



Plaistow & Ifold Parish Neighbourhood Plan



Current Development

As you will note from the Ifold Past display the settlement has grown in an ad hoc unplanned manner around a network of un-adopted access roads off the main Plaistow Rd. Residential units are all detached, with the exception of one pair of semi-detached houses set in medium to large size plots. This has established the character of the settlement as low density semi-suburban eclectic residential area with a large number of trees and vegetation providing seclusion and quiet with a close proximity to the adjoining countryside.

Ownership. All houses are in private ownership. The Village Design and Housing Needs questionnaire indicated that the vast majority are residing in their main residence (98.88%) .



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Development

As can be seen from the maps of Ifold in the Past and the adjacent map showing development in the last 10 years there has been a progression of infill development of 1-2 through to 5-6 units at a time. In the last 10 years approximately 43 new houses have been built within the settlement. Under current Planning Policy within the Settlement Policy Area (SPA see adjacent section for definition) there is a presumption in favour of development. Development is controlled by Chichester District Council through their Planning Policies, as detailed in the first section of this exhibition.

Density of Development The original density of development in Ifold was low with a minimum $\frac{1}{3}$, $\frac{1}{2}$, 1acre and 5acre plots, with a general open feel of smaller



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dwellings with a small footprint (area covered) compared to the plot size. More recent development has increased the density progressively as follows:-

Ifoldhurst completed in 1971 is 2.4 units to the acre (5.8 per hectare)

The Close completed in 1990's is 3.252.units to the acre (8 per hectare)

Wildacre Close 1995 is 3.7units to the acre (9 per hectare)

Oakdene 2005 is at 5.0 units to the acre(12 per hectare)

This still remains low compared to policy within the Draft District Plan which states that '*densities of 35 dwellings per hectare are broadly considered appropriate ... on most green and brownfield developments across the District.*' Please see adjacent map extracts to illustrate density levels.

Together with considering density, consideration needs to be given to the foot print of a dwelling in relation to its private garden. Similarly this has altered over the years where typically earlier properties were smaller situated in large plots. Many



properties have been extended to provide modern family accommodation to meet current demands and improve facilities. This has been a characteristic of Ifold since its inception. New developments have tended toward larger properties on smaller plots and the ratio has increased. There are District Council Planning controls on the mass, bulk and scale of both new and extended properties as they relate to the plot and neighbouring properties.

Do you have any comments concerning density; if so use the space below?

Architectural style As can be seen from the photographs there is no style which predominates; Ifold is an entirely eclectic modern development of individual detached units. Much of the very early 1930's and 1950's sub standard housing has been redeveloped from the 1960's on ward. This forms the essence of the housing within the settlement

However it is possible to draw some general common features of the materials used, brick, clay or concrete tile (red /brown colour) timber and render. Properties are



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detached bungalows and houses of moderate scale (8metre ridge height or lower) with ground and first floor accommodation.

There are a few important older properties in Ifold settlement arising from the original landed estate, namely Trelayne, The Cottage, The Lodge (the Gate House), Hogwood House The Old Garden Cottage and Keepers Cottage (Keepers) and some are Grade II Listed Buildings. The details of Listings found are as follows:-

The Gatehouse Listed 1985 TQ 03 SW LOXWOOD PLAISTOW ROAD 3/671 The Gatehouse II Lodge. Mid C19 L-shaped building. Two storeys. Two windows. Grey headers with dressings, long and short quoins and stringcourse all of red brick. Tiled roof. Casement windows. Gable end to each wing with wide eaves and scalloped bargeboards. Gabled dormer to north face of west wing.

TQ 03 SW PLAISTOW LOXWOOD ROAD 3/538 Keepers, Ifold II Cottage. Probably once a keeper's cottage of Ifold House, which has been demolished. C17 or earlier timber-framed cottage with painted brick infilling, the first floor tile-hung. Half-hipped tiled roof. Casement windows with small gable above those on first floor. Two storeys. Three windows.



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Within the immediate surrounding countryside there are further listed buildings which relate to the agricultural use of the land, including:-

Listed 1993; TQ 03 SW PLAISTOW FORESTRY ROAD 3/10004 Hogwood Farm II House. Early to mid C17 lobby entrance house with C19 and C20 rear lean-to and C20 fenestration. Timber-framed, exposed box-framing with diagonal braces and plaster infill. Left side elevation tile-hung. Half-hipped tiled roof with central brick chimneystack. 2 storeys; 2 windows. C20 double or triple C20 casements in original openings. Deep plinth. Original doorcase was in the centre of the front elevation but has been moved the left side. Lean-to extension to rear. Interior has open fireplace with wooden bressumer, exposed axial beams and exposed wall-frame.

TQ 02 NW PLAISTOW KIRDFORD ROAD 7/547 Costrong Farmhouse 22.2.55 II Farmhouse. C17 or earlier timber-framed building with the timbering and plaster infilling exposed in the north wall but refronted with red brick on ground floor and fishscale tiles above. Horsham slab roof. Casement windows. Two storeys. Two windows facing west, two windows facing south.

TQ 03 SW PLAISTOW KIRDFORD ROAD 3/549 Foxbridge Farmhouse II Farmhouse. The middle section of this house dates from the C17 or earlier. Two storeys. Two windows. Red brick and grey headers. Hipped tiled roof. Casement windows. Modern addition to the east in red brick and tile-hanging. Modern addition to the west in stone rubble.



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TQ 02 NW PLAISTOW KIRDFORD ROAD 7/546 Lanelands II House. C17 or earlier timber-framed building largely refaced in the C18. Two parallel ranges. The front or east range has fronted brick infilling on ground floor and is tile hung above, the back or west range wholly tile-hung with a slight belfeast above ground floor of both. Tiled roof. Casement windows. On the north side is a large brick chimney breast with crow-stepped gable containing a double bacon-loft. Two smaller brick chimney breasts on the south wall.



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Village Design and Housing Needs

Questionnaire response on development

A clear majority of respondents (84.56%) expressed the view that the style of new buildings should be predominately similar to those already in the Parish.

A slight majority (61.24%) disagreed with the assertion that the style of new buildings were appropriate should be innovative and need not be similar to neighbouring properties.

The vast majority of respondents (91.92%) agreed with the view that extensions and improvements to existing buildings should match the form and style of the original building.

Just over half of those responding (60.07%) supported the view that the Parish should maximise the use of land within the built up areas by building new housing within the



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existing hamlets. A similar proportion (65.37%) opposed the view that new housing should be built where most space is available mainly outside of the existing built up areas.

Comments on Development

Do you have any comments regarding the development in Ifold, please use the post-its to write your comments and pin below? These can be anonymous or named. For example;

- Do you want to preserve the character of Ifold?
- Do you want to maintain the current eclectic style of housing?
- What densities are appropriate for Ifold?
- What size of building is appropriate?



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Place Your Comments on the Development here;



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Various Architectural Styles Found in Ifold

Architectural Style

The Lodge, Grade II Listed

Keepers, