. As a result, one site of 11 dwellings has been identified as the number required, to ensure that 30% affordable housing is delivered in the Parish.</p> <p>1.8Communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area.</p> <p>1.9If agreed at a referendum, the Neighbourhood Plan will attain the same legal status as the adopted CLPKP. At this point it becomes part of the statutory development plan. Applications for planning permission in Plaistow & Ifold Parish will be determined in accordance with the CDC development plan, unless material considerations indicate otherwise.</p> <p>1.10Making the Neighbourhood Plan therefore has significant implications for the Parish in relation to managing development and local investment in infrastructure.</p>	1	1.7-1.11	<p>1.7The CDC Site Allocations Preferred Approach Development Plan Document (SA DPD) is intended to deliver the housing numbers and employment as set out in the adopted CLPKP. The SA DPD identifies that Plaistow & Ifold Parish should deliver an indicative housing number of 10 units to meet the identified housing requirement on a site: Land to the North of Little Springfield Farm F1 which is contrary to the site allocated in this Neighbourhood Plan. The SA DPD was the subject of a public examination in September 2017.</p> <p>1.8The planning consultancy, AECOM (appointed by Locality, a partner organization of the Ministry of Housing, Communities and Local Government - MHCLG) conducted a Site Options and Assessment (August 2016) of the proposed housing sites to be considered for inclusion in The Plan. Their study concluded that the SA DPD site had a high probability of being considered less sustainable in terms of national planning policy at Examination, than the alternative sites in Plaistow, given that the Ifold settlement currently has no services and few facilities - following the closure of its village store, there is no shop, pub, school, medical facilities or other facility to meet the everyday needs of local residents, other than a village hall. Plaistow however has a school, shop, Church, hall, post office services, village green, children's playground, other recreational facilities and a pub, but is outside the settlement boundary, and therefore in the countryside (or "Rest of the Plan Area" as defined in CLPKP Policy 2).</p> <p>1.9As a result, the findings of the Site Options and Assessment were brought to the attention of CDC by the Parish Council in September 2016, with a view to CDC revising their allocated site for development. However, CDC did not reconsider their site against the reasonable alternatives that were being pursued by the Parish Council despite the robust and up-to-date evidence the Parish Council has gathered, supported by professional planning advice.</p> <p>1.10The NPPF requires that housing should be located where services and facilities can be accessed and reduces the need to use motor vehicles, i.e. new housing should be sustainably located. There is also no reasonable, convenient or easy pedestrian access between Plaistow and Ifold, over 1.7km distance, and access can only reasonably be made using a car or taxi service as the local bus service is poor. The CLPKP defines Plaistow and Ifold as a combined service village, the definition is as follows:</p>	Post-Regulation 14 amended to reflect current situation
Reg14	1	n/a		1	1.12	<p>1.12The notional link of the two settlements being classified as a combined 'service village' is, in reality, not 'reasonable', as householders in both settlements do not have comparable ease of access to facilities and services. Therefore, when evaluating sites for housing across the entire Parish and with reference to the NPPF, a site in Plaistow is more sustainably located than a site in Ifold, even within the limits of the 'service village' designation. In the framing of Policy H1 in The Plan, the Parish Council has recognised and protected the sensitive, historic environment of Plaistow.</p>	Post-Regulation 14 amended to reflect current situation
Reg14	All					Renumber all paragraphs.	To identify paragraphs

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Reg14	All		All references to VDS or Village Design Statement prefix with emerging			emerging VDS / emerging Village Design Statement	Because the Village Design Statements is still under development. The VDS does not detail what type of development should take place as opposed to The Plan. The VDS is a tool to make sure that new development in the Parish respects the distinctive visual character of the Parish settlements.
Reg14	1	1.1-1.5	<p>1.1 The Localism Act 2011 facilitated decision-making being passed from the national and regional level to local government, and from local government to local communities. Neighbourhood Planning was, and is, a key part of the then Government's drive to devolve power to the local level, and gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Local communities are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and to facilitate planning permission for the new buildings they want to see go ahead.</p> <p>1.2 Whilst the position of the community must be the starting point, the plan must also reflect national and local planning policy in order to be recommended for referendum. The main challenges that the Neighbourhood Plan has had to address is the allocation of development in an area which is predominantly rural and has only one settlement with a defined Settlement Boundary (within which no suitable sites are available) and very limited facilities (a hall and a Scout/Girl Guide HQ which rely on volunteers); and a village with no Settlement Boundary but with a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities and a weekly Royal Mail Post Office outreach service) and where suitable sites have been identified. Access between the settlements can only reasonably be achieved by motor car. There is a desire to meet local housing needs and the sustainable concept of utilising brownfield sites as a matter of priority.</p> <p>1.3 Chichester District Council (CDC) is the lead planning authority for the Neighbourhood Plan. The Parish Council can only draft planning policies that are in general conformity with the development plan for the area - which currently consists of the Chichester Local Plan Key Policies 2014 to 2029 (CLPKP), adopted in 2015 and the National Planning Policy Framework (NPPF).</p> <p>1.4 It is the role of CDC to consult with the South Downs National Park Authority (SDNPA) at the draft submission stage of the Neighbourhood Plan as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).</p> <p>1.5 The District Council are at an advanced stage of preparing a further development plan document - The Site Allocations Preferred Approach Development Plan Document (DPD) which will be the subject of examination in</p>	1.1-1.5	<p>1.1 The Localism Act 2011 facilitated decision-making being passed from the national and regional level to local government, and from local government to local communities. Neighbourhood Planning is a key part of the Government's drive to devolve power to the local level; and gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Local communities are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and to facilitate planning permission for the new buildings they want to see go ahead.</p> <p>1.2 Chichester District Council (CDC) is the lead planning authority for this Neighbourhood Plan. However, the South Downs National Park Authority (SDNPA) is the Local Planning Authority for that part of the Parish that resides in the South Downs National Park (as shown on Map 1: Designated Neighbourhood Plan Area). The Parish Council can only draft planning policies that are in general conformity with the development plan for the area - which currently consists of the Chichester Local Plan Key Policies 2014 to 2029 (CLPKP), adopted in 2015; the SDNPA Pre-Submission South Downs Local Plan; the West Sussex Minerals and Waste Plan; and the National Planning Policy Framework (NPPF). It is the role of CDC to consult with the SDNPA at the submission stage of the Neighbourhood Plan (The Plan) as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).</p> <p>1.3 Communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area.</p> <p>1.4 The Plan sets out land use policies against which development proposals will be considered as part of the planning application process. In addition, the Neighbourhood Plan sets out AIMS which are not appropriate to include as land use policies, because they require the co-operation of agencies, landowners and developers; and are more strategic in nature. The AIMS are included as a basis for demonstrating the priorities and objectives of the Parish Council and to encourage dialogue.</p> <p>1.5 If agreed at a referendum, The Plan will attain the same legal status as the adopted CLPKP. At that point it becomes part of the statutory development plan. Applications for planning permission in Plaistow & Ifold Parish will then be determined in accordance with the CDC development plan unless, material considerations indicate otherwise.</p>	To update to the current situation and following Reg 14 comments from statutory bodies.	

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Reg14	1	n/a		1	1.11-1.12	<p>The notional link of the two settlements being classified as a combined 'service village' is, in reality, not 'reasonable', as householders in both settlements do not have comparable ease of access to facilities and services. Therefore, when evaluating sites for housing across the entire Parish and with reference to the NPPF, a site in Plaistow is more sustainably located than a site in Ifold, even within the limits of the 'service village' designation. In the framing of Policy H1 in The Plan, the Parish Council has recognised and protected the sensitive, historic environment of Plaistow.</p> <p>1.12 As a consequence, the Parish Council has made representations against the soundness of the SA DPD site allocation for this Parish in the September 2017 public examination. The Parish Council considers that Policy H1 in The Plan, allocates a site that best meets sustainability criteria in this Parish.</p>	To update to current situation and following Reg 14 comments from statutory bodies.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	1	n/a		1	1.13-1.14.	Whilst the Parish Council and its planning advisors are confident that robust and credible evidence supports the housing allocation at Policy H1, in the event that it is determined by HM Planning Inspectorate that the CDC SA DPD site allocation (Land to the North of Little Springfield Farm) is sound and robust in the evidence CDC have presented and that their site can meet the defined housing need in the Parish (i.e. 1, 2 and 3 small bedroom units and housing suitable for the elderly), the Parish Council would require that Policy H1 is withdrawn from The Plan. The revised Plan would then have to undergo a further Regulation 14 Consultation. In this way, this satisfies the requirement of the Parish Council that two sites of 11 units are not allocated in this Parish at this time over delivering on our housing allocation. 1.14 Making The Plan therefore has significant implications for the Parish in relation to managing development and local investment in infrastructure.	To update to current situation and following Reg 14 comments from statutory bodies.
Reg14	2	Vision 2nd para	Our four unique settlements will grow naturally; sympathetically blending new with old; respecting the character, natural boundaries and vistas of this special part of West Sussex; protecting our environment and quality of life for those living and working here today and for the generations to come.	2	Vision 2nd para	Our four unique settlements will grow naturally; sympathetically blending new with old; respecting the character, natural boundaries and vistas in this special part of West Sussex; protecting our environment and quality of life for those living and working here today and for the generations to come. With recognition of the importance of this Parish in contributing to the setting of the South Downs National Park.	As per Reg14 comments from statutory body: SDNPA.
Reg14	2	2.1	2nd bullet point: protect and maintain the character, built heritage and rural setting of each part of the Parish;	2	2.2	Conserve and enhance the character, historic environment and rural setting of each part of the Parish;	
Reg14	2	2.1	6th bullet point: - retain the Settlement Boundary for Ifold;	2	2.6	Retain the existing Settlement Boundary for Ifold in its current form (see Map 8);	For clarity and to direct to relevant map.
Reg14	2	2.3	ENVIRONMENT AND HERITAGE: 1st bullet point: - to protect the area's valuable heritage and historic assets;	2	2.9-2.10.	2.9 To recognise the importance of this Parish in contributing to the setting of the South Downs National Park; 2.10 To protect the area's valuable heritage and historic assets (designated and non-designated);	As per Reg14 comments from statutory bodies.

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Reg14	2	2.4	<ul style="list-style-type: none"> - to ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication E18; - to seek to remedy issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas; - to address potential flood risk and sewerage problems; -C18 to improve water efficiency, conservation and storage capacity; - to ensure good wastewater pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats; - to ensure that water resources are safeguarded from the potential impacts of development; - to encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems; - to promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity; - to retain buildings that are a focal point for the community and allow opportunities for meeting and interaction. 		2.16-2.22.	<ul style="list-style-type: none"> 2.16 To ensure good wastewater pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats; 2.17 To encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems; 2.18 To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity; 2.19 To ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies; 2.20 To seek to remedy existing issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas; 2.21 To retain buildings that are a focal point for the community and allow opportunities for meeting and interaction; 2.22 To ensure that water resources are safeguarded from the potential impacts of development. 	As per Reg14 comments from statutory bodies.
Reg14	2	2.5	- to retain the Settlement Boundary for Ifold;	2	2.25	To retain the Settlement Boundary, in its present form and location, for Ifold;	For consistency with new para 2.6 (former para 2.1)
Reg14	2	2.5	- to meet the District Council's housing allocation of about 10 dwellings on a defined housing site;	2	2.23	2.23 To meet the CLPKP indicative housing number of about 10 dwellings on defined housing sites;	Correct terminology and as per Reg14 comments from statutory bodies.
Reg14	2	2.5	-	2	2.28-2.29	2.28 to meet the identified housing need for smaller dwellings (unless the Parish housing need has changed); 2.29 has reference to the emerging Plaistow & Ifold Parish - Village Design Statement.	For clarity and as per Reg14 comments from statutory bodies.
Reg14	3	3.1-3.3	<p>The Parish is situated in the North East of Chichester District in a rural setting. It borders to the North with Dunsfold Parish, Surrey; to the West with the South Downs National Park and Northchapel Parish; to the South with Kirdford Parish and to the East with Loxwood Parish.</p> <p>3.2 The area covered by the Neighbourhood Plan is the entire designated Plan area (see map 10 and fall in two Local Planning Authority areas – Chichester District Council (CDC) which covers 85% of the Plan area. The remaining 15% lies within the South Downs National Park Authority (SDNPA).</p> <p>3.3 There are four settlement areas in the Parish - Ifold, Plaistow, Durfold Wood and Shillinglee. Only Ifold has a defined Settlement Boundary and there is a presumption in favour of development within it, in accordance with Chichester District Council's adopted development plan for the area. The remaining three settlements are in the countryside.</p>	3	3.1-3.3	<p>3.1 The Parish is situated in the North East of Chichester District in a rural setting and part falls within the South Downs National Park. It borders to the North with Dunsfold Parish, Surrey; to the West with the South Downs National Park and Northchapel Parish; to the South with Kirdford Parish and to the East with Loxwood Parish.</p> <p>3.2 The area covered by the Neighbourhood Plan is the entire designated Plan area (see Map 1) which falls into two Local Planning Authority areas – Chichester District Council (CDC) which covers 87.89% of the Plan area. The remaining 12.11% lies within the South Downs National Park and the Local Authority is SDNPA.</p> <p>3.3 There are four settlement areas in the Parish - Ifold, Plaistow, Durfold Wood and Shillinglee. Only Ifold has a defined Settlement Boundary and in accordance with Chichester District Council's adopted development plan for the area, there is a presumption in favour of development within it. The remaining three settlements are in the countryside.</p>	For clarity and as per Reg14 comments from statutory bodies.
Reg14	3	3.5	The settlement has grown in an ad-hoc, unplanned manner around a network of unadopted roads.	3	3.5	The settlement has grown in an ad-hoc, unplanned manner around a network of privately owned, unadopted roads.	For clarity and as per Reg14 comments.

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Reg14	3	3.7	Part of Plaistow is a designated Conservation Area, which focuses on a triangular street pattern, enclosing buildings as well as large open areas of green space.	3	3.7	Part of Plaistow is a designated Conservation Area (this was reviewed in May 2013), which focuses on a triangular street pattern, enclosing buildings as well as large open areas of green space.	For clarity and as per Historic England Reg14 comments.
Reg14	3	3.11	Move paragraph to be at end of Plaistow section	3	3.8		Move paragraph to be with Plaistow section for clarity.
Reg14	3	3.17	(between 16 and 74)	3	3.17	(between 16 and 74 years).	To be specific.
Reg14	3			3		Insert new Map 2: Plaistow Conservation Area to end of this section 3.	For clarity as the Plaistow Conservation Area is first mentioned in this section.
Reg14	4	4.1	- to protect the area's valuable heritage and historic assets;	4	4.1	4.1 To protect the area's valuable heritage and historic assets (designated and non-designated) as identified in Appendices 2 and 3;	For clarity and as per Reg14 comments from statutory bodies.
Reg14	4	4.2	Objective: To protect the area's valuable heritage and historic assets.	4	4.6	4.6 To protect the area's valuable heritage and historic assets (designated and non-designated) as set out in Appendices 2 and 3.	For clarity and as per Reg14 comments from statutory bodies.
Reg14	4	4.3	Justification - The Parish has more than 40 Grade II listed buildings.	4	4.3	The Parish has more than 80 Grade II listed buildings.	For clarity and as per Reg14 comments from statutory bodies.
Reg14	4	-	-		4.8	There are also non-designated heritage assets which have been identified by the community and in the Conservation Area appraisal as having merit to the Parish arising from their design or historic associations. These are worthy of protection through the Neighbourhood Plan and the following Policy - EH1. Where appropriate and necessary to meet this policy, the Parish Council will work with local interest groups, such as the Ifold History Society and the Plaistow Village Trust (PVT), property owners and Historic England, toward designation (as listed in Appendix 3).	Insert new para. For clarity and as per Reg14 comments from statutory bodies.
Reg14	4	Policy EH1	POLICY EH1 – PROTECTION OF HERITAGE ASSETS Development of, within the boundary of, or within the setting of heritage assets will be supported where it avoids or minimises conflict between the heritage asset's conservation and setting and any aspect of the proposal. Support will be given to proposals which positively demonstrate the desirability of sustaining and enhancing the significance of the heritage asset and its setting whilst ensuring the viability of the asset for future generations.	4	Policy EH1	Development proposals within the boundary of, or within the setting of Heritage Assets (both designated and non-designated) will be encouraged in the Parish where it is demonstrated that such development will not adversely impact upon the unique character, heritage or setting of the heritage assets and is not in conflict with the NPPF, CLPKP, SDNPA Local Plan policies, the Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013) or the requirements as set out in this Neighbourhood Plan.	For clarity and as per Reg14 comments from statutory bodies.
