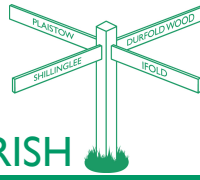


LOCAL GREEN SPACE ASSESSMENT	IFOLD LGS ID: LGSi9
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Assessment against NPPF tests

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

1. Date of Assessment:	10 September 2016
2. Address / location:	Junction of The Drive and Plaistow Road, Ifold.
3. Gross area (hectare):	0.006 ha
4. Current use: agricultural/open space/allotments/scrubland/buildings	An historic landmark, veteran Oak Tree within the garden of the forecourt to the former Oak Tree Stores (local shop) premises.
5. Ownership:	Mr and Mrs Overington or Mr Karl Middleton.
6. Site description:	The site is a veteran oak tree (<i>Quercus robur</i>) located within the garden of the forecourt to the former Oak Tree Stores, at the historic main entrance (The Drive) to Ifold Estate. Although it's present condition could not be described as 'specimen' it is of great importance to Ifold and is a landmark for residents and visitors to the village, akin to a hanging, forged village sign.
7. Existing and potential means of access:	Plaistow Road, Ifold.
8. Is the site Previously Developed Land (pdl)? Y/N	In part, see development history.
9. Development History:	<p>The following is planning activity at the site of Oak Tree Stores but none on the land on which the oak tree stands:</p> <ul style="list-style-type: none"> • Ref. No: 15/02121/DOC Discharge of conditions relating to PS/14/02532/FUL, condition 10. • Ref. No: 14/02677/NMA Change the double garage to a tandem type. • Ref. No: 08/03950/FUL 1 no. self contained unit for staff with garage and shop storage. • Ref. No: 07/05784/FUL Change of use of storage area to provide additional residential accommodation to existing dwelling
10. Contamination (Env Health layers):	None
11. Environmental Designation:	None
12. Flood Risk	None
13. Any Tree Protection Order(s) (TPO)?	A partner oak tree (much older) with a TPO was felled to make way for the recent redevelopment which saw the local shop closed to be converted into a terrace of 3 houses, much to the dismay and consternation of local residents. The felled tree was conditioned as part of that planning application to receive a replacement. This remaining landmark tree is not afforded the protection of a TPO.
14. Surrounding land uses:	This is the site of the former Oak Tree Stores. The tree is opposite <i>The Lodge</i> (an historic building of merit, a former estate worker's house to the Ifold manor house which gave the settlement of Ifold its name). In front of the tree is Plaistow Road. Opposite on the South Eastern side is a paddock used for grazing - the boundary with Loxwood Parish.



15. Overall Conclusion:

This is an historic landmark for the Ifold settlement. It is a veteran oak tree at the entrance to Ifold Estate - on the junction of The Drive with Plaistow Road – the historic entrance to the former manor, Ifold House which gave the settlement of Ifold its name. *The Lodge* (an historic building of merit, a former estate worker's house to the Ifold manor house) is opposite. The tree has a gnarled appearance at its base and a very wide trunk. It's girth is approximately over 3 metres, which using the [Woodland Trust 'How to estimate the age of an oak'](#) places its age at around 138-181 years [between George IV - 1825 to Victoria – 1868]. This tree was part of Ancient Woodland known as South Wood and is noted on a 1910 map of Ifold.