

Chairman's Annual Report 2019 May 14th 2019 Annual Meeting of the Parish Council

The Parish Council business in the last year has not been so dominated by the two major issues of Crouchland Bio Gas or The Neighbourhood plan , however they still do feature:

As you are probably aware **Crouchland Bio Gas** went into receivership and the Crouchland farm Land and dairy buildings have now been sold to Artemis Land and Agriculture Ltd. The new owners have presented proposals for major redevelopment of the site to the Parish Council and to the Local Plan Review for the building of 150 houses, rural business centre , equestrian centre , glamping site and super mansion , together with farming of the remaining farm land. This is not yet a planning application and the Parish Council will continue to liaise with the owners and CDC.

The Parish Council has raised concern with the Environment Agency and CDC and our MP over the remaining large lagoon containing 53 million cubic litres of digestate waste material. The lagoon has been identified to have failing construction and the Parish Council has pressed hard for the owner to empty the lagoon as soon as possible to prevent a major environmental disaster in the Parish, should the lagoon walls collapse.

The Parish Council has expressed concern that inappropriate levels of development may be granted planning consent in order to fund the removal of the lagoon via a s.106 agreement

The Neighbourhood Plan

The Neighbourhood Plan (The Plan) was submitted under Regulation 15 to Chichester District Council (CDC) on 31st August 2018. However CDC have not moved the Plan to the further 6 week consultation under Regulation 16, citing lack of staff resources and recent case law effecting all Neighbourhood Plans. The Parish Council has put pressure on CDC through the Autumn to move our Plan forward into Regulation 16 but to no avail.

CDC formerly incorporated their Site Allocations Development Plan Document (SA DPD) site, Land North of Little Springfield Farm, into the Local Plan 2014-2029 on 22 January 2019. And as a consequence they have requested that the Strategic Environmental Assessment (SEA) prepared for the Plaistow and Ifold Parish Neighbourhood Plan now considers the cumulative impact of the development of both sites.

Further from January 2019 the National Planning Policy Frame Work (NPPF) has been amended and our Plan needs to be updated to reflect the revised document.

Our Neighbourhood Plan was originally drafted to avoid the outcome of a doubling of the housing allocation the INTRODUCTION of the Plan states:-

'1.16 The 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 SADPD site allocation (Land to the North of Little Springfield Farm) 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.

1.17 The 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.'

But the Parish Council were advised by the independent Health Check Planning Inspector that it would not be possible to withdraw the qualification, as this could leave the District Council open to potential legal challenge involving the Parish Council, by the owners of that site.

Catherine Loveday BSc (Hons) MSc MRTPI Health Check Inspector stated in her report Part 3:

'The withdrawal of Policy H1 in the event that the SA DPD allocation is found sound is not without risk. If the site has been identified as suitable and preferred it would be difficult to resist a planning application for this site where the evidence base has been presented in support of it and this is in the public domain. Should the Qualifying Body [Parish Council] proceed as is indicated in paragraph 1.14 – 1.15, it will be necessary to provide extensive and conclusive evidence as to why the no further allocations are appropriate over the Plan period.'*

*[*following the Health Check in the Regulation 15 /16 Plan submission the paragraph numbering was amended from para. 1.14-1.15 to para. 1.16-1.17. All amendments can be viewed on the website]*

In conclusion, even if Policy H1 of the Neighbourhood Plan was withdrawn from the Plan, it is likely that future development could still take place there, as a result of the in-depth screening which has taken place for the formation of the Neighbourhood Plan, and pressure from the owners or from developers. Coupled with Central Government requirement to build more houses. Under these circumstances there would be little control over such development outside the Neighbourhood Plan. Whereas if future development occurred whilst in the embrace of the Neighbourhood Plan, significant control can be imposed by the 12 point criteria set out in Policy H1.

The Parish Council therefore considered that there is merit in removing the above mentioned qualification in the introduction of the Neighbourhood Plan, and made a resolution to that effect at 12th March meeting.

Chichester District Council have now requested the Parish Council take The Plan back and make the necessary amendments to the Introduction, update The Plan references to reflect the amended NPPF and the amendments to the SEA. The amended Plan will then need to be ratified by the Parish Council and re-submitted under Regulation 15 to CDC. CDC have

stated they will make every endeavour to move to Regulation 16 and the further 6 week consultation as quickly as possible.

An Examiner will need to be appointed and any final decisions on The Plan will rest with the Examiner before The Plan can move to referendum.

The Parish Council has also continued to deal with other matters :-

Foul and Surface Water Drainage in the Parish continues to be an issue and with continual redevelopment in Ifold pressures will remain. With such an intractable problem Cllr Alan Pearson has been fronting efforts on behalf of the Parish Council to work with Southern Water and EA , to identify key areas where work can be carried out to help alleviate the problem.

Gatwick Airport and the flights over this area continue to be a source of disturbance. Councillor Souheil Haddad, attended meetings, reviewed information and reported back to the parish council. A new 'lead Councillor' will be appointed tonight, to carry on this liaison role. A site for a noise monitoring devise in Ifold has been approved and should be installed by the end of this month.

Speed Limit and Safer Bus Stops The Parish Council has successfully obtained approval from WSCC for the speed limit to be reduced through Ifold from 40 to 30 MPH, subject to further consultation, which ends 16th May. The Parish Council has instructed a highway engineer to advise on improved signage and road markings to encourage compliance and to warn of the dangerous junctions through Ifold. The Parish council is also working with WSCC and the School to improve the bus stops and make them safer and to encourage more children to use the school bus, so reducing congestion in Plaistow and improving the environment .

Through the year the Parish Council has also continued with its other duties:-

- To consider and comment on Planning applications in the Parish and respond to unauthorised development.
- to undertake its usual maintenance commitments, of the pond, where a major tidy up was carried out by parishioners in the autumn, the Village Green, other green spaces and play equipment.
- to responds to the highway authority on road conditions , maintains its Winter Plan for snow clearance and Emergency Plan.

In November the Parish Council with the Church held a Remembrance Day Beacon lighting to mark 100th Anniversary on the Village Green with over 200 Parishioners in attendance.

The Parish Council has also welcomed a new Clerk , Catherine Nutting, who has ably stepped into a new role for her. As our RFO and with our Finance Chair , Cllr. Phil Colmer, they have worked hard to ensured that the Parish Councils finances have

remained sound throughout the past year . The Precept has been set to ensure that the Council has the resources to continue to serve the community and take forward new community projects.

Future

Looking forward to the coming year with hopefully the adoption of our NP and new projects including road safety, safer bus stops , refurbishing the Ifold telephone box and installing a new defibrillator, a new Parish Council /Community website, supporting the re-ordering of Plaistow Church , and hopefully a butterfly project.

I would like to take this opportunity to thank Catherine and all the Parish Councillors for their work and commitment to the Parish over the past year. Four of our Parish Councillors have left – Cllr. Sallie Baker, Cllr. Vivian Forwood, Cllr. Souheil Haddad and Cllr. Sara Burrell and four new Parish Councillors have taken up the role from 7th May with the remaining 7 existing Councillors. Our newest members are Cllr. Matthew Hardman, Cllr. James King-Wilson, Cllr. David Brook and Cllr. Nicholas Taylor.