Reg14	4	4.5	-	4	-	Insert Conformity Reference: SDNPA Pre-Submission South Downs Local Plan – SD13: Listed Buildings and SD15: Conservation Areas.	For clarity and as per Reg14 comments from statutory body: SDNPA.
Reg14	4	4.6	- to incorporate features into development design which are beneficial to wildlife and the environment.	4	4.11-4.12	4.11 Encourage the incorporation of features into development design which are beneficial to wildlife and the environment; 4.12 To protect and enhance the Parish landscape and the setting provided to the SDNP.	For clarity and as per Reg14 comments from statutory body: SDNPA.
Reg14	4	4.7	he Parish has large tracts of designated natural assets, including Ancient Woodlands, Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and the South Downs National Park covers part of the South West corner of the Parish.	4	4.13	The Parish has large tracts of designated natural assets, including Ancient and Deciduous Woodlands (see Map 3 and Appendix 1), Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and the Sout West corner of the Parish.	Point to relevant Map 3: Ancient Woodland and Appendix 1 - List of Ancient and Deciduous Woodland.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	4	4.9	Taken together the SSSI, SNCI, Ancient Woodlands and agricultural farmland, take up a large part of the Parish and contribute positively to the high quality, high value, natural and, rural environment that dominates the Parish; and are inextricably linked to Special Areas of Conservation (SAC): The Mens and Ebernoe Common. It is these characteristics, which the following policies seek to protect.	4	4.15-4.16	4.15 Taken together the SSSI, SNCI, Ancient Woodlands and agricultural farmland, take up a large part of the Parish and contribute positively to the high quality, high value, natural and, rural environment that dominates; and are inextricably linked to the South Downs National Park, Special Areas of Conservation (SAC): The Mens and Ebernoe Common. This Natural Environment adds significantly to the importance of the Parish landscape which in turn contributes to the setting of the South Downs National Park. 4.16 It is these characteristics, which the following policies seek to protect.	For clarity and as per Reg14 comments from statutory body: SDNPA and Natural England.
Reg14	4	4.10.	POLICY EH2 – PROTECTION OF NATURAL ENVIRONMENT The rural areas of the Parish will be protected in order to preserve the high quality natural environment. Development that: - does not protect and enhance the natural environment; - does not conserve the landscape and scenic beauty of the National Park; - does not conserve or enhance biodiversity within designated nature conservation areas; - results in the loss or deterioration of irreplaceable habitats, such as Ancient Woodlands and trees; - results in the loss or deterioration of irreplaceable habitats such as hedgerows, Ancient Woodland and lone veteran trees; will be resisted, unless in exceptional circumstances the benefits of development can be demonstrated to outweigh any harm that impacts upon the natural environment. Such proposals should be accompanied by an Arboricultural Impact Assessment that establishes the health and longevity of any affected trees with necessary mitigation and be designed primarily to retain Ancient Woodland, lone veteran trees or trees of good arboricultural and amenity value.	4	Policy EH2	In order to preserve the high quality natural environment of the Parish, development that: (1) does protect and enhance the natural environment; (2) does conserve the landscape and scenic beauty of the South Downs National Park and the setting the Parish gives to the National Park; (3) does conserve or enhance biodiversity within designated nature conservation areas; (4) does not result in the loss or deterioration of irreplaceable habitats, such as hedgerows and historic shaws; will be supported. Such proposals should be accompanied by a Phase 1 Habitats Survey and any required subsequent surveys. In exceptional circumstances, where development cannot meet the above, the benefits must be demonstrated to outweigh any harm that impacts upon the natural environment, with suitable mitigation proposed.	For clarity and as per Reg14 comments from statutory body: CDC.
Reg14	4	4.11	Conformity Reference: • NPPF: Paragraph – 118 Conserving and enhancing the natural environment. • Natural Environment and Rural Communities Act (2006) – Section 40 which states that '[F2The] public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.' • Section 40(3) of the same Act also states that 'Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.'	4	-	Conformity Reference: • NPPF: Paragraph – 118 Conserving and enhancing the natural environment. • Natural Environment and Rural Communities Act (2006) – Section 40 and Section 40(3) • SDNPA Pre-Submission South Downs Local Plan.	As per Reg14 comments from statutory bodies.
Reg14	4					Move Map 3: Ancient Woodland to after Policy EH2.	Relevance to section 4 Policy EH2 and preceding text.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	4	4.18-4.21	<p>POLICY EH3 – PROTECTION OF TREES, WOODLANDS AND NATURAL VEGETATION</p> <p>4.18 Development that results in the loss of trees of good arboricultural, significant landscape or amenity value, either individually or as a group, will be resisted.</p> <p>4.19 Development that results in the loss of hedges and other landscape features that make a significant contribution to the landscape character, or to the street scene within the Ifold settlement boundary, Plaistow and the hamlets of Shillinglee and Durfold Wood, will be resisted.</p> <p>4.20 Where the benefits of development can be clearly demonstrated to outweigh the harm caused by the loss of trees, hedges and other landscape features, appropriate and necessary mitigation will be sought, including replacement planting with an emphasis on the use of native species to support our biodiversity.</p>	4	Policy EH3	<p>POLICY EH3 – PROTECTION OF TREES, WOODLANDS AND NATURAL VEGETATION</p> <p>Development that results in the loss of trees of good arboricultural value, significant landscape value, historic or amenity value, either individually or as a group, will be resisted.</p> <p>Where the benefits of development can be clearly demonstrated to outweigh the harm caused by the loss of trees, hedges and other landscape features, appropriate and necessary mitigation will be sought, including replacement planting with an emphasis on the use of native species to</p> <p>Such proposals should be accompanied by an Arboricultural Impact Assessment (AIA) that establishes the health and longevity of any affected trees with necessary mitigation and be designed primarily to retain Ancient Woodland, lone veteran trees or trees of good arboricultural and amenity value.</p>	As per Reg14 comments from statutory bodies.
Reg14	4	4.21	Housing White Paper (February 2017) Department for Communities and Local Government (DCLG)			<ul style="list-style-type: none"> Housing White Paper (February 2017) Ministry of Housing, Communities and Local Government - MHCLG (formerly the Department for Communities and Local Government). 	Update to current name of government department.
Reg14	4	4.22	Policy EH4 ¹ - to ensure sequences of green spaces are maintained and protect the attractiveness and visual amenity of all green open spaces that contribute to the identity of the Parish.	4	4.24	4.24 To ensure green spaces are maintained and protected for their attractiveness, biodiversity, visual amenity; and their social, recreational and historical/cultural significance, all of which contribute to the landscape and identity of the Parish.	As per Reg14 comments from statutory bodies.
Reg14	4	4.23	Justification - a number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraphs 76-78.	4	4.25	A number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraphs 69-78.	As per Reg14 comments from statutory bodies.
Reg14	4			4	4.25	<p>Insert: (4) it provides opportunities for sport and recreation and makes an important contribution to the health and well-being of our community;</p> <p>(5) the green space is capable of enduring beyond the end of the plan period.</p>	As per Reg14 comments from statutory bodies.
Reg14	4	4.24	The NPPF allows for these areas to be protected, and sets out that, local policies for managing development within a Local Green Space should be consistent with policy for Green Belts.	4	4.26	4.26 The NPPF allows for these areas to be protected, and sets out that, local policies for managing development within a Local Green Space should be consistent with Green Belt policy, to rule out new development other than in very special circumstances.	As per Reg14 comments from statutory bodies.
Reg14	4	-	-	4	4.27	4.27 See assessments for each Local Green Space in Appendix 5.	As per Reg14 comments from statutory bodies.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	4	4.25-4.29	<p>POLICY EH4 – LOCAL GREEN SPACES</p> <p>The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on the Policies Map:</p> <p>4.26 IFOLD</p> <ul style="list-style-type: none"> - LGSi1: Loxwoodhills Pond, The Drive, Ifold - LGSi7: Ancient Woodland in the Centre of Ifold - LGSi9: Landmark Oak Tree at entrance to The Drive, Ifold <p>4.27 PLAISTOW</p> <ul style="list-style-type: none"> - LGSP1: Plaistow Recreation Ground, Plaistow - LGSP2: Cox’s Pond (Plaistow village pond) Loxwood Road, Plaistow - LGSP5: ‘Foxfields’ – Football Field, Dunsfold Road, Plaistow - LGSP6: Nell Ball Hill and Trig Point, Dunsfold Road, Plaistow - LGSP7: Multi-Use Games Area, Winterton Hall, Plaistow - LGSP8: Plaistow Preschool Playground, Winterton Hall, Plaistow <p>4.28 SHILLINGLEE - LGSS1: Shillinglee Road Junction Traffic Island</p> <p>4.29 Proposals for any development on this land will be resisted other than in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.</p>	4	Policy EH4	<p>POLICY EH4 – LOCAL GREEN SPACES</p> <p>The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Maps. These areas are to be protected through management of development, consistent with Green Belt policy. New development in these areas will be resisted other than in very special circumstances.</p> <p>LGS – IFOLD (See Map 3)</p> <ol style="list-style-type: none"> (1) LGSi1: Loxwoodhills Pond, The Drive, Ifold (2) LGSi7: Ancient Woodland in the Centre of Ifold (3) LGSi9: Landmark Oak Tree at the entrance to The Drive, Ifold <p>LGS – PLAISTOW (See Map 4)</p> <ol style="list-style-type: none"> (4) LGSP1: Plaistow Recreation Ground, Plaistow (5) LGSP2: Cox’s Pond (Plaistow village pond) Loxwood Road, Plaistow (6) LGSP5: ‘Foxfields’ – Football Field, Dunsfold Road, Plaistow (7) LGSP6: Nell Ball Hill and Trig Point, Dunsfold Road, Plaistow (8) LGSP7: Multi-Use Games Area, Winterton Hall, Plaistow (9) LGSP8: Plaistow Preschool Playground, Winterton Hall, Plaistow <p>LGS – SHILLINGLEE (See Map 5)</p> <ol style="list-style-type: none"> (10) LGSS1: Shillinglee Road Junction Traffic Island 	As per Reg14 comments from statutory bodies.
Reg14	4	4.30.	<p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 77. • Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013). • Natural Environment and Rural Communities Act (2006) – Section 40 which states that ‘[F2The] public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.’ • Section 40(3) of the same Act also states that ‘Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.’ 	4	Policy EH4	<p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraph 69 – 78; 154. • Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013). • Natural Environment and Rural Communities Act (2006) – Section 40 and Section 40(3). 	As per Reg14 comments from statutory bodies.
Reg14	4	4.30.				Remove footnote.	No longer necessary.
Reg14	4	-		4		Insert Map 4 - LGS Ifold, Map 5 - LGS Plaistow and Map 6 - LGS Shillinglee at end of this section.	Relevance to section.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	4	4.31-4.35	<p>4.31 Policy EH5 – Artificial Lighting Emissions (External Lighting on Buildings) Objectives:</p> <ul style="list-style-type: none"> - to avoid or minimise lighting pollution in intrinsically dark sky areas; - to avoid or minimise lighting pollution in residential enclaves; - to incorporate features into development design which are beneficial to wildlife. <p>4.32 Justification – Dark skies at night is part of what makes the countryside unique. The Parish is rural and has a high degree of nocturnal wildlife including protected species. Accordingly, the Parish seeks to ensure that lighting on commercial and residential buildings does not contribute to lighting pollution and ruin the tranquil character of the Parish. Lighting pollution not only wastes energy, costs money and impacts on wildlife, it can even affect our health. Lights attract and disorientate wildlife. In relation to the economy, light pollution could be seen as inefficient and a waste of energy and money. The SDNPA gained International Dark Sky status in 2016 further emphasising the importance of this issue.</p> <p>4.33 POLICY EH5 – LIGHTING EMISSIONS (EXTERNAL LIGHTING ON BUILDINGS)</p> <p>On new development and extensions, or redevelopment, fixed external lighting should be for security and safety purposes; and particular care should be taken to ensure external lighting is designed to be downward lighting, discreet and with movement and light activated sensors; and with suitable shielding to prevent impingement or nuisance upon neighbouring areas.</p> <p>4.34 Proposals involving the provision of external lighting of publicly accessible developments are required to be accompanied by the details of external lighting including, the proposed hours the lighting would be switched on;</p> <ul style="list-style-type: none"> - When in the vicinity of a residential property; - When affecting a listed building or conservation area; - When in open countryside; - Where external lighting would be provided or made necessary by the development. <p>4.35 Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 118. • Natural Environment and Rural Communities Act (2006) – Section 40 which states that '[F2The] public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.' 	4	Policy EH5	<p>POLICY EH5 – ARTIFICIAL LIGHT EMISSIONS (EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)</p> <p>OBJECTIVES:</p> <ul style="list-style-type: none"> 4.28 To avoid or minimise light pollution in intrinsically dark sky areas; 4.29 To avoid or minimise light pollution in residential enclaves; 4.30 To encourage the incorporation of features into development design which are beneficial to wildlife. <p>JUSTIFICATION:</p> <p>4.31 Dark skies at night is part of what makes the countryside unique. The Parish is rural and has a high concentration of nocturnal wildlife including protected species. Accordingly, the Parish seeks to ensure that lighting on commercial and residential buildings does not contribute to light pollution and ruin the tranquil character of the Parish. Light pollution not only wastes energy, costs money and impacts on wildlife, it can even affect our health. Lights attract and disorientate wildlife. In relation to the economy, light pollution is inefficient and a waste of energy and money. The SDNPA gained International Dark Sky status in 2016 further emphasising the importance of minimising light pollution especially given that the Parish contributes to the setting of the South Downs National Park.</p> <p>POLICY EH5 – LIGHTING EMISSIONS (EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)</p> <p>On new development and extensions, or redevelopment, fixed external lighting should be for security and safety purposes; and particular care should be taken to ensure external lighting is designed to be downward pointing, discreet and with movement and light activated sensors;</p> <p>and with suitable shielding to prevent impingement or nuisance upon neighbouring areas. Proposals where the provision of external lighting is demonstrated to be necessary, should be accompanied by the design and installation details giving measures taken to minimise any adverse impacts or avoidance taken. If not achievable, mitigated to the greatest possible extent, including the proposed hours the lighting would be switched on:</p> <ol style="list-style-type: none"> (1) When in the vicinity of a residential property; (2) When affecting a listed building or conservation area; (3) When in the open countryside; (4) When in close proximity to the highway (private or adopted). <p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 118. • Natural Environment and Rural Communities Act (2006) – Section 40 and Section 40(3). 	As per Reg14 comments from statutory bodies.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	4	4.37-4.39	<p>4.37 Justification – The Ebernoe Common Special Area of Conservation (SAC) and the Mens SAC are less than 7km away from the Neighbourhood Plan area and therefore the effects of development will need to be considered in relation to the conservation features and overall integrity of these sites under the Habitat Directive. Both of these sites have been protected for their importance of bats. Additional street lighting in particular can adversely affect and disorientate bats and will therefore not be permitted.</p> <p>4.38 POLICY EH6 – STREET LIGHTING The provision of new or additional street lighting will not be permitted.</p> <p>4.39 Conformity Reference</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 118. • SDNPA response to the Plaistow & Ifold SEA – Scoping Report (July 2017). 	4	4.36-4.38	<p>4.36 The Parish is rural and has no street lighting, and this has established the intrinsic dark skies character. Public consultations have established residents wish this to be retained.</p> <p>4.37 The SDNPA gained International Dark Sky status in 2016 further emphasising the importance of minimising light pollution especially given that the Parish contributes to the setting of the South Downs National Park</p> <p>4.38 In addition, Ebernoe Common, a Special Area of Conservation (SAC), and the Mens (SAC) are less than 7km away from the Neighbourhood Plan area and therefore the effects of any development will need to be considered in relation to the conservation features and overall integrity of these sites under the Habitat Directive. Both of the SACs have been protected for, amongst other things, their rare bat species. Street lighting in particular can adversely affect and disorientate bats and other wildlife; and will therefore not be permitted.</p> <p>POLICY EH6 – STREET LIGHTING The provision of street lighting will not be permitted unless it can be demonstrated there are exceptional circumstances required for highway safety by the Local Highway Authority.</p> <p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 118. • SDNPA Pre-Submission South Downs Local Plan - Strategic Policy SD8: Dark Night Skies. • Joint Nature Conservation Committee (JNCC) - the public body that advises the UK Government and devolved administrations on UK-wide and international nature conservation. Link to site details for Ebernoe Common. 	As per Reg14 comments from statutory bodies.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	4	4.40-4.41.	<p>AIMS</p> <p>The Neighbourhood Plan aims to encourage all parishioners to consider Policy EH5 and make appropriate adjustments to their current external lighting usage and to mitigate its adverse effects on amenity and wildlife by reducing obtrusive lighting at existing properties.</p> <p>4.41 AIM - EH1</p> <p>The Parish Council encourages parishioners to:</p> <ul style="list-style-type: none"> - consider the installation of low-wattage bulbs but with sufficient light intensity which is measured in lumens; - consider the installation of motion detectors on external lighting; - consider shielding or down-tilting external lights and using asymmetrical or double asymmetrical light; - switch off lights when not needed and installing timer switches and dimmers. <p>4.42 Conformity Reference</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 125 'by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'. • Clean Neighbourhoods and Environment Act (2005). 	4	4.32	<p>AIMS – ENVIRONMENT AND HERITAGE</p> <p>4.32 The Neighbourhood Plan aims to encourage all parishioners to consider Policy EH5 - Lighting Emissions (External Lighting on Buildings and Structures); and to make appropriate adjustments to their current external lighting usage and mitigate its adverse effects on amenity and wildlife, by reducing obtrusive lighting at existing properties.</p> <p>AIM – EH1 (EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)</p> <p>Parishioners are encouraged to:</p> <ul style="list-style-type: none"> • to install low-wattage bulbs but with sufficient light intensity which is measured in lumens; • consider the installation of motion detectors on external lighting; • consider shielding or down-tilting external lights and using asymmetrical or double asymmetrical light; • switch off lights when not needed and install timer switches and dimmers. <p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 125 'by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'. • Clean Neighbourhoods and Environment Act (2005). 	As per Reg14 comments from statutory bodies.
Reg14	5	5.1	<p>This section seeks to address the following objectives:</p> <ul style="list-style-type: none"> - To address potential flood risk and sewerage problems; - To ensure that water resources are safeguarded from the potential impact of development; - To encourage effective management of local flood risk from surface water run off, groundwater and sewerage infiltration and inundation; - To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their maintenance in perpetuity; - To ensure sufficient sewage capacity is available and commensurate with existing and proposed new housing, balanced with the need to protect designated habitats; - To improve water efficiency, conservation and storage capacity; - to ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies; - to seek to remedy issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas; - to retain buildings such as Holy Trinity Church that are a focal point for the community and allow opportunities for meeting and interaction. 	5	5.1-5.7	<p>5.1 To ensure good foul water pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats;</p> <p>5.2 To encourage effective management of local flood risk from surface water run-off, groundwater and sewerage problems;</p> <p>5.3 To promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall and their subsequent maintenance in perpetuity;</p> <p>5.4 To ensure that new development is configured to maximise the ability to connect to technology networks by encouraging providers to improve access to high-speed broadband and communication technologies;</p> <p>5.5 To seek to remedy existing issues of poor access to hard wired broadband in parts of the Parish and to improve the very low speeds to telephone broadband in other areas;</p> <p>5.6 To retain buildings such as Holy Trinity Church, Ifold Scout and Girl Guide HQ, Kelsey Hall, Plaistow Youth Club and Winterton Hall, that are focal points for the community and allow opportunities for meeting and interaction;</p> <p>5.7 To ensure that water resources are safeguarded from the potential impacts of development.</p>	As per Reg14 comments from statutory bodies.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	5	5.4-5.5	<p>5.4 However, Ifold is not so well served because it takes all the foul drainage from the other settlements of Durfold Wood and Plaistow before transferring to the Brewhurst Mill pumping station in Loxwood. There have been frequent occurrences of surface water flooding together with effluent discharge from sewage access chambers during episodes of prolonged and high levels of rainfall. Whilst Ifold's sewer system has suffered problems from its initial installation (on or around 1965), the periods of effluent discharge and flooding have considerably increased over recent years due to excessive 'windfall' development within the Settlement Boundary and without appropriate amendment to the sewer infrastructure both within Plaistow & Ifold Parish but also in Loxwood Parish which hosts the Brewhurst Mill pumping station and also receives effluent from Alfold Parish in Surrey.</p> <p>5.5 Land to the East of The Drive and adjacent to Loxwoodhills Pond, with areas extending Northwards along the River Lox and adjacent to the disused Wey & Arun Canal are designated a flood plain. The Environment Agency classifies the flood risk as moderate for areas to the West and South of The Drive, with the area to the North along the River Lox and adjacent Wey & Arun Canal as significant. Parts of the moderate areas of flood risk are just within the Eastern edge of the Ifold settlement boundary. Through the consultation exercises, local residents have expressed concern that new developments should not increase the risk of flooding, particularly within Ifold, which is particularly vulnerable.</p>	5	5.12-5.16	<p>5.12 However, Ifold is not so well served because it takes all the foul drainage from the settlements of Durfold Wood and Plaistow before being channelled through the Ifold settlement to the Brewhurst Mill pumping station in Loxwood. There have been frequent occurrences of surface water flooding, mainly due to the absence of a formal surface water drainage system, resulting in hydraulic backflows of effluent from sewage access chambers during episodes of prolonged and high levels of rainfall. Whilst Ifold's sewer system has suffered problems from its initial installation (on or around 1965), the incidences of effluent discharge and flooding have considerably increased over recent years which may be due to excessive 'windfall' development, by dramatically increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Also, Loxwood Parish receives effluent from Alfold Parish in Surrey and its Brewhurst Mill pumping station is currently at over-capacity. The accumulative impact of residential development in the Alfold and Loxwood areas is relevant and must be factored into consideration of future housing development in this Parish in regard to the provision of foul and surface water drainage.</p> <p>5.13 Land to the East of The Drive and adjacent to Loxwoodhills Pond, with areas extending Northwards along the River Lox and adjacent to the disused Wey & Arun Canal are designated a flood plain. The Environment Agency classifies the area to the North along the River Lox and adjacent Wey & Arun Canal as being in Flood Zone 3. Parts of the Eastern edge of the Ifold settlement boundary are within Flood Zones 2 and 3. Through the consultation exercises, local residents have expressed concern that new developments should not increase the risk of flooding, particularly within Ifold, which is particularly vulnerable. Recent flood events in 2013 with the stream flowing through Ifold to Loxwoodhills Pond, resulted in damage to property off The Drive and The Ride.</p> <p>5.14 Southern Water have advised that Ofwat, the water industry's economic regulator, takes the view that local infrastructure, such as site specific sewers required to serve individual housing development sites, should be delivered by the development. To this end, the principle is that new development needs to connect to the sewerage systems at the nearest points of adequate capacity. This may require off-site infrastructure, if the nearest point is not located within the immediate vicinity of the site.</p> <p>5.15 Strategic infrastructure, such as extensions to wastewater treatment works, may also be required to accommodate new development within a wastewater catchment as a whole, and this is planned and funded through the water industry's 5 yearly price review process. This process does not require involvement from developers, other than a potential need to</p>	As per Reg14 comments from statutory bodies.
Reg14	5	5.6	<p>POLICY C11 - REDUCING AND AVOIDING FLOOD RISK</p> <p>All new development will be required to make provision to minimize the risk of hard surface run off and flooding, and to avoid the risk of flooding on adjoining sites. Residential development within areas of high or moderate flood risk as defined on the Environment Agency Flood Maps will not be supported unless justified by the Sequential and Exceptions Test.</p> <p>All new developments should provide for adequate surface water and foul drainage capacity, subject to the available capacity and commensurate with the size and nature of the development including the provision of Sustainable Drainage Systems. Adequate legal obligations and/or planning conditions must be put in place to ensure that private SuDS are maintained in perpetuity.</p>	5	Policy Ci1	<p>POLICY Ci 1 – REDUCING AND AVOIDING FLOOD RISK</p> <p>All new development will be required to make provision to control the risk of hard surface run off and flooding, and to avoid the risk of flooding onto adjoining sites. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan</p> <p>Residential development within areas of Flood Zones 2 or 3, as defined on the Environment Agency Flood Maps will not be supported unless justified by the Sequential and Exceptions Test, where relevant in accordance with the NPPF requirements.</p> <p>All new developments should provide for adequate surface water and foul drainage capacity, subject to the available capacity and commensurate with the size and nature of the development including the provision of Sustainable Drainage Systems (SuDS). Adequate legal obligations and/or planning conditions must be put in place to ensure that private SuDS are maintained in perpetuity.</p>	As per Reg14 comments from statutory bodies.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	5	5.15-5.19	<p>5.15 AIM - C11 The Parish Council will encourage the statutory undertakers to provide adequate surface water and foul drainage capacity to alleviate current and future flooding issues, particularly in Ifold.</p> <p>5.16 AIM - C12 The Parish Council will encourage discussions between developers and statutory agencies, in particular the Environment Agency and the current water authority (Southern Water), to ensure that water resources are safeguarded from the potential impact of development.</p> <p>5.17 AIM - C13 All new residential development, including windfall (less than 6 units), in the Parish should consult with the current water authority (Southern Water) to determine there is adequate capacity in the foul drainage system prior to planning consent being granted.</p> <p>5.18 Holy Trinity Holy Trinity Church, Plaistow is a Chapel of Ease rebuilt in its present stone form after the original wooden structure was destroyed by a fire in 1850. The Church is an important focal point for Plaistow village both for its visual presence and central location; as well as for providing the religious and community well-being of parishioners of all four settlements.</p> <p>5.19 Objective: - to retain buildings that are a focal point for the community and allow opportunities for meeting and interaction.</p> <p>5.20 AIM - C14 The Parish will support sensitive internal reordering of Holy Trinity Church, to ensure the ongoing function and viability of the building and its valued place in the community for the diocese and future generations.</p>	5	AIM Ci1 - Ci3 5.26-5.28	<p>AIM – Ci 1: FLOOD MITIGATION The Parish Council will encourage the statutory undertakers to provide adequate surface water and foul drainage capacity to alleviate current and future flooding issues, particularly in Ifold.</p> <p>AIM – Ci 2: SAFEGUARDING WATER RESOURCES The Parish Council will encourage discussions between developers and statutory agencies, in particular the Environment Agency and the current water authority (Southern Water), to ensure that water resources are safeguarded from the potential impact of development.</p> <p>AIM – Ci 3: FOUL DRAINAGE CAPACITY Developers of all new residential development, including windfall (less than 6 units), in the Parish should consult with the current water authority (Southern Water) to determine there is adequate capacity in the foul drainage system prior to planning consent being granted.</p> <p>AIM Ci 4 – HOLY TRINITY CHURCH AND OTHER COMMUNITY BUILDINGS 5.26 Holy Trinity Church, Plaistow is a Chapel of Ease rebuilt in its present stone form after the original wooden structure was destroyed by a fire in 1850. The Church is an important focal point for Plaistow village both for its visual presence and central location; as well as for providing the religious and community well-being of parishioners of all four settlements.</p> <p>5.27 The Ifold Scout and Girl Guide HQ, Kelsey Hall, Plaistow Youth Club and Winterton Hall are also community buildings that allow opportunities for meeting and interaction.</p> <p>OBJECTIVE: 5.28 To retain buildings that are a focal point for the community and allow opportunities for meeting and interaction.</p>	As per Reg14 comments from statutory bodies.
Reg14	5	5.20.	<p>5.20 AIM - C14 The Parish will support sensitive internal reordering of Holy Trinity Church, to ensure the ongoing function and viability of the building and its valued place in the community for the diocese and future generations.</p>	5	AIM Ci 4	<p>AIM – Ci 4: HOLY TRINITY CHURCH AND OTHER COMMUNITY BUILDINGS The Parish Council will support sensitive internal reordering of Holy Trinity Church, to ensure the ongoing function and viability of the building and its valued place in the community for the diocese and future generations.</p> <p>The Parish will also support and consider favourably future plans to ensure the ongoing functions of the Ifold Scout and Girl Guide HQ, Kelsey Hall, Plaistow Youth Club and Winterton Hall as valued community buildings to encourage continued opportunities for meeting and social interaction.</p>	As per Reg14 comments from statutory bodies.
Reg14	6	6.1.	<p>Objectives: 1st bullet point - to meet the District Council's housing allocation of about 10 dwellings for the Local Plan period (2014-2029) on defined housing sites;</p>	6	6.1.	<p>6.1 To meet the CLPKP indicative housing number of about 10 dwellings on defined housing sites;</p>	As per Reg14 comments.
Reg14	6	6.1.	<p>Objectives: 3rd bullet point - to retain the Settlement Boundary for Ifold;</p>	6	6.1.	<p>To retain the existing Settlement Boundary for Ifold;</p>	For clarification.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	6	6.2-6.4	<p>A Site Options and Assessment by AECOM (15 Aug 2016) recommended that one or more sites should be allocated in Plaistow village, where an acceptable level of sustainability could be achieved to accord with the Local Plan and NPPF. New housing would be within walking distance of a primary school, shop, pub, Church and recreational facilities with positive implications for the future of these vital services. AECOM noted that the evidence suggested the best performing of all the identified sites, as 'Land Adjacent to Todhurst', which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM's assessment, more information came to light that consequently caused the site to be discounted. Chichester District Council informed the Parish in a Housing Needs report and cover letter (17 Aug 2016) of the LPA's housing policy position on affordable housing quotas. The District also outlined the many development constraints of the site as advised to them by The Hyde Group (housing association) who own part of the land needed for access. It was established, through consultation, that the development of this site would be unpopular with the adjoining residents due to concerns over loss of privacy, additional vehicular traffic and loss of amenity/woodland to rear of the existing homes 23 of which are under the management of the Hyde Group. They later confirmed they did not wish to develop the site as it was in their opinion the technical constraints made it unviable: the location of a sewage pumping station and electricity cabinet both inhibit the preferred entry point into the site; and remaining electricity transformer poles and sewer alignments would also require relocation for development to occur. Moreover, the water resources utility, Southern Water, informed that they require unrestricted access to the pumping station for a 9 metre vehicle, incurring further restrictions.</p> <p>6.3 It was recognised that parking and traffic issues in the adjacent Nell Ball housing area would be exacerbated by additional housing. The next best performing of the remaining sites in Plaistow, in AECOM's assessment, when taking all relevant criteria into account, was 'Land Adjacent to the Dairy' which was subsequently brought forward for incorporation into the Neighbourhood Plan by the Parish. However, further investigations and evidence demonstrated that the impact of providing an access to this site would result in potential harm to significant trees and the hedge adjacent to the road verge. Such an impact would be harmful to the setting of the Conservation Area.</p> <p>6.4 The site therefore chosen for inclusion in the draft Neighbourhood Plan is</p>	6	6.6-6.11	<p>6.6 The Parish Council assessed a number of potential development sites across the Parish between 2014 and 2016 and through a process of deliberation and consultation with residents; and seeking specialist planning advice, a shortlist of sites that met the criteria for housing development allocation was established. Evidence associated with all sites assessed can be found on the Parish Council website: www.plaistowandifoldparishnp.com/supporting-evidence/all-sites-assessed/all-sites-assessed/</p> <p>6.7 A Site Options and Assessment by AECOM (15 August 2016) reviewed all the sites identified and recommended that one or more sites should be allocated in Plaistow village, where an acceptable level of sustainability could be achieved to accord with the Local Plan and NPPF. New housing would be within walking distance of a primary school, shop, pub, Church and recreational facilities with positive implications for the future of these vital services. AECOM noted that the evidence suggested the best performing of all the identified sites, as 'Land Adjacent to Todhurst', which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM's assessment, more information came to light that consequently caused the site to be discounted. CDC informed the Parish in a Housing Needs report and cover letter (17 August 2016) of the LPA's housing policy position on affordable housing quotas.</p> <p>6.8 The identified Parish housing need requires some affordable units. CDC on sites of 6 to 10 dwellings in areas designated as rural will seek a financial contribution for the provision of affordable housing as a commuted sum unless a developer makes onsite provision. Hence 11 units have been proposed by the Parish Council on one site which will ensure delivery of the affordable units in the Parish. The District also outlined the many development constraints of the site as advised to them by The Hyde Group (housing association) who own part of the land (Land adjacent to Todhurst, Plaistow) needed for access. It was established, through consultation, that the development of this site would be unpopular with the adjoining residents, due to concerns over loss of privacy, additional vehicular traffic and loss of amenity/woodland to rear of the existing homes 23 of which are under the management of the Hyde Group. They later confirmed they did not wish to develop the site as it was their opinion the technical constraints made it unviable: the location of a sewage pumping station and electricity cabinet both inhibit the preferred entry point into the site; and remaining electricity transformer poles and sewer alignments would also require relocation for development to occur. Moreover, the water resources utility, Southern Water, informed that they require unrestricted access to the pumping station for a</p>	As per Reg14 comments from statutory bodies.
