

Ms Cassandra Low, Case Officer
The Planning Inspectorate
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2 The Square
Bristol BS1 6PN

email: West2@planninginspectorate.gov.uk

8 April 2019

Dear Madam

Ref: APP/L3815/W/18/320681

17/02726/OUT | Outline application for the demolition of the existing golf club house and commercial premises of KM Elite Products Ltd, and construction of 10 no. dwellings, together with vehicular access, replacement clubhouse, access and car park. | Foxbridge Golf Club Foxbridge Lane Plaistow RH14 0LB

In respect to the Appeal by the applicant against the refusal of planning permission by Chichester District Council (CDC), Plaistow and Ifold Parish Council wish to make the following comments:-

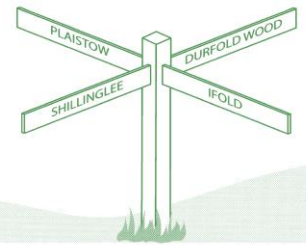
1) The appellant refers to the Parish Council having 'No Objection' to the scheme, ref paragraph 5.2 of the Applicants Case. In fact the Parish Council minute response is attached for the Planning Inspectors consideration where the outcome is 'No Comment'. The Parish Council considers that reading the Full Minute and resolution would be of assistance to the Planning Inspector in determining this matter.

2) The Parish Council also respectfully draws the Planning Inspectors attention to the potential housing sites investigated for the Parish Neighbourhood Plan, where Foxbridge Golf course site was discounted for housing development to meet our housing allocation of 10 units on lack of sustainability. Attached is the site analysis report and the review by planning consultants AECOM, the full reports can be viewed at <https://plaistowandifoldparishnp.com>. Also, through analysis of the local housing market and demographics for the Neighbourhood Plan the identified housing need for the Parish is for smaller units 1, 2 and 3 bed houses and housing suitable for the elderly and the Parish has an oversupply of 4 and 5 bedroom houses.

3) The Parish Council has only just been made aware of the s.106 agreements, which were only posted on the CDC website on 27th March 2019. The Parish Council considered the proposed s.106 agreements at its meeting on 3rd April 2019. And wishes to make the following comments:-

a) The commuted payment toward affordable housing would not result in more affordable housing actually in this Parish but in the wider District. Therefore there is no direct benefit to this Parish.

b) The s.106 offered in relation to the golf course lease and shop lease, relies on no evidence to the costs of re-establishing such businesses. The Parish Council is aware that the shop premises currently consist of one room with no services. It is therefore not just a matter of re-fitting the interior as



indicated in the Applicants case, but requires substantial building work to extend the shop. We would draw the Inspectors attention to the consented shop redevelopment scheme ref: Oak Tree Stores Ifold 13/03812/FUL & APP/13815/A/14/2215832 which shows two extensions to the current building to provide , toilet, drainage , kitchenette , office and storage. All necessary items to make the shop operational. It would appear unlikely that this would have been proposed and consented unless it was necessary. This would be a considerable undertaking and cost on the part of an in going tenant. The current golf course tenant has gone into liquidation despite having useable clubhouse premises from which to operate. It is understood that the course requires substantial investment to address the poor condition of the Greens. Both businesses have lost goodwill and will need to compete in a demanding market with other local village shops in Plaistow , Loxwood, where a new local Co-Op store is being built, and Kirdford and other golf courses in the area, such as Slinfold, which offer a far wider range of additional facilities and size of course.

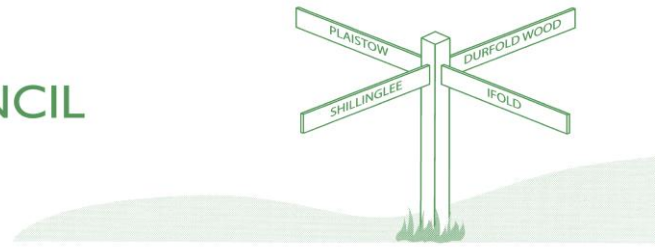
The s.106 proposed sets a very low bar for the Applicant of marketing for a period 12 months new leases for both premises and if unsuccessful no obligation remains. The concern arises that if the only grounds on which this substantial development of 10 large executive homes in the countryside can be made acceptable is because of the support to local services and facilities, then there needs to be far greater certainty that these will be established and succeed. Currently the Parish Council considers insufficient information has been provided by the Applicant to support the case made. So, although the Parish Council would welcome the re-establishment of viable services and facilities, in the view of the Parish Council the support given from the potential housing scheme appears insufficient to achieve the goal. In planning balance terms the Parish would take all the impact of the new development but with little prospect that the social and economic benefits of improved viable services and facilities would be successfully achieved.

Further, if the Inspector is minded to approve the development and S.106 agreements then the Parish Council would request that the new Golf Club tenancy rent free period should run from completion of the golf facilities. This is not clear from the s.106 document.

4) With the adoption of the SADPD by Chichester District Council on 22 January 2019 the allocation of 10 houses to this Parish through the Local Plan has been met by the allocation of a DPD site north of Little Springfield Farm. The current Local Plan Review makes provision for housing in the District and has allocated 0 houses to this Parish to 2039.

5) If the Inspector is minded to grant consent then the Parish Council would respectfully request that all matters including the footprint size of the units is determined under Reserve Matters . The foot print size, mass and bulk of the houses should be further considered by the District Council and allow for Parish Council comments. As the proposed layout site plan currently stands the unit footprint would equate to approximately 330 sqm. (3500sqft) to 500sqm (5300sq ft) houses for the 7 larger units, these would be substantial dwellings and have considerable impact on the surrounding countryside. Further a condition should be imposed that before any house is occupied the new golf course access, car parking and clubhouse must be completed and ready for occupation and use by a tenant and customers. It is the failure to include such a condition on the Oak Tree Stores redevelopment planning consent which has left this community with the housing redevelopment and no viable shop premises for Ifold; only the residential part of the consented scheme having been completed and occupied.

PLAISTOW AND IFOLD PARISH COUNCIL



The Parish Council respectfully asks the Inspector to take the above comments into consideration in determining this Appeal.

Yours faithfully,

Ms C Nutting
Clerk to Plaistow and Ifold Parish Council
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