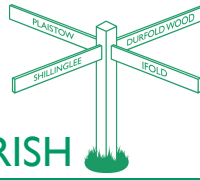


LOCAL GREEN SPACE ASSESSMENT	PLAISTOW LGS ID: LGSP2
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Assessment against NPPF tests

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:	28 August 2016
2. Address / location:	Cox's Pond, Loxwood Road, Plaistow. Located between Plaistow and Kirdford Primary School and Winterton Hall.
3. Gross area (hectare):	0.59ha
4. Current use: agricultural/open space/allotments/scrubland/buildings	A village pond.
5. Ownership:	The pond is registered as Common Land in the ownership of Plaistow & Ifold Parish Council (refer to a Commons Commissioner record TVG Reg # 159; Ordnance Survey Sheet # 186).
6. Site description:	Cox's pond is a tranquil setting in the centre of Plaistow. It is sited between Plaistow and Kirdford Primary School and Winterton Hall. There is a gate to a narrow access path to the right of the pond, which leads to the land behind – an agricultural field. The pond has a wooden viewing platform and wooden bench seating. There are many Ash and Alder trees surrounding the pond mixed with old apple and pear trees. A large conifer tree is against the boundary with the field behind. There is also some willow. There are old stone stairs leading to the water and an historic brick wall at the Winterton Hall end.
7. Existing and potential means of access:	Access is from the Loxwood Road.
8. Is the site Previously Developed Land (pdl)? Y/N	No
9. Development History:	http://www.acraew.org.uk/commissioners-decisions/west-sussex 22 October 2008 33970 COXS POND - PLAISTOW NO.CL.159.pdf
10. Contamination (Env Health layers):	None Known
11. Environmental Designation:	None Known
12. Flood Risk	None
13. Any Tree Protection Order(s) (TPO)?	No TPOs.



YOUR NEIGHBOURHOOD PLAN

PLAISTOW AND IFOLD PARISH

14. Surrounding land uses:	The pond is sited between Plaistow and Kirdford Primary School; and Winterton Hall (the village hall). Opposite are two semi-detached Grade II listed residential properties, Pond Cottages. Behind the pond (excluded from this designation) is a small field which is used for grazing horses.
15. Overall Conclusion: The pond forms a focal point in Plaistow village and is owned by Plaistow & Ifold Parish Council. There is a 1970 Conveyance for Plaistow Pond – between William Harry Mouland of Great Barksore Farm, Lower Halstow, Sittingbourne, Kent and The Parish Council of Plaistow – for the purpose or purposes of <i>improving the amenity of the village of Plaistow</i> . The field adjoining though not included in this designation provides a beautiful backdrop and countryside setting. The pond is based on a spring but also takes surface water run off from Loxwood Road as well as the adjoining field. A small stream called Dunnell's Ditch runs from this pond in an easterly direction before disappearing under Loxwood Road. The wall, at the Winterton Hall (village hall) end of the pond, was built to provide a platform for farmers to lead their horses into the pond without going in themselves. There are old stone stairs on the Dunsfold Road side which allowed residents in past times access to the spring waters. Wooden bench seating is near to a wooden viewing platform, which is used by the primary school, alongside, for field lessons. The views northwards from Loxwood Road across the pond into the green field beyond are considered of significant note in the Chichester District Council - Plaistow Conservation Area Character Appraisal and Management Proposal (May 2013).	