Reg14	6	6.5	to meet the District Council's housing allocation of about 10 dwellings on defined housing sites;	6	6.12	6.12 To meet the CLPKP indicative housing number of about 10 dwellings on defined housing sites;	As per Reg14 comments from statutory bodies.
Reg14	6	-	-	6	6.19	6.19 Refer to the CDC Historic Record Search (HER) completed in 30 January 2017.	As per Reg14 comments from statutory bodies.
Reg14	6	6.8	-	6	Policy H1	(12) will address the site elevation, and sympathetically landscape to mitigate the impact on the surrounding area.	As per Reg14 comments.

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Reg14	6	6.8	Conformity Reference: • NPPF: Paragraphs - 54 and 55. • CLPKP: Policy - 5.	6	Policy H1	Conformity Reference: • NPPF: Paragraphs - 54 and 55. • CLPKP: Policy - 5. • Housing Act (1985) Section 157(1). • Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013). • CDC Housing Register.	As per Reg14 comments from statutory bodies.
Reg14	6	-	-	6	-	Insert Map 7: Allocated Site - Land opposite The Green, Plaistow	Relevant to this section.
Reg14	6	-	-	6	-	Insert Map 8: PLAISTOW DEVELOPMENT PATTERN & AVERAGE GROSS DENSITIES	Relevant to this section.
Reg14	6	6.10.	- to retain the Settlement Boundary for Ifold;	6	6.20.	6.20 To retain the existing Settlement Boundary for Ifold (as defined on Map 9);	As per Reg14 comments.
Reg14	6	6.11	6.11 Justification - the Settlement Boundary surrounding Ifold has been set by the Chichester District Council Local Plan and reflects the more built up character of the settlement. The area within the Settlement Boundary is characterised by large dwellings in spacious plots with an average gross density of 5.6 dph (dwellings per hectare). However, this has inevitably led to pressure for infill and backland development on original plots in recent years. This has resulted in a gradual erosion of the character of the area, which this policy is seeking to redress and manage.	6	6.22- 6.23	6.22 The principle road network within the Ifold settlement are bridleways, unadopted and privately maintained by Ifold Estates Limited, who require that residents do not park on roads or verges. 6.23 The Settlement Boundary surrounding Ifold has been set by the Chichester District Council Local Plan (CLPKP) and reflects the more built up character of the settlement. The area within the Settlement Boundary is characterised by large dwellings in spacious plots with an average gross density of 5.6 dph (dwellings per hectare). However, this has inevitably led to pressure for infill and backland development on original plots in recent years. This has resulted in a gradual erosion of the character of the area, which this policy is seeking to redress and manage.	As per Reg14 comments.
Reg14	6	6.13	The densities set out above still remain low when compared to the policy within the Chichester District Council Local Plan, which states that "densities of 34 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District." Development within the Settlement Boundary at this density would be detrimental because it will significantly alter the existing spacious and verdant character of the settlement.	6	6.25- 6.26	6.25 The densities set out above still remain low when compared to the policy within the CLPKP, which states that "densities of 34 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District." 6.26 It is evident from recent development within the Settlement Boundary that a gross density in excess of 12 units per hectare, does significantly alter the existing spacious and verdant character of the settlement.	As per Reg14 comments.
Reg14	6	6.14	- the development will not adversely affect any heritage assets;	6	Policy H2	(3) the development will not adversely affect the significance of any heritage assets (designated and non-designated);	As per Reg14 comments from statutory bodies.
Reg14	6	-	-	6	-	Insert Map 9: Ifold Settlement Boundary	For clarity.
Reg14	6	6.17	- to promote affordable housing to include first time buyers, houses designed for older residents' needs and housing to meet other local needs.	6	6.27- 6.28	6.27 To promote affordable housing which is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market in this Parish. 6.28 To include first time buyers, houses designed for older residents' needs and housing to meet other local needs.	As per Reg14 comments.
Reg14	6	6.18	-	6	6.29	(4) Providing affordable housing to people with a local connection, will promote an inclusive community and retain important local social connections.	As per Reg14 comments from statutory bodies.
Reg14	6	6.19	6.19 The Housing Needs Assessment identified that there is a small demand for social housing. There is a case for a small additional supply of housing dedicated to older people wishing to downsize, or their carers who have a local connection, or who need the support of family members as they age.	6	6.30.	6.30 The Housing Needs Assessment identified that there is a small demand for social housing. There is also a case for a small additional supply of housing dedicated to older people wishing to downsize, or their carers who have a local connection, or who need the support of family members as they age. There is also a need to help first time buyers enter the housing market in the Parish.	As per Reg14 comments.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	6	6.20.	<p>POLICY H3 - AFFORDABLE HOUSING</p> <p>Any new housing development must contain a mixture of housing types and sizes to suit the demographics of the Parish and will be allocated in accordance with the District Council's Allocations Scheme. Priority will be given to those people with a local connection to this Parish or the neighbouring Parishes.</p>	6	Policy H3	Any housing development scheme of more than 10 units must contain a mixture of housing types and sizes to suit the demographics of the Parish and the identified housing need. Affordable housing will be allocated in accordance with the District Council's Allocations Scheme. Priority will first be given to those people with a local connection to Plaistow & Ifold Parish or the neighbouring Parishes.	As per Reg14 comments from statutory bodies.
Reg14	6	6.25	<p>Due to the rural nature of the Parish there is a total reliance on motor cars in order to live and work here. Accordingly, car ownership is high and car parking provision within any development needs to be good in order that it does not result in inappropriate on street parking or parking on road side verges, which may result in danger or social discord. Therefore, the car parking standards set by the Local Authority (CDC) should be regarded as a minimum.</p>	6	6.33-6.34	<p>6.33 The CLPKP states that "densities of 34 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District." In this Parish densities of that level would create development that is detrimental to the rural character and would create urbanisation. Accordingly, the policy below is worded to ensure that density in new development is compatible with and reflects the historical density and character in the surrounding area.</p> <p>6.34 Due to the rural nature of the Parish there is a reliance on motor cars in order to live and work here. Accordingly, car ownership is uncharacteristically high (75% of households owning more than 2 cars) therefore car parking provision within any development needs to reflect this in order that it does not result in inappropriate on- street parking or parking on road side verges, which may result in danger or social discord. Therefore, the car parking standards set by the local Highway Authority (West Sussex County Council) should be regarded as a minimum.</p>	As per Reg14 comments from statutory bodies.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	6	6.26-6.27	<p>POLICY H4 - HOUSING DENSITY AND DESIGN PRINCIPLES</p> <p>Any new residential development, whether for new units or extensions or conversions of existing dwellings will be supported provided:</p> <ul style="list-style-type: none"> - it is of a density which is in keeping with these policies and existing densities in the surrounding area; - the design and materials are in keeping with the character of the area and local distinctiveness, having regard to the scale, massing, bulk, appearance and site layout of development in the surrounding area; - a satisfactory road access is provided that does not result in increased danger and inconvenience to other highway users, including pedestrians and cyclists; - off street car parking is provided in accordance with currently adopted Chichester District Council car parking standards unless there is justified evidence to indicate otherwise; these car parking standards should be a minimum in view of the reliance of all households on car usage; - the disposal of surface water and waste water complies with drainage policies of the development plan, and the Community Infrastructure policies; - there is appropriate provision of landscaping to minimise the visual impact, particularly on the countryside and neighbouring plots; - there is compliance with the Ifold and Plaistow Village Design Statements. <p>6.27 Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraphs – 56, 57 and 58. • CLPKP: Paragraphs – 17.1, 17.4; and Policy - 33. 	6	Policy H4	<p>POLICY H4 – HOUSING DENSITY AND DESIGN PRINCIPLES</p> <p>Any new residential development, whether for new units or extensions or conversions of existing dwellings will be supported provided:</p> <ul style="list-style-type: none"> inconvenience to other highway users, including pedestrians and cyclists; (4) off street car-parking is provided in accordance with currently adopted West Sussex County Council car parking standards, unless there is justified evidence to indicate otherwise; the car-parking standards should be a minimum in view of the reliance of all households on car usage; (5) the disposal of surface water and waste water complies with drainage policies of the development plan, and the Community Infrastructure policies; (6) there is appropriate provision of landscaping to minimise the visual impact, particularly on the countryside and neighbouring plots, with an emphasis on use of native species; (7) there is compliance with the emerging Plaistow & Ifold Parish - Village Design Statement. (8) New housing must be in accordance with the defined Parish housing need. (1) it is of a density which is in keeping with the existing established density in the surrounding area; (2) the design and materials are in keeping with the character of the area and local distinctiveness, having regard to the scale, massing, bulk, appearance and site layout of development in the surrounding area; (3) a satisfactory road access is provided that does not result in increased danger and <p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraphs – 56, 57 and 58. • CLPKP: Paragraphs – 17.1, 17.4; and Policy - 33. • WSCC – Revised County Parking Standards and Transport Contributions Methodology (SPD) • Action in Rural Sussex (AiRS) Report (September 2012) 	As per Reg14 comments and comments from statutory bodies.
Reg14	7	7.3	<p>Justification – Plaistow village and the settlement of Ifold are classified as a combined 'Service village' in the Chichester District Council Local Plan. Service villages are defined as villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) or have access to them in nearby settlements.</p>	1	1.10.	This paragraph moved to new paragraph 1.10	For clarity.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	7	7.7	<p>POLICY EE1 – LIVE / WORK FACILITIES</p> <p>The use of dwellings as live / work units will be supported, where the need arises, in order to encourage local businesses. However, the business use will be carefully assessed to ensure that there will be no harm to the character of the area or the amenities of adjoining properties, particularly in relation to increased noise and disturbance. In order to maintain control, it may be necessary to impose conditions relating to the following matters:</p> <ul style="list-style-type: none"> - Hours of work / operation of the business; - Numbers of staff employed; - Personal permissions; - Amount of floor space / rooms to be given over to the business function; - Vehicle movements and tonnage of vehicles; - External lighting. 	7	Policy EE1	<p>POLICY EE1 – LIVE / WORK FACILITIES</p> <p>The use of dwellings as live/work units will be supported, where the need arises, in order to encourage local businesses. However, the business use, proposed at the Planning Application stage, will be carefully assessed to ensure that there will be no harm to the character of the area or the amenities of adjoining properties, particularly in relation to increased noise and disturbance. In order to maintain control, it may be necessary to impose conditions relating to the following matters:</p> <ul style="list-style-type: none"> (3) Amount of floor space / rooms to be given over to the business function; (4) Vehicle movements and tonnage of vehicles relating to the business operation; (5) External lighting. 	As per Reg14 comments from statutory bodies.
Reg14	7	7.13	<p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraphs – 7, 8, 18 to 21 and 28. • CLPKP: Policies – 2, 26, 45 and 46. 	7	-	<p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraphs – 7, 8, 18 to 21 and 28. • CLPKP: Policies – 2, 26, 45, 46 and 55. • CLPKP: Appropriate Marketing Guidance - Appendix E. 	As per Reg14 comments from statutory bodies.
Reg14	7	7.16	<p>POLICY - EE3 RETAIL SHOP PREMISES</p> <p>Loss of A1 retail shop premises will be resisted in both principle settlements of Plaistow and Ifold. Reasonable diversification of use, extension or alteration will be permitted provided the primary function as a community retail shop is retained.</p>	7	Policy EE3	<p>POLICY EE3 – RETAIL SHOP PREMISES</p> <p>Planning permission which would result in the loss of existing A1 retail shop premises will be resisted in both principle settlements of Plaistow and Ifold. Reasonable diversification of use, extension or alteration will be permitted provided the primary function as a community retail shop is retained. Supporting evidence should follow CLPKP – Appropriate Marketing Guidance (Appendix E).</p>	As per Reg14 comments from statutory bodies.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	7	7.17-7.18	<p>Justification - The Parish has a site that falls within the definition of a brownfield site (as set out in the NPPF) at Little Springfield Farm, Plaistow Road, Ifold. This site falls into B2 and B8 Use Classes. It has been recognised through a planning appeal decision (reference: APP/L3815/W/15/3129444) that the site is redundant, the buildings are obsolete and that there would be no loss of suitable employment land should the use class change. The historic B2 / B8 uses are incompatible with the surrounding countryside, adjacent residential dwellings and road access. In addition, the Inspector dismissed the appeal (for the development of three detached dwellings) in part because the site was unsustainably located in relation to its access to other facilities such as shops, employment opportunities and other community infrastructure. Accordingly, alternative uses of the site should be sought to ensure there is efficient, effective and appropriate use of the land.</p> <p>7.18 The Parish Council is keen to see the site redeveloped in accordance with the encouragement to reuse land effectively that has been previously developed (NPPF paragraph 17).. As a result, and subject to viability studies, the use of the site for a mixed use is proposed. Small, light commercial start-up type units will be encouraged that are not harmful to residential amenity, and live / work units will be encouraged. In relation to a retail outlet, a "farm shop" or rural enterprise type of outlet would be encouraged, possibly related to the light industrial uses. Any redevelopment of this site does not however infer or support any extension.</p>	7	7.14-7.16	<p>7.14 The Parish has a site that falls within the definition of a brownfield (as set out in the NPPF) at Little Springfield Farm, Plaistow Road, Ifold (see Map 9). This site falls into B2 and B8 Use Classes. It has been recognised through a planning appeal decision (reference: APP/L3815/W/15/3129444) that the site is redundant, the buildings are obsolete and that there would be no loss of suitable employment land should the use class change. The historic B2/B8 use classes are incompatible with the surrounding countryside, adjacent residential dwellings and road access. In addition, the Inspector dismissed the appeal (for the development of three detached dwellings) in part because the site was unsustainably located in relation to its access to facilities such as shops, employment opportunities and other community infrastructure. Accordingly, alternative uses of the site should be sought to ensure there is efficient, effective and appropriate use of the land. The Parish Council is keen to see the site redeveloped in accordance with the encouragement to reuse land effectively that has been previously developed (NPPF paragraph 17).</p> <p>7.15 As a result, and subject to viability studies, the use of the site for a mixed use is proposed. Small, light commercial start-up type units will be encouraged that are not harmful to residential amenity, and live/work units will be encouraged.</p> <p>7.16 Any redevelopment of this site does not however infer or support any extension.</p>	As per Reg14 comments from statutory bodies.
Reg14	7	7.19	<p>POLICY EE4 – BROWNFIELD SITE</p> <p>On land at Little Springfield Farm (Brownfield site), the Parish Council will encourage a mix of uses to include:</p> <ul style="list-style-type: none"> - B1(c) light industrial; - A1 retail; - C3 residential. <p>The precise mix of uses and quantum of floor space will be subject to evidence in the form of a viability assessment and the use of live / work units will be encouraged.</p> <p>The development should be sensitively designed to reflect the rural character of the area, and there should be no harmful impact on the amenities of nearby residential properties or adjacent Ancient Woodland.</p> <p>A detailed phasing scheme should be provided with any development proposals to ensure that the residential element of the proposal is not implemented in isolation from the other parts of the scheme.</p> <p>Permitted Development rights will be removed to ensure the development remains as designed and approved and does not adversely impact visually or on the countryside.</p>	7	Policy EE4	<p>On land at Little Springfield Farm (Brownfield site), the Parish Council will encourage a mix of Use Classes to include:</p> <ul style="list-style-type: none"> (1) B1(c) light industrial (2) C3 residential <p>The precise mix of uses and quantum of floor space will be subject to evidence in the form of a viability assessment and the use of live/work units will be encouraged.</p> <p>Applications for a change of use to an activity that does not provide employment including associated retail uses will only be permitted, if it can be demonstrated through evidence of testing, that alternative redevelopment proposals are not viable.</p> <p>The development should be sensitively designed to reflect the rural character of the area, and there should be no harmful impact on the amenities of nearby residential properties or adjacent Ancient Woodland.</p> <p>A detailed phasing scheme should be provided with any development proposals to ensure that the residential element of the proposal is not implemented in isolation from the other parts of the scheme.</p> <p>Permitted Development rights will be removed to ensure the development remains as designed and approved; and does not adversely impact visually on the countryside.</p>	As per Reg14 comments from statutory bodies and after a discussion with CDC. A1 retail was removed from the use classes on advice after a meeting (9 Nov 2017) with Andrew Frost and Mike Allgrove (CDC Planning Department).

