

YOUR NEIGHBOURHOOD PLAN

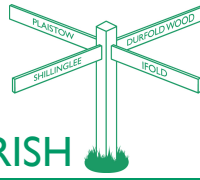
PLAISTOW AND IFOLD PARISH

LOCAL GREEN SPACE ASSESSMENT	PLAISTOW LGS ID: LGSP5
-------------------------------------	-------------------------------

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:	04 July 2016
2. Address / location:	Foxfields, Dunsfold Road, Plaistow.
3. Gross area (hectare):	1.31 ha
4. Current use: agricultural/open space/allotments/scrubland/buildings	Used as a recreational playing field by Plaistow Football Club, with an onsite pavilion.
5. Ownership:	F.W. Gibbs Will Trust.
6. Site description:	Maintained mown grassland, surrounded by a boundary of mature trees and hedges with a post-WWII metal rail that runs around the boundary on the Dunsfold Road side with a hedge behind. The field is sometimes used for grazing livestock in summertime. A wood stile is at the right of the entrance gate for access to the Public Right Of Way.
7. Existing and potential means of access:	Access is from Dunsfold Road, Plaistow.
8. Is the site Previously Developed Land (pdl)? Y/N	No
9. Development History:	None Known
10. Contamination (Env Health layers):	None Known
11. Environmental Designation:	None Known
12. Flood Risk	None. A pond is sited on agricultural land to the rear of Foxhurst (residential property) to the North East but has not been known to cause any issues with flooding.
13. Any Tree Protection Order(s) (TPO)?	TPO Reference: 71/00770/TPO (Oak T7). Situated at the entrance to the site.



YOUR NEIGHBOURHOOD PLAN

PLAISTOW AND IFOLD PARISH

14. Surrounding land uses:	A Public Right of Way (Footpath - Path Number: 617) is inside the site and runs along the boundary with the Plaistow Conservation area. The Footpath is accessed via a wood stile to the right of the entrance gate. A residential property (Grade II listed) <i>Foxhurst</i> (lying inside the Plaistow Conservation Area) is on the other side of the PROW. Opposite, on the other side of Dunsfold Road, are residential properties (lying outside the Plaistow Conservation Area). Otherwise the site is surrounded by mature hedgerows and trees, which separates it from agricultural land.
15. Overall Conclusion: This site is proposed for Local Green Space designation for the important recreational amenity it offers local residents. It is the home ground of Plaistow Football Club, formed in 1931 and admitted to the Horsham and District League. The F.W. Gibbs Will Trust have a leasehold agreement with Plaistow Football Club over this land. The team currently competes in the West Sussex Football League and plays home games at 'Foxfields'. The site is at the entrance to historic Plaistow village and contributes to the rural setting of open green space. The site offers beautiful views from the football field across to Nell Ball Hill. The public footpath on the boundary with Plaistow village, extends from the Dunsfold Road through to Weald Barkfold Farm (Dunsfold Road, Plaistow).	