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	7	-		7	-	Insert Map 10: Brownfield Site	For clarity. This map was available online during the Reg14 Consultation but missing from the printed version of the Reg14 document.
Reg14	8	8.4	8.4 Routes in and out of the hamlet of Shillinglee, the village of Plaistow and the Ifold settlement are used as commuter cut-throughs which has resulted in issues with speeding traffic and lorries which can impact on pedestrians, cyclists and horse riders.	8	8.8	8.8 Public highways in and out of the hamlet of Shillinglee, the village of Plaistow and the Ifold settlement are used as commuter cut-throughs which has resulted in issues with speeding traffic and lorries which can impact on pedestrians, cyclists and horse riders.	For clarity.
Reg14	8	8.9	POLICY T1 - ENSURING HIGHWAY SAFETY In order to maintain the rural character of the Parish, ensure highway safety and to reflect the poor accessibility to public transport, appropriate levels of off-street parking should be provided for all new developments in accordance with the current CDC car parking standards, except that these standards should be considered a minimum provision within the Parish. All new developments should ensure that safe and appropriate access is provided, and particular attention is paid to the width of roads, particularly to accept emergency and delivery vehicles, ensuring access and egress can be achieved in forward motion, together with good visibility and reduced traffic speeds.	8	Policy T1	POLICY T1 – ENSURING HIGHWAY SAFETY In order to maintain the rural character of the Parish, ensure highway safety and to reflect the poor accessibility to public transport, appropriate levels of off-street parking should be provided for all new developments in accordance with the current WSCC car parking standards, except that these standards should be considered a minimum provision within the Parish. All new developments should ensure that safe and appropriate access is provided, and particular attention is paid to the width of roads, particularly to accept refuse, emergency and delivery vehicles, ensuring access and egress can be achieved in forward motion, together with good visibility and reduced traffic speeds.	Incorrect car parking standards stated in the policy though correctly identified in the conformity reference. As per Reg14 comment from statutory bodies.
Reg14	8	8.10.	CIHT publication 'Planning for Walking' (April 2015)	8	-	'Planning for Walking' - Chartered Institution of Highways & Transportation (CIHT) (April 2015)	Full name of organisational body noted in addition to the acronym.
Reg14	8	8.12	The CIHT publication 'Planning for Walking' published April 2015 identifies in Paragraph 6.3 'Land use planning for pedestrians' that "Most people will only walk if their destination is less than a mile away."	8	8.14	The Chartered Institution of Highways & Transportation (CIHT) publication 'Planning for Walking' published (April 2015) identifies in Paragraph 6.3 'Land use planning for pedestrians' that "Most people will only walk if their destination is less than a mile away."	Full name of organisational body noted in addition to the acronym.
Reg14	8	8.17	AIM-T1 The Parish Council will engage and work with the Highway Authority, and individual landowners, to improve public footpaths and other rights of way, in order to improve connectivity within and outside the Parish.	8	AIM T1	The Parish Council will engage and work with the Highways Authority, WSCC Rights of Way Committee, and individual landowners, to improve public footpaths, bridleways and other rights of way, in order to improve connectivity within and outside the Parish.	Inserted government committee missing from the list of consultees for the AIM.
Reg14	8	8.21	The Plaistow and Kirdford Primary School caters for children aged from four to eleven years, coming mainly from Plaistow and Ifold, Kirdford and surrounding Parishes and Dunsfold in Surrey).	8	AIM T5	The Plaistow and Kirdford Primary School caters for children aged from four to eleven years, coming mainly from Plaistow and Ifold, Kirdford and surrounding Parishes including Dunsfold in Surrey).	Grammar change.
Reg14	9		Move Map 1: Designated Neighbourhood Plan Area from Section 9.	1		Move Map 1: Designated Neighbourhood Plan Area to end of Section 1.	For clarity. First mentioned in this section.
Reg14				1	Map 1	Move and rename to: Map 1: Designated Neighbourhood Plan Area (CDC - 06 November 2012)	The CDC designated plan area is first mentioned in this section. Notes designation was approved by primary LPA - CDC.
Reg14				1	Map 2	Insert and rename to: Map 2: Designated Neighbourhood Plan Area (SDNPA - 14 March 2013)	The SDNPA plan designation is first mentioned in this section. Notes designation was approved by secondary LPA - SDNPA.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14	12		Appendix 2 - Historic Buildings of positive merit	12		Rename to be Appendix 3: Non-Designated Heritage Assets	As per Reg 14 statutory bodies comments.
Reg14				13		Insert Appendix 4: Environment Agency Flood Zone Map Ifold	As per Reg 14 statutory bodies comments.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Reg14						Insert Appendix 5: Local Green Space Assessment Sheets	As per Reg 14 statutory bodies comments.
Health Check	-	-			Inside Cover	Please Note: Some maps have been reproduced with the kind permission of The Francis Frith Collection and are subject to copyright.	Note copyright of some maps.
Health Check	-	-	All occurrences of Plaistow & Ifold Parish changed to Plaistow and Ifold Parish throughout the document.				Correct terminology. For consistency and as recorded by Locality in their databases.
Health Check	-	-	n/a			Insert and Index of Tables after the Table of Contents and Before Section 1.	For clarity.
Health Check	1	-	Map 1: Designated Neighbourhood Plan Area	1		MAP 1: DESIGNATED NEIGHBOURHOOD PLAN AREA (CDC – 06 NOVEMBER 2012)	Rename for clarity to note CDC, the primary LPA, designated the Neighbourhood Plan Area 06 Nov 2012.
Health Check	-	-		1		Insert Map 2: MAP 2: DESIGNATED NEIGHBOURHOOD PLAN AREA (SDNPA – 14 MARCH 2013)	For clarity to note SDNPA, the secondary LPA, designated the Neighbourhood Plan Area 06 Nov 2012 and to note the section of the Parish that falls within the South Downs National Park.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	1	1.2-1.5	<p>1.2Chichester District Council (CDC) is the lead planning authority for this Neighbourhood Plan. However, the South Downs National Park Authority (SDNPA) is the Local Planning Authority for that part of the Parish that resides in the South Downs National Park (as shown on Map 1: Designated Neighbourhood Plan Area). The Parish Council can only draft planning policies that are in general conformity with the development plan for the area - which currently consists of the Chichester Local Plan Key Policies 2014 to 2029 (CLPKP), adopted in 2015; the SDNPA Pre-Submission South Downs Local Plan; the West Sussex Minerals and Waste Plan; and the National Planning Policy Framework (NPPF). It is the role of CDC to consult with the SDNPA at the submission stage of the Neighbourhood Plan (The Plan) as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).</p> <p>1.3Communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25 percent of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area.</p> <p>1.4The Plan sets out land use policies against which development proposals will be considered as part of the planning application process. In addition, the Neighbourhood Plan sets out AIMs which are not appropriate to include as land use policies, because they require the co-operation of agencies, landowners and developers; and are more strategic in nature. The AIMs are included as a basis for demonstrating the priorities and objectives of the Parish Council and to encourage dialogue.</p> <p>1.5If agreed at a referendum, The Plan will attain the same legal status as the adopted CLPKP. At that point it becomes part of the statutory development plan. Applications for planning permission in Plaistow & Ifold Parish will then be determined in accordance with the CDC development plan unless, material considerations indicate otherwise.</p>	1	1.2-1.5	<p>1.2Chichester District Council (CDC) is the lead planning authority for this Neighbourhood Plan. However, the South Downs National Park Authority (SDNPA) is the Local Planning Authority for the part of the Parish that resides in the South Downs National Park (as shown on Map 1: Designated Neighbourhood Plan Area – CDC, 06 November 2012; and Map 2: Designated Neighbourhood Plan Area – SDNPA, 14 March 2013).</p> <p>1.3The Parish Council can only draft planning policies that are in general conformity with the development plan for the area - which currently consists of the Chichester Local Plan Key Policies 2014 to 2029 (CLPKP), adopted in 2015; the SDNPA Pre-Submission South Downs Local Plan; the West Sussex Minerals and Waste Plan; and the National Planning Policy Framework (NPPF).</p> <p>1.4It is the role of CDC to consult with the SDNPA at the submission stage of the Neighbourhood Plan (The Plan) as part of the consultation under Regulation 16 of the Neighbourhood Plan General Regulations 2012 (as amended).</p> <p>1.5Communities that draw up a Neighbourhood Plan and secure the consent of local people in a Referendum, will benefit from 25% of the revenues from the Community Infrastructure Levy (CIL) arising from sustainable development that takes place in their area.</p>	As per Health Check Inspector report and to update to current situation.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	1	1.6-1.8	<p>1.6 Whilst the position of the community must be the starting point, The Plan must also conform to national and local planning policy in order to be recommended for referendum. The main challenges that The Plan has had to address is the allocation of housing development in an area which is predominantly rural and has only one settlement with a defined Settlement Boundary (within which no suitable sites are available) and very limited facilities (a hall and a Scout and Girl Guide HQ); and a village with no Settlement Boundary but which has a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities, including a central village green and a weekly Royal Mail Post Office outreach service) and where suitable sites have been identified. Access between the settlements can only reasonably be achieved by motor car. There is a desire to meet local housing needs and the sustainable concept of utilising brownfield sites, as a matter of priority.</p> <p>1.7 The CDC Site Allocations Preferred Approach Development Plan Document (SA DPD) is intended to deliver the housing numbers and employment as set out in the adopted CLPKP. The SA DPD identifies that Plaistow & Ifold Parish should deliver an indicative housing number of 10 units to meet the identified housing requirement on a site: Land to the North of Little Springfield Farm F1 which is contrary to the site allocated in this Neighbourhood Plan. The SA DPD was the subject of a public examination in September 2017.</p> <p>1.8 The planning consultancy, AECOM (appointed by Locality, a partner organization of the Ministry of Housing, Communities and Local Government - MHCLG) conducted a Site Options and Assessment (August 2016) of the proposed housing sites to be considered for inclusion in The Plan. Their study concluded that the SA DPD site had a high probability of being considered less sustainable in terms of national planning policy at Examination, than the alternative sites in Plaistow, given that the Ifold settlement currently has no services and few facilities - following the closure of its village store, there is no shop, pub, school, medical facilities or other facility to meet the everyday needs of local residents, other than a village hall. Plaistow however has a school, shop, Church, hall, post office services, village green, children's playground, other recreational facilities and a pub, but is outside the settlement boundary, and therefore in the countryside (or "Rest of the Plan Area" as defined in CLPKP Policy 2).</p>	1	1.6-1.8	<p>1.6 The Plan sets out land use policies against which development proposals will be considered as part of the planning application process. In addition, the Neighbourhood Plan sets out AIMS which are not appropriate to include as land use policies, because they require the co-operation of agencies, landowners and developers; and are more strategic in nature. The AIMS are included as a basis for demonstrating the priorities and objectives of the Parish Council and to encourage dialogue.</p> <p>1.7 Once agreed by a majority in a referendum, The Plan will attain the same legal status as the adopted CLPKP. At that point it becomes part of the statutory development plan. Applications for planning permission in Plaistow and Ifold Parish will then be determined in accordance with the CDC development plan unless, material considerations indicate otherwise.</p> <p>1.8 Whilst the position of the community must be the starting point, The Plan must also conform to national and local planning policy in order to proceed to Referendum. The main challenges that The Plan has had to address is the allocation of housing development in an area which is predominantly rural and has only one settlement with a defined Settlement Boundary (within which no suitable sites are available) and very limited facilities (a hall and a Scout & Girl Guide Hut); and a village with no Settlement Boundary but which has a greater range of facilities (shop, school, pub, Church, hall, several recreational amenities, including a central village green and a weekly Royal Mail Post Office outreach service) and where suitable sites have been identified. Access between the settlements can only reasonably be achieved by motor car. There is a desire to meet local housing needs and the sustainable concept of utilising brownfield sites, as a matter of priority.</p>	As per Health Check Inspector report and to update to current situation.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	1	1.9-1.12	<p>1.9As a result, the findings of the Site Options and Assessment were brought to the attention of CDC by the Parish Council in September 2016, with a view to CDC revising their allocated site for development. However, CDC did not reconsider their site against the reasonable alternatives that were being pursued by the Parish Council despite the robust and up-to-date evidence the Parish Council has gathered, supported by professional planning advice.</p> <p>1.10The NPPF requires that housing should be located where services and facilities can be accessed and reduces the need to use motor vehicles, i.e. new housing should be sustainably located. There is also no reasonable, convenient or easy pedestrian access between Plaistow and Ifold, over 1.7km distance, and access can only reasonably be made using a car or taxi service as the local bus service is poor. The CLPKP defines Plaistow and Ifold as a combined service village, the definition is as follows:</p> <p>1.11"Service Villages (local centre for services providing for villages and parishes): Villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements." (CLPKP)</p> <p>1.12The notional link of the two settlements being classified as a combined 'service village' is, in reality, not 'reasonable', as householders in both settlements do not have comparable ease of access to facilities and services. Therefore, when evaluating sites for housing across the entire Parish and with reference to the NPPF, a site in Plaistow is more sustainably located than a site in Ifold, even within the limits of the 'service village' designation. In the framing of Policy H1 in The Plan, the Parish Council has recognised and protected the sensitive, historic environment of Plaistow.</p>	1	1.9-1.12	<p>1.9The CDC Site Allocations Preferred Approach Development Plan Document (SA DPD) is intended to deliver the housing numbers and employment as set out in the adopted CLPKP. The SA DPD identifies that Plaistow and Ifold Parish should deliver an indicative housing number of 10 units to meet the identified housing requirement on a site: Land to the North of Little Springfield Farm F1 which is contrary to the site allocated in this Neighbourhood Plan. The SA DPD was the subject of a public examination in September 2017.</p> <p>1.10The planning consultancy AECOM, appointed by Locality a partner organization of the Ministry of Housing, Communities and Local Government (MHCLG), conducted a Site Options and Assessment (August 2016) of the proposed housing sites to be considered for inclusion in The Plan. Their study concluded that the SA DPD site had a high probability of being considered less sustainable in terms of national planning policy at Examination, than the alternative sites in Plaistow, given that the Ifold settlement currently has no services and few facilities - following the closure of its village store, there is no shop, pub, school, medical facilities or other facility to meet the everyday needs of local residents, other than a village hall and a Scout & Girl Guide Hut. Plaistow however, has a school, shop, Church, pub, village hall, post office services, village green, children's playground and other recreational facilities, but is outside the settlement boundary, and therefore in the countryside (or "Rest of Plan Area" as defined in CLPKP Policy 2 – Development and Settlement Hierarchy).</p> <p>1.11As a result, the findings of the Site Options and Assessment were brought to the attention of CDC by the Parish Council in September 2016, with a view to CDC revising their allocated site for development. However, CDC did not reconsider their site against the reasonable alternatives that were being pursued by the Parish Council despite the robust and up-to-date evidence the Parish Council has gathered, supported by professional planning advice.</p> <p>1.12The NPPF requires that housing should be located where services and facilities can be accessed and reduces the need to use motor vehicles, i.e. new housing should be sustainably located. There is also no reasonable, convenient or easy pedestrian access between Plaistow and Ifold, over 1.7km distance, and access can only reasonably be made using a car or taxi service as the local bus service is poor. The CLPKP defines Plaistow and Ifold as a combined service village, the definition is as follows:</p>	As per Health Check Inspector report and to update to current situation.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	1	1.13-1.16	<p>1.13As a consequence, the Parish Council has made representations against the soundness of the SA DPD site allocation for this Parish in the September 2017 public examination. The Parish Council considers that Policy H1 in The Plan, allocates a site that best meets sustainability criteria in this Parish.</p> <p>1.14The Parish Council and its planning advisors are confident that robust and credible evidence supports the housing allocation at Policy H1. However, in the event that the Inspector finds that the CDC SA DPD site allocation (Land to the North of Little Springfield FarmF1) is sound, based on the evidence CDC have presented and that their site can meet the defined housing need in the Parish (i.e. 1, 2 and 3 small bedroom units together with housing suitable for the elderly), the Parish Council would require that Policy H1 is withdrawn from The Plan.</p> <p>1.15The revised Plan would then have to undergo a further Regulation 14 Consultation. In this way, this satisfies the requirement of the Parish Council that two sites of 11 units are not allocated in this Parish at this time over delivering on our housing allocation.</p> <p>1.16Making The Plan therefore has significant implications for the Parish in relation to managing development and local investment in infrastructure.</p>	1	1.13-1.18	<p>1.13"Service Villages (local centre for services providing for villages and parishes): Villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements." (CLPKP)</p> <p>1.14The notional link of the two settlements being classified as a combined 'service village' is, in reality, not 'reasonable', as householders in both settlements do not have comparable ease of access to facilities and services. Therefore, when evaluating sites for housing across the entire Parish and with reference to the NPPF, a site in Plaistow is more sustainably located than a site in Ifold, even within the limits of the 'service village' designation. In the framing of Policy H1 in The Plan, the Parish Council has recognised and protected the sensitive, historic environment of Plaistow.</p> <p>1.15As a consequence, the Parish Council has made representations against the soundness of the SA DPD site allocation for this Parish in the September 2017 public examination. The Parish Council considers that Policy H1 in The Plan, allocates a site that best meets sustainability criteria in this Parish.</p> <p>1.16The Parish Council and its planning advisors are confident that robust and credible evidence supports the housing allocation at Policy H1. However, in the event that the Inspector finds that the CDC SA DPD site allocation (Land to the North of Little Springfield FarmF1) is sound, based on the evidence CDC have presented and that their site can meet the defined housing need in the Parish (i.e. 1, 2 and 3 small bedroom units together with housing suitable for the elderly), the Parish Council would require that Policy H1 is withdrawn from The Plan.</p> <p>1.17The revised Plan would then have to undergo a further Regulation 14 Consultation. In this way, this satisfies the requirement of the Parish Council that two sites of 11 units are not allocated in this Parish at this time over delivering on our housing allocation.</p> <p>1.18Making The Plan therefore has significant implications for the Parish in relation to managing development and local investment in infrastructure.</p>	As per Health Check Inspector report and to update to current situation. Fix an error where an incorrect Regulation has been cited (original para number 1.13). The Parish Council have ratified The Plan amended post-Health Check and approved it to be moved to submission, Regulation 15. This means the next consultation would occur in Regulation 16.
Health Check	1	1.17	1.17The revised Plan would then have to undergo a further Regulation 14 Consultation. In this way, this satisfies the requirement of the Parish Council that two sites of 11 units are not allocated in this Parish at this time over delivering on our housing allocation.	1	1.17	1.17The revised Plan would then have to undergo a further consultation in Regulation 16. In this way, this satisfies the requirement of the Parish Council that two sites of 11 units are not allocated in this Parish at this time over delivering on our housing allocation.	Amend incorrect regulation cited and to bring up-to-date with the current situation.
Health Check	2	Vision	Our four unique settlements will grow naturally; sympathetically blending new with old; respecting the character, natural boundaries and vistas in this special part of West Sussex; protecting our environment and quality of life for those living and working here today and for the generations to come. With recognition of the importance of this Parish in contributing to the setting of the South Downs National Park.	2	Vision	Our four unique settlements will grow naturally; sympathetically blending new with old; respecting the character, natural boundaries and vistas in this special part of West Sussex; protecting our environment and quality of life for those living and working here today and for the generations to come; and with recognition of the importance of this Parish in contributing to the setting of the South Downs National Park.	Fixing grammar, punctuation.
Health Check	2	2.4	Meet the CLPKP housing allocation of about 10 units for the Parish and deliver appropriate housing based on identified local needs;	2	2.4	Meet the CLPKP indicative housing number of 10 units for the Parish and deliver appropriate housing based on identified local needs;	As per Health Check Inspector report. Wording as per Local Plan.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	2	2.6	Retain the existing Settlement Boundary for Ifold in its current form (see Map 9)	2	2.6	Retain the existing Settlement Boundary for Ifold in its current form (see Map 3)	As per Health Check Inspector report. Incorrect map number corrected.
Health Check	2	2.6		2	2.6	Insert hyperlink to Map 3.	Hyperlink to Map inserted.
Health Check	2	2.16	To ensure good wastewater pipework and sufficient sewage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats;	2	2.16	To ensure good foul and surface water drainage capacity is available for both existing and proposed additional housing, balanced with the need to protect designated habitats;	As per Health Check Inspector report.
Health Check	3	3.2	The area covered by the Neighbourhood Plan is the entire designated Plan area (see Map 1) which falls into two Local Planning Authority areas – Chichester District Council (CDC) which covers 87.89% of the Plan area. The remaining 12.11% lies within the South Downs National Park and the Local Authority is SDNPA.	3	3.2	The area covered by the Neighbourhood Plan is the entire designated Plan area (as shown on Map 1: Designated Neighbourhood Plan Area – CDC and Map 2: Designated Neighbourhood Plan Area – SDNPA) which falls into two Local Planning Authority areas – Chichester District Council (CDC) which covers 87.89% of the Plan area. The remaining 12.11% lies within the South Downs National Park and the Local Authority is SDNPA.	Points to correct Maps and their titles are noted.
Health Check	3	3.3	There are four settlement areas in the Parish - Ifold, Plaistow, Durfold Wood and Shillinglee. Only Ifold has a defined Settlement Boundary and in accordance with Chichester District Council's adopted development plan for the area, there is a presumption in favour of development within it. The remaining three settlements are in the countryside.	3	3.3	There are four settlement areas in the Parish - Ifold, Plaistow, Durfold Wood and Shillinglee. Only Ifold has a defined Settlement Boundary and in accordance with Chichester District Council's adopted development plan for the area. Generally, development proposals are considered more favourably when contained within the Settlement Boundary. The remaining three settlements are in the countryside.	To more accurately represent the role of the Settlement Boundary in this instance.
Health Check	3	3.4	IFOLD is defined by a Settlement Boundary and is mainly residential development located in the East of the Parish.	3	3.4	IFOLD is defined by a Settlement Boundary (see Map 3 – Ifold Settlement Boundary) and is mainly residential development located in the East of the Parish.	Points to correct Map and notes its title.
Health Check	3	3.6	PLAISTOW At the centre of Plaistow is a village green, jointly owned by the National Trust and Plaistow & Ifold Parish Council.	3	3.6	PLAISTOW has at its centre a village green, jointly owned by the National Trust and Plaistow and Ifold Parish Council.	Fixed grammar.
Health Check	3	3.7	Part of Plaistow is a designated Conservation Area (this was reviewed in May 2013), which focuses on a triangular street pattern, enclosing buildings as well as large open areas of green space.	3	3.7	Part of Plaistow is a designated Conservation Area (See Map 4 – Plaistow Conservation Area), which was reviewed in May 2013 and focuses on a triangular street pattern, enclosing buildings as well as large open areas of green space.	Points to correct Map and notes its title.
Health Check	3	3.8	Old maps refer to Nell Ball as Knells Knoll and later Knell Ball.	3	3.8	Old maps refer to Nell Ball as Knells Knoll and sometimes Knell Ball.	Accuracy.
Health Check	4	4.13	The Parish has large tracts of designated natural assets, including Ancient and Deciduous Woodlands (see Map 3 and Appendix 1), Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and the South Downs National Park which covers part of the South West corner of the Parish.	4	4.13	The Parish has large tracts of designated natural assets, including Ancient and Deciduous Woodlands (see Map 5 – Ancient Woodland and Appendix 1 – List of Ancient and Deciduous Woodland), Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and the South Downs National Park which covers part of the South West corner of the Parish.	Points to correct Map and notes its title.
Health Check	4	4.16	It is these characteristics, which the following policies seek to protect.	4	4.16	It is these characteristics, which the following policies seek to protect and provide benefits in accordance with the NPPF three dimensions to sustainable development: economic, social and environmental.	To enhance the benefits which derive from the NPPF
Health Check	4		Conformity Reference: • NPPF: Paragraph – 118 Conserving and enhancing the natural environment. • Natural Environment and Rural Communities Act (2006) – Section 40 and Section 40(3) • SDNPA Pre-Submission South Downs Local Plan.	4		Conformity Reference: •NPPF: Paragraph – 6 to 17 Achieving sustainable development. •NPPF: Paragraph – 118 Conserving and enhancing the natural environment. •Natural Environment and Rural Communities Act (2006) – Section 40 and Section 40(3) •SDNPA Pre-Submission South Downs Local Plan.	Amend Conformity References as per Health Check notes.
Health Check	4		Map 3: Ancient Woodland	4		Map 5: Ancient Woodland	Map renumbering.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	4	4.22	The Government has recognised the need to make changes to the planning system to increase protection for ancient woodland and aged and veteran trees. The Government has now made it clear that it wants better protection for Ancient Woodland, proposing changes to give them protection equivalent to Sites of Special Scientific Interest and designations like Green Belt. New proposals are included in the recently published Housing White Paper.	4	4.22-4.23	4.22The Government has recognised the need to make changes to the planning system to increase protection for Ancient Woodland and aged and veteran trees. The Government has indicated it wants better protection for Ancient Woodland, proposing changes to give them protection equivalent to Sites of Special Scientific Interest and designations like Green Belt. As set out in Footnote 7 of the current draft text for consultation - National Planning Policy Framework (MHCLG - March 2018) as follows: ' The policies referred to are those in this Framework relating to sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, within a National Park (or the Broads Authority) or defined as Heritage Coast; irreplaceable habitats including ancient woodland; aged or veteran trees; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 55); and areas at risk of flooding or coastal change. It does not refer to policies in development plans.' 4.23The guide for determining Trees of Good Arboricultural Value are as defined by the British Standards Institution (see Table 1: Cascade Chart for Tree Quality – BS5837:2012).	As per Health Check Inspector report. Amend to bring up-to-date with current situation. Define good arboricultural value. Conformity reference introduced in British Standards Institution code of practice.
Health Check	4			4		Insert TABLE 1: CASCADE CHART FOR TREE QUALITY – BS5837:2012	As per Health Check Inspector report.
Health Check	4	Policy EH3	Such proposals should be accompanied by an Arboricultural Impact Assessment (AIA) that establishes the health and longevity of any affected trees with necessary mitigation and be designed primarily to retain Ancient Woodland, lone veteran trees or trees of good arboricultural and amenity value.	4	Policy EH3	Such proposals should be accompanied by an Arboricultural Impact Assessment (AIA) that establishes the health and longevity of any affected trees with necessary mitigation and be designed primarily to retain Ancient Woodland and lone veteran trees or trees of good arboricultural and amenity value (reference BS5837:2012 Cascade chart for tree quality).	As per Health Check Inspector report.
Health Check	4		Conformity Reference: • NPPF: Paragraphs - 109, 110, 118 and 119. • CLPKP: Policies - 48 and 49. • Housing White Paper (February 2017) Ministry of Housing, Communities and Local Government - MHCLG (formerly the Department for Communities and Local Government).	4		Conformity Reference: •NPPF: Paragraphs – 109 to 125 Conserving and enhancing the natural environment. •NPPF: Draft text for consultation (Footnote 7, page 6) MHCLG (March 2018) •CLPKP: Policies - 48 and 49. •BS5837 - Cascade chart for tree quality (British Standards Institution 2012). •Standing Advice: Ancient woodland and veteran trees: protecting them from development (Natural England and Forestry Commission guidance, 4 January 2018).	As per Health Check Inspector report.
Health Check	4	4.25	A number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraphs 69-78.	4	4.26	4.26A number of parcels of land have been identified as Local Green Spaces in accordance with NPPF paragraphs 76-78.	As per Health Check Inspector report. Amend incorrect para.
Health Check	4	4.27	See assessments for each Local Green Space in Appendix 5	4	4.28	4.28See individual assessments for each Local Green Space in Appendix 7.	Appendix renumbering
Health Check	4	Policy EH4	The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Maps. These areas are to be protected through management of development, consistent with Green Belt policy. New development in these areas will be resisted other than in very special circumstances.	4	Policy EH4	The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on Maps 6, 7 and 8. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.	As per Health Check Inspector report. Insert Map numbering.
Health Check	4		Conformity Reference: • NPPF: Paragraph 69 – 78; 154.	4		Conformity Reference: •NPPF: Paragraph 76 – 78; 154.	Amend Conformity Reference para no. as per Health Check notes.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	4		Map 4 - Local Green Spaces Ifold	4		Map 6 - Local Green Spaces Ifold	Fix Map numbering.
Health Check	4		Map 5 - Local Green Spaces Plaistow	4		Map 7 - Local Green Spaces Plaistow	Fix Map numbering.
Health Check	4		Map 6 - Local Green Spaces Shillinglee	4		Map 6 - Local Green Spaces Shillinglee	Fix Map numbering.
Health Check	4			4	AIM	<p>AIMS – COMMUNITY ASSETS</p> <p>4.29The following objectives can only be met with the co-operation of other agencies; and is strategic in nature. As a result, it is not appropriate to include it as a Local Green Space designation, but it can be included as a basis for aims, demonstrating the priorities of the Parish Council and to encourage dialogue with the relevant.</p> <p>OBJECTIVES:</p> <p>4.30There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.</p> <p>4.31With regard to the social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.</p> <p>AIM 1 – COMMUNITY ASSETS</p> <p>In keeping with the NPPF social role of the three dimensions to sustainable development, the Parish Council will apply to the local planning authority for registration of the Multi-Use Games Area, Plaistow as a Community Asset, to provide a continued recreational facility and ensure the social well-being of the community.</p> <p>Conformity Reference:</p> <ul style="list-style-type: none"> •NPPF: Paragraph 6 – 17 (Achieving sustainable development). •Appendix 6 - LGSP7: Multi-Use Games Area, Winterton Hall, Plaistow. 	As per Health Check Inspector report.
Health Check	4	4.29	To avoid or minimise light pollution in residential enclaves;	4	4.33	4.33To avoid or minimise light pollution in residential areas;	Correct terminology.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	4	Policy EH5	On new development and extensions, or redevelopment, fixed external lighting should be for security and safety purposes; and particular care should be taken to ensure external lighting is designed to be downward pointing, discreet and with movement and light activated sensors; and with suitable shielding to prevent impingement or nuisance upon neighbouring areas. Proposals where the provision of external lighting is demonstrated to be necessary, should be accompanied by the design and installation details giving measures taken to minimise any adverse impacts or avoidance taken. If not achievable, mitigated to the greatest possible extent, including the proposed hours the lighting would be switched on:	4	Policy EH5	On new development and extensions, or redevelopment, fixed external lighting should be for security and safety purposes; and particular care should be taken to ensure external lighting is designed to be downward pointing, discreet and with movement and light activated sensors; and, where possible, with suitable shielding to prevent impingement or nuisance upon neighbouring areas. Proposals where the provision of external lighting is demonstrated to be necessary, should be accompanied by details giving measures taken to minimise any adverse impacts which may include restrictions on the hours of operation, for example a sports facility:	As per Health Check Inspector report.
Health Check	4	Policy EH5	Conformity Reference: • NPPF: Paragraph - 118. • Natural Environment and Rural Communities Act (2006) – Section 40 and Section 40(3). • SDNPA Pre-Submission South Downs Local Plan - Strategic Policy SD8: Dark Night Skies	4	Policy EH5	Conformity Reference: •NPPF: Paragraph – 125 Conserving and enhancing the natural environment. •Natural Environment and Rural Communities Act (2006) – Section 40 and Section 40(3). •SDNPA Pre-Submission South Downs Local Plan - Strategic Policy SD8: Dark Night Skies	Amend Conformity reference.
Health Check	4	AIM EH1	AIM – EH1 (EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES)	4	AIM 2	AIM 2 – EXTERNAL LIGHTING ON BUILDINGS AND STRUCTURES	As per Health Check Inspector report. AIMS renamed to differentiate from policies.
Health Check	4	4.36	The Parish is rural and has no street lighting, and this has established the intrinsic dark skies character. Public consultations have established residents wish this to be retained.	4	4.40.	4.40The Parish is rural and has no street lighting, and this has established the intrinsic dark skies character. Public consultations have also established residents wish this to be retained.	For clarification
Health Check	4	Policy EH6	The provision of street lighting will not be permitted unless it can be demonstrated there are exceptional circumstances required for highway safety by the Local Highway Authority.	4	Policy EH6	The provision of street lighting will not be supported unless it can be demonstrated it is required to remedy specific highway safety issues, as identified by the Local Highway Authority.	To minimise the prescriptive nature of this policy as per Health Check Inspector report.
Health Check	4	Policy EH6	Conformity Reference: • NPPF: Paragraph - 118. • SDNPA Pre-Submission South Downs Local Plan - Strategic Policy SD8: Dark Night Skies. • Joint Nature Conservation Committee (JNCC) - the public body that advises the UK Government and devolved administrations on UK-wide and international nature conservation. Link to site details for Ebernoe Common.	4	Policy EH6	Conformity Reference: •NPPF: Paragraph - 118. •SDNPA Pre-Submission South Downs Local Plan - Strategic Policy SD8: Dark Night Skies. •Joint Nature Conservation Committee (JNCC) - the public body that advises the UK Government and devolved administrations on UK-wide and international nature conservation. Site details for Ebernoe Common (SAC). •CDC Local Plan Allocation Development Plan: Site Allocation Development Plan – Habitat Regulation Assessment – AECOM (2015) •CDC Local Plan Habitats Regulations Assessment – AECOM (HRA) May 2017	Amend Conformity References.
Health Check	5	5.6	To retain buildings such as Holy Trinity Church, Ifold Scout and Girl Guide HQ, Kelsey Hall, Plaistow Youth Club and Winterton Hall, that are focal points for the community and allow opportunities for meeting and interaction;	5	5.6	5.6To retain buildings such as Holy Trinity Church, Micklem Scout & Girl Guide Hut, Kelsey Hall, Plaistow Youth Club and Winterton Hall, that are focal points for the community and allow opportunities for meeting and interaction.	Corrected name of Scout Hut. N.B. All instances of Scout and Girl Guide Hut in The Plan have been subsequently renamed to Micklem Scout & Girl Guide Hut.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	5	5.12	However, Ifold is not so well served because it takes all the foul drainage from the settlements of Durfold Wood and Plaistow before being channelled through the Ifold settlement to the Brewhurst Mill pumping station in Loxwood. There have been frequent occurrences of surface water flooding, mainly due to the absence of a formal surface water drainage system, resulting in hydraulic backflows of effluent from sewage access chambers during episodes of prolonged and high levels of rainfall. Whilst Ifold's sewer system has suffered problems from its initial installation (on or around 1965), the incidences of effluent discharge and flooding have considerably increased over recent years which may be due to excessive 'windfall' development, by dramatically increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Also, Loxwood Parish receives effluent from Alfold Parish in Surrey and its Brewhurst Mill pumping station is currently at over-capacity. The accumulative impact of residential development in the Alfold and Loxwood areas is relevant and must be factored into consideration of future housing development in this Parish in regard to the provision of foul and surface water drainage.	5	5.12-5.13	5.12However, Ifold is not so well served because it takes all the foul drainage from the settlements of Durfold Wood and Plaistow before being channelled through the Ifold settlement to the Brewhurst Mill pumping station in Loxwood. There have been frequent occurrences of surface water flooding, mainly due to the absence of a formal surface water drainage system, resulting in hydraulic backflows of effluent from sewage access chambers during episodes of prolonged and high levels of rainfall. 5.13Whilst Ifold's sewer system has suffered problems from its initial installation (on or around 1965), the incidences of effluent discharge and flooding have considerably increased over recent years, which may be due to additional new development, dramatically increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Also, Loxwood Parish receives effluent from Alfold Parish in Surrey and its Brewhurst Mill pumping station is currently at over-capacity. The accumulative impact of residential development in the Alfold and Loxwood areas is relevant and must be factored into consideration of future housing development in this Parish in regard to the provision of foul and surface water drainage. The Plan seeks to address these issues and ensure that future development is sustainable and does not impact adversely on the environment.	To positively improve the tone of the Plan.
Health Check	5	5.17		5	5.17-5.18	5.17Within the Parish, there is evidence of failure to surface water disposal due to lack of maintenance of SuDs. In order to address future issues in respect of blockages and silting, it is essential that homes serviced by private SuDS should accept responsibility for maintenance in perpetuity, and this should be conditioned accordingly at the planning application approval stage. 5.18Refer to Appendix 4 - Environment Agency Flood Zone Map.	For clarification and to improve drainage efficiency.
Health Check	5	5.17	5.17Within the Parish, there is evidence of failure <u>to</u> surface water disposal due to lack of maintenance of SuDs.	5	5.17	5.17Within the Parish, there is evidence of failure <u>in</u> surface water disposal due to lack of maintenance of SuDs.	Correct grammar.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	5	Policy Ci1	<p>POLICY Ci 1 – REDUCING AND AVOIDING FLOOD RISK</p> <p>All new development will be required to make provision to control the risk of hard surface run off and flooding, and to avoid the risk of flooding onto adjoining sites. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan</p> <p>Residential development within areas of Flood Zones 2 or 3, as defined on the Environment Agency Flood Maps will not be supported unless justified by the Sequential and Exceptions Test, where relevant in accordance with the NPPF requirements.</p> <p>All new developments should provide for adequate surface water and foul drainage capacity, subject to the available capacity and commensurate with the size and nature of the development including the provision of Sustainable Drainage Systems (SuDS).</p> <p>Adequate legal obligations and/or planning conditions must be put in place to ensure that private SuDS are maintained in perpetuity.</p>	5	Policy Ci1	<p>POLICY Ci 1 – REDUCING AND AVOIDING FLOOD RISK</p> <p>All new development will be required to make provision to control the risk of run-off as a result of proposed hard surfacing, to avoid the risk of flooding onto adjoining sites.</p> <p>All new developments will be required to provide adequate surface water and foul drainage disposal, commensurate with the size and nature of the development, including the provision of Sustainable Drainage Systems (SuDS).</p> <p>New or improved surface water and foul drainage, will be encouraged and supported in order to meet the identified needs of any future sustainable development and subject to other policies in The Plan.</p> <p>Where private SuDs are provided in a new development, planning conditions will be applied to the planning permission to ensure these are maintained in perpetuity.</p> <p>Residential development within areas of Flood Zones 2 or 3, as defined on the Environment Agency Flood Maps will not be supported unless justified by the Sequential and Exceptions Test, where relevant in accordance with the NPPF requirements.</p>	For clarification and in response to the Health Check comments.
Health Check	5	Policy Ci2	All new residential and business development should demonstrate the ability to connect to technology networks, including high speed broadband, at the time of the development.	5	Policy Ci2	<p>POLICY Ci 2 – CONNECTION TO TECHNOLOGY NETWORKS</p> <p>All new sustainable residential and business development should demonstrate the ability to connect to technology networks, including high speed broadband, prior to the commencement of the development, and conditioned accordingly at the planning application approval stage.</p>	For clarification
Health Check	5	Aim Ci1		5	Aim 3	Aim 3 - Flood Mitigation	Renamed as per Health Check report. Title added for clarity.
Health Check	5	Aim Ci2		5	Aim 4	AIM 4 – SAFEGUARDING WATER RESOURCES	
Health Check	5	Aim Ci3		5	Aim 5	AIM 5 – FOUL DRAINAGE CAPACITY	
Health Check	5	Aim Ci4		5	Aim 6	AIM 6 - HOLY TRINITY CHURCH AND OTHER COMMUNITY BUILDINGS	

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	5	Aim Ci5		5	Aim 7	<p>AIM 7 – IFOLD PUBLIC OPEN SPACE</p> <p>5.31The Ifold settlement has no public open space or playground provision, within or adjoining the settlement boundary, for residents to use for leisure and social interaction.</p> <p>JUSTIFICATION: 5.32Through consultation with residents it has been identified as a need. Provision and financing of such space requires the co-operation of landowners, developers and the Local Authority. Accordingly, this can only be identified at this time as an AIM.</p> <p>AIM 7 – IFOLD PUBLIC OPEN SPACE The Parish will work with landowners, developers and the Local Authority toward provision of suitable public open space and childrens playground for the benefit of Ifold residents and its future generations.</p>	
Health Check	6			6		Please Note: The Parish Council believed it to be necessary to provide a detailed site selection process in the Regulation 14 version of the Neighbourhood Plan to assist the community in understanding how site selection has been determined. However, post-Regulation 16 the Local Planning Authority may wish to precis this Housing section.	
Health Check	6	6.1	To meet the CLPKP indicative housing number of about 10 dwellings on defined housing sites;	6	6.1	6.1To meet the CLPKP indicative housing number of 10 dwellings on defined housing sites;	Correct terminology as per CDC Local Plan.
Health Check	6	6.6	The Parish Council assessed a number of potential development sites across the Parish between 2014 and 2016 and through a process of deliberation and consultation with residents; and seeking specialist planning advice, a shortlist of sites that met the criteria for housing development allocation was established. Evidence associated with all sites assessed can be found on the Parish Council website: www.plaistowandifoldparishnp.com/supporting-evidence/all-sites-assessed/all-sites-assessed/	6	6.6-6.7	<p>6.6In all seventeen potential development sites were identified by the Parish Council or brought forward by landowners (between 2014 and 2016) for assessment and evaluation (see Appendix 5 – All Sites Assessed). All sites are outside a Settlement Boundary and in the countryside.</p> <p>6.7Through a process of deliberation and consultation with residents, and with specialist planning guidance (Colin Smith Planning and AECOM), a shortlist of sites that met the criteria for housing development allocation was established. Evidence associated with all of the sites assessed can be found on the Plaistow and Ifold Parish Council website: www.plaistowandifoldparishnp.com/supporting-evidence/all-sites-assessed/all-sites-assessed/</p>	Amended to bring up-to-date.
Health Check	6	6.7	A Site Options and Assessment by AECOM (15 August 2016) reviewed all the sites identified and recommended that one or more sites should be allocated in Plaistow village, where an acceptable level of sustainability could be achieved to accord with the Local Plan and NPPF. New housing would be within walking distance of a primary school, shop, pub, Church and recreational facilities with positive implications for the future of these vital services. AECOM noted that the evidence suggested the best performing of all the identified sites, as 'Land Adjacent to Todhurst', which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM's assessment, more information came to light that consequently caused the site to be discounted. CDC informed the Parish in a Housing Needs report and cover letter (17 August 2016) of the LPA's housing policy position on affordable housing quotas.	6	6.8	6.8A Site Options and Assessment by AECOM (15 August 2016) reviewed all the sites identified and recommended that one or more sites should be allocated in Plaistow village, where an acceptable level of sustainability could be achieved to accord with the Local Plan and NPPF. New housing would be within walking distance of a primary school, shop, pub, Church and recreational facilities with positive implications for the future of these vital services. AECOM noted that the evidence suggested the best performing of all the identified sites, as 'Land Adjacent to Todhurst', which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM's assessment, more information came to light that consequently caused the site to be discounted and that to achieve affordable housing in the Parish the development would need to be 11 units.	Amended to bring up-to-date.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	6	6.8	The identified Parish housing need requires some affordable units. CDC on sites of 6 to 10 dwellings in areas designated as rural will seek a financial contribution for the provision of affordable housing as a commuted sum unless a developer makes onsite provision. Hence 11 units have been proposed by the Parish Council on one site which will ensure delivery of the affordable units in the Parish.	6	6.9	6.9CDC informed the Parish in a Housing Needs report and cover letter (17 August 2016) of the LPA's housing policy position on affordable housing quotas. The identified Parish housing need requires some affordable units. CDC, on sites of 6 to 10 dwellings in areas designated as rural, will seek a financial contribution for the provision of affordable housing as a commuted sum, unless a developer makes onsite provision. Hence 11 units have been proposed by the Parish Council on one site which will ensure delivery of the affordable units in the Parish.	To avoid misinterpretation of the Parish need for affordable housing, all as Health Check comments.
Health Check	6	6.17	The Chichester Local Plan, Policy 5 states 'Small scale housing sites will be identified to address the specific needs of local communities in accordance with the indicative Parish housing numbers set out below'. The indicative housing number for Plaistow & Ifold Parish is about 10 dwellings.	6	6.18	6.18The Chichester Local Plan, Policy 5 states 'Small scale housing sites will be identified to address the specific needs of local communities in accordance with the indicative Parish housing numbers set out below'. The indicative housing number for Plaistow and Ifold Parish is about 10 dwellings.	As per Health Check Report
Health Check	6	Policy H1	Land opposite The Green, Common House Road, Plaistow is allocated for a residential development of 11 units subject to the following criteria, that any design scheme:	6	Policy H1	Land opposite The Green, Common House Road, Plaistow is allocated for a residential development of 11 units subject to all of the following criteria, that any design scheme:	As per Health Check Report
Health Check	6	Policy H1	Bullet point 3: has reference to the historic surrounding dwellings, both in terms of mass and bulk, and materials (for example: plain clay tile hung; pitched gable roof);	6	Policy H1	(3)includes reference to the historic surrounding dwellings, both in terms of scale, height and massing, and materials (for example: plain clay tile hung; pitched gable roof).;	As per Health Check Report
Health Check	6	Policy H1	Conformity Reference: <ul style="list-style-type: none"> • NPPF: Paragraphs - 54 and 55. • CLPKP: Policy - 5. • Housing Act (1985) Section 157(1). • Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013). • CDC Housing Register. 	6	Policy H1	Conformity Reference: <ul style="list-style-type: none"> •NPPF: Paragraphs - 54 and 55. •CLPKP: Policy - 5. •Housing Act (1985) Section 157(1). •Plaistow Conservation Area Character Appraisal and Management Proposals (May 2013). •CDC Housing Register for Plaistow and Ifold Parish (as at February 2017). •Appendix 5: All Sites Assessed. 	Amended Conformity Reference to direct to appropriate evidence.
Health Check	6		Map 7 - Allocated Site	6		Map 9: Allocated Site	Map renumbering.
Health Check	6		Map 8: Plaistow Development Patterns & Average Gross Densities	6		Map 10: Plaistow Development Patterns & Average Gross Densities	Map renumbering. Key inserted on Map. Allocated Site noted on map.
Health Check	6				6.28	6.28Accordingly, future development should reflect the established housing density which ensures that the rural character is maintained for the benefit of future generations.	Insert new paragraph.
Health Check	6	Policy H2	Bullet point 5: the density of development is in keeping with that set out in these policies including that of the existing majority in the surrounding area;	6	Policy H2	(5)the density of development is in keeping with the surrounding area.;	As per Health Check Report
Health Check	6	6.27	To promote affordable housing which is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market in this Parish.	6	6.29	6.29To promote affordable housing which is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the housing market in this Parish.	Specifies which market.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	6	6.29-6.30	<p>(2) The local housing market is driven by the need for older residents to downsize and to give younger people access to the housing market in this Parish. This would encourage a more vibrant and stronger community;</p> <p>(3) The community would benefit if such a supply of suitable housing were made available;</p> <p>(4) Providing affordable housing to people with a local connection, will promote an inclusive community and retain important local social connections.</p> <p>6.30 The Housing Needs Assessment identified that there is a small demand for social housing. There is also a case for a small additional supply of housing dedicated to older people wishing to downsize, or their carers who have a local connection, or who need the support of family members as they age. There is also a need to help first time buyers enter the housing market in the Parish.</p>	6	6.32-6.37	<p>(2)The housing requirement is driven by the need for older residents wishing to downsize, releasing larger family homes for the younger generation in this Parish.</p> <p>(3)There is a case for a small additional supply of housing dedicated for carers of older people who have a Local Connection and providing support to family members as they age.</p> <p>(4)There is a need to help first time buyers enter the housing market in the Parish.</p> <p>(5)There is a small demand for social housing.</p> <p>6.33The community would benefit if such a supply of suitable housing were made available.</p> <p>6.34The cost of open market housing in Plaistow and Ifold Parish is high compared to the national average. This makes it difficult for young families with a local connection to live within the Parish. This Plan seeks to address this local need to encourage a more vibrant and stronger community.</p> <p>6.35The community supports the need to provide affordable housing to address the needs of those with a local connection to Plaistow and Ifold Parish. Providing affordable housing to people with a local connection, will promote an inclusive community and retain important local social connections.</p> <p>6.36CDC define Local Connection in two ways. These are: •Local Connection to Chichester District; •Local Connection to a rural Parish within the District.</p> <p>6.37Local Housing need varies on a regular basis and requires a Housing Register to identify the current need. The District Council’s Housing Team maintain a district wide register and manage the Affordable Housing Allocation programme. As at 20 February 2017, there were five households with a local connection to the Parish on the Plaistow and Ifold Parish Housing Register held by CDC, of which three are in bands A-C and considered to be priority housing need (see Table 2).</p>	Specifies housing need and evidence supporting affordable housing need and what is defined as a Local Connection.
Health Check	6				6.38	<p>6.38The CDC housing register figures do not take into account other housing need such as intermediate housing. Housing Register applicants are reviewed by the CDC Housing Delivery Team every six months. If the applicants have not been actively bidding on properties within this time frame (which can be due to a lack of properties becoming available) then they are asked to confirm whether they wish to stay on the register, if they do not confirm within a specified time frame they are removed. This means that there may be households in need of a property but are aware that the likelihood of one coming forward in the Parish is limited.</p>	Provide information from CDC Housing Enabler.
Health Check	6				Table 2	<p>Insert TABLE 2: PLAISTOW AND IFOLD PARISH HOUSING REGISTER (CDC)</p>	Provide information from CDC Housing Enabler on social housing need.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	6	Policy H3	<p>POLICY H3 – AFFORDABLE HOUSING</p> <p>Any housing development scheme of more than 10 units must contain a mixture of housing types and sizes to suit the demographics of the Parish and the identified housing need.</p> <p>Affordable housing will be allocated in accordance with the District Council's Allocations Scheme. Priority will first be given to those people with a local connection to Plaistow & Ifold Parish or the neighbouring Parishes.</p>	6	Policy H3	<p>POLICY H3 – AFFORDABLE HOUSING</p> <p>Any housing development scheme of more than 10 units must have a percentage of affordable housing in line with Chichester District Council CLPKP Policy - 34. The affordable housing must be a mixture of types, affordable rental or shared ownership, and sizes of units to meet the identified Parish housing need.</p> <p>Elegibility for affordable housing will be assessed by Chichester District Council in accordance with the District Council's Housing Allocations Scheme. For all affordable housing in this Parish (new build, re-let and re-sold), priority will first be given to those people with a Local Connection to Plaistow and Ifold Parish and who fall within housing need band A-C.</p>	As per Health Check Report
Health Check	6		<p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraph - 50. • CLPKP: Policy – 34. 	6		<p>Conformity Reference:</p> <ul style="list-style-type: none"> •NPPF: Paragraph - 50. •CLPKP: Policy – 34. •CDC Housing Allocation Scheme (March 2014) Chapter 7.0 – Banding Structure. •CDC Housing Allocation Scheme (March 2014) Appendix C – Local Connection. •Wisborough Green Parish Neighbourhood Plan - Referendum version (N.B. Document titled: post-Examination). 	Update conformity references
Health Check	6	6.33	The CLPKP states that “densities of 34 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District.” In this Parish densities of that level would create development that is detrimental to the rural character and would create urbanisation. Accordingly, the policy below is worded to ensure that density in new development is compatible with and reflects the historical density and character in the surrounding area.	6	6.42	6.42The CLPKP states that “The Council will maintain a flexible approach towards housing density as it is important to balance the need to make efficient use of land with the characteristics of the surrounding built up area.” and that “densities of 35 dwellings per hectare are broadly considered appropriate... on most green and brownfield developments across the District.” Policy 33 of the CLPKP notes that planning permission will be granted for new residential development and replacement dwellings where it can be demonstrated that all the criteria of the policy have been met, including that the scheme provides an appropriate density of development.	Referencing Local Plan policy wording.
Health Check	6	Policy H4	Bullet point 8: New housing must be in accordance with the defined Parish housing need.	6	Policy H4	Remove bullet point 8.	As per Health Check Inspector's comments.
Health Check	6	Policy H4	<p>Conformity Reference:</p> <ul style="list-style-type: none"> • NPPF: Paragraphs – 56, 57 and 58. • CLPKP: Paragraphs – 17.1, 17.4; and Policy - 33. • WSCC – Revised County Parking Standards and Transport Contributions Methodology (SPD) • Action in Rural Sussex (AiRS) Report (September 2012) 	6	Policy H4	<p>Conformity Reference:</p> <ul style="list-style-type: none"> •NPPF: Paragraphs – 56, 57 and 58. •CLPKP: Paragraphs – 17.1, 17.4, 17.5, 17.6; and Policy - 33. •WSCC – Revised County Parking Standards and Transport Contributions Methodology (SPD) •Action in Rural Sussex (AiRS) Report (September 2012). 	Update conformity references
Health Check	7	-		7	7.8	Insert new para. 7.8The Parish supports live/work units provided they remain small scale to ensure minimal disruption to adjoining residential properties.	As per Health Check Inspector's comments.

Schedule of Changes: Plaistow and Ifold Parish - Neighbourhood Plan: Post - Regulation 14 (August 2017); and Post-Health Check.

Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	7	Policy EE1	The use of dwellings as live/work units will be supported, where the need arises, in order to encourage local businesses. However, the business use, proposed at the Planning Application stage, will be carefully assessed to ensure that there will be no harm to the character of the area or the amenities of adjoining properties, particularly in relation to increased noise and disturbance. In order to maintain control, it may be necessary to impose conditions relating to the following matters: (1) Hours of work / operation of the business; (2) Numbers of staff employed by the business; (3) Amount of floor space / rooms to be given over to the business function; (4) Vehicle movements and tonnage of vehicles relating to the business operation; (5) External lighting.	7	Policy EE1	The use of dwellings as live/work units will be supported, where the need arises, in order to encourage local businesses. Business uses requiring planning permission will be carefully assessed to ensure that there will be no harm to the character of the area or the amenities of adjoining properties, particularly in relation to increased noise and disturbance. In order to maintain control, it may be necessary to impose conditions relating to the following matters: (1)Hours of work / operation of the business; (2)Numbers of staff employed by the business; (3)Amount of floor space / rooms to be given over to the business function; (4)Vehicle movements and tonnage of vehicles relating to the business operation; (5)External lighting.	As per Health Check Inspector's comments.
Health Check	7	Policy EE2	3rd para of policy: Proposals to encourage the development of activities which require a rural location will be supported, provided this does not result in inappropriate development of buildings, structures and uses which would impact adversely on the countryside or there is a loss of agricultural land.	7	Policy EE2	Proposals to encourage the development of activities which require a rural location will be supported, provided there is no conflict with the other policies of the development plan and that this does not result in inappropriate development of buildings, structures and uses which would impact adversely on the countryside or there is a loss of agricultural land.	To be in accordance with Local Plan policies.
Health Check	7	Policy EE3	Planning permission which would result in the loss of existing A1 retail shop premises will be resisted in both principle settlements of Plaistow and Ifold. Reasonable diversification of use, extension or alteration will be permitted provided the primary function as a community retail shop is retained. Supporting evidence should follow CLPKP – Appropriate Marketing Guidance (Appendix E).	7	Policy EE3	Changes of use requiring planning permission which would result in the loss of existing A1 retail shop premises will not be supported in both principle settlements of Plaistow and Ifold. Reasonable diversification of use, extension or alteration will be supported provided the primary function as a community retail shop is retained. Supporting evidence should follow CLPKP – Appropriate Marketing Guidance (Appendix E).	To be in accordance with Local Plan policies. Removal of duplicated word (will).
Health Check	7	7.14	The Parish has a site that falls within the definition of a brownfield (as set out in the NPPF) at Little Springfield Farm, Plaistow Road, Ifold (see Map 9).		7.16	7.16The Parish has a site that falls within the definition of a brownfield (as set out in the NPPF) at Little Springfield Farm, Plaistow Road, Ifold (see Map 11 – Brownfield Site).	Amended Map reference and numbering has changed and to note its title for further clarity.
Health Check	7	7.16	Any redevelopment of this site does not however infer or support any extension.	7	7.18	7.18Support for redevelopment of this site does not infer or support any extension of the site beyond that of the area of land currently designated B2 and B8 use.	As per Health Check Inspector's comments.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	7	Policy EE4	<p>The precise mix of uses and quantum of floor space will be subject to evidence in the form of a viability assessment and the use of live/work units will be encouraged.</p> <p>Applications for a change of use to an activity that does not provide employment including associated retail uses will only be permitted, if it can be demonstrated through evidence of testing, that alternative redevelopment proposals are not viable.</p> <p>The development should be sensitively designed to reflect the rural character of the area, and there should be no harmful impact on the amenities of nearby residential properties or adjacent Ancient Woodland.</p> <p>A detailed phasing scheme should be provided with any development proposals to ensure that the residential element of the proposal is not implemented in isolation from the other parts of the scheme.</p> <p>Permitted Development rights will be removed to ensure the development remains as designed and approved; and does not adversely impact visually on the countryside.</p>	7	Policy EE4	<p>The precise mix of uses and quantum of floor space will be subject to evidence in the form of a viability assessment and the use of live/work units will be encouraged.</p> <p>Applications for a change of use to an activity that does not provide employment including associated retail uses will only be supported, if it can be demonstrated through evidence of testing, that alternative redevelopment proposals are not viable.</p> <p>The development should be sensitively designed to reflect the rural character of the area, and there should be no harmful impacts on the amenities of nearby residential properties or adjacent Ancient Woodland.</p> <p>A detailed phasing scheme should be provided with any development proposals to ensure that the residential element of the proposal is not implemented in isolation from the other parts of the scheme.</p> <p>Permitted Development rights will be removed from any permitted scheme to ensure the development remains as designed and approved; and does not adversely impact visually on the countryside.</p>	As per Health Check Inspector's comments. Amended to be positive.
Health Check	7	-	MAP 10: Brownfield Site	7	-	MAP 11: Brownfield Site	Amend map numbering.
Health Check	8	Policy T1	All new developments should ensure that safe and appropriate access is provided, and particular attention is paid to the width of roads, particularly to accept <u>refuse</u> , emergency and delivery vehicles, ensuring access and egress can be achieved in forward motion, together with good visibility and reduced traffic speeds.	8	Policy T1	All new developments should ensure that safe and appropriate access is provided, and particular attention is paid to the width of roads, particularly to accept <u>waste</u> , emergency and delivery vehicles, ensuring access and egress can be achieved in forward motion, together with good visibility and reduced traffic speeds.	Correct terminology.
Health Check	8	8.18	To promote new footpath and bridleway connections to improve access and safe access to the countryside;	8	8.18	8.18 To promote new footpath and bridleway connections in addition to maintaining existing PROWs (see Map 12 – Public Rights of Way) to improve access and safe access to the countryside.;	Amended for clarity. Amended Map reference and numbering has changed and to note its title for further clarity.
Health Check	8	AIMs T1-T5		8	AIMs 8-12		Rename and note a title of each AIM, to distinguish from policies as per Health Check Inspector's report.
Health Check	8	-	Map 11: Public Rights of Way	8	-	Map 12: Public Rights of Way	Amend map numbering.
Health Check	9	9.6	9.6 The table below sets out the delivery of key Policies and AIMs within The Plan.	9	-	Table 3: Delivery of key Policies and AIMs within The Plan.	For clarity and to enable it to be noted in the Contents Pages and in the List of Tables
Health Check	9	9.6		9			Rename AIMs to reflect earlier changes to AiM titles and numbering.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	Appendix 3		Non-Designated Heritage Assets.	Appendix 3		Non-Designated Heritage Assets.	This table has been amended to include some missing entries and to provide more detail of existing entries.
Health Check	Appendix 3		The Lodge Ifold - Former gatehouse used by an Estate worker of Ifold Estate and House (c1800s).	Appendix 3		Former cottage of an Estate worker to Ifold Estate and House (c1800s).	Fix error in description.
Health Check	Appendix 3		Ifold Cottage: Former house of an estate worker to the manor, Ifold House (demolished in 1936).	Appendix 3		Former gatehouse of an Estate worker to Ifold Estate and House (c1800s). Part of a pair either side of the estate the other being, The Gatehouse, Plaistow Road, Ifold (which lies within Loxwood Parish).	Fix error in description.
Health Check	Appendix 3		Alpine Cottage: Former house of the butler to the manor, Ifold House (demolished in 1936).	Appendix 3		Former cottage of the butler to the manor, Ifold House (the manor house was demolished in 1936).	Fix error in description.
Health Check	Appendix 3			Appendix 3		Southland Cottage, Ifold Bridge Lane, Ifold: A building on the site of Southlands Cottage and in more or less the right orientation, known as Wharf House, is shown on the 1842 Alfold Tithe map to the North-West of what appears to be a large farm holding called Southlands Farm. Given the name and location of this building in relation to the canal, it is a possibility that the building dates from the same period as the canal, c.1816 and that the building functioned as a wharf house for it. Alternatively, box framing on the elevations may suggest an earlier date. London's Lost Route to the Sea by P.A.L. Vibe also identified a lock called Southland to the South of the cottage and in the general vicinity of the farm. According to the tithe apportionment, the field in which this structure and the lock stands belonged to the nearby Southlands Farm, which was demolished sometime before 1875 as it is noticeably absent from the First Edition OS maps. It was at this time that the name is transferred to the building now known as Southlands Cottage. If this building is in fact associated with the canal, its survival, although much altered, is particularly interesting. Internally the building also retains many historic elements, including the stairs and exposed timber roof framing. At the very least, it would be considered as a Heritage Asset under the terms of the NPPF.	Insert missing entry.
Health Check	Appendix 3		The Olde Garden: Former potting shed (converted to a residential unit) of the walled garden of the manor house, Ifold House (demolished in 1936).	Appendix 3		Former potting shed (converted to a residential unit in the 20th century) of the walled garden of the manor house, Ifold House (demolished in 1936).	Fix error in description.
Health Check	Appendix 3		Trelayne: Former house of an estate worker to the manor, Ifold House (demolished in 1936).	Appendix 3		Former cottage of an estate worker to the manor, Ifold House (the manor house was demolished in 1936).	Fix error in description.
Health Check	Appendix 3			Appendix 3		Southlands Lock, Wey & Arun Canal, Ifold Bridge Lane, Ifold: Permission for reconstruction of Southland Lock on the Wey & Arun Canal in its original 1813 position incorporating design measures to ensure protection of nearby badger sett was granted in 2011. The proximity of the Lock to Southlands Cottage indicates that the building functioned as a wharf house for it.	Insert missing entry.

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Schedule	Old Section No.	Old Para No.	CHANGE FROM	New Section No.	New Para No.	CHANGE TO	JUSTIFICATION
Health Check	Appendix 3			Appendix 3		<p>Wey & Arun Canal: What is now known as The Wey & Arun Canal was formed in two stages between the 1780's and 1820's and was about 23 miles long. In the 19th Century it was possible to travel by boat from London to Littlehampton via the Wey & Arun Canal that connected the River Wey in Surrey with the River Arun in Sussex.</p> <p>The Wey & Arun Canal Trust is a charitable organisation established in the early 1970's with the aim of restoring, as a public amenity, the Wey & Arun Canal to recreate the water link from London to the South Coast. The Trust has reached agreement with landowners that enabled restoration work to be carried out on more than half of the total length of the canal. To date, twenty-one bridges and two aqueducts have been reconstructed, eleven locks restored, culverts re-built and several miles of canal bed cleared and dredged. Work has been carried out in the Bramley, Run Common, Loxwood, Billingshurst and Pulborough areas.</p> <p>Chichester District Council has sought to protect the route of the Canal corridor since the publication of the Halcrow feasibility study of 1993. Saved Policy R5 of the Chichester Local Plan states:</p> <p>"Proposals which secure the increased recreational, tourist and commercial use of the Chichester and Wey & Arun Canals will be permitted where they would not conflict with the restoration of through-navigation on the canals or with Policies RE7 – 8 (Nature Conservation) and BE4 – 6 (Listed Buildings and Conservation Areas). Development which would obstruct the achievement of through navigation will be refused."</p> <p>The recreational opportunities created, including active and passive enjoyment of the canal, have had a low environmental impact in the immediate area. Economic benefits to tourism accompany the scheme.</p>	Insert missing entry. Links to neighbouring Parish of Loxwood - Neighbourhood Plan.
Health Check	Appendix 3			Appendix 3		Wephurst House, Wisborough Green Road, Plaistow: Formerly Grade II listed (22 February 1955): 1265613. English Heritage Legacy ID: 424450. Delisted in 2017.	Insert missing entry.
Health Check	Appendix 5		Renamed to Appendix 7	Appendix 5		New Appendix 5: All Sites Assessed.	To provide all information and links on all sites that were brought forward by landowners or identified by the Steering Group 2014-2016
Health Check				Appendix 6		Appendix 6: Community Assets	As per Health Check Inspector's comments.
Health Check				Appendix 7		Appendix 7: Local Green Space Assessments	Insert assessment sheets for each Local Green Space proposed for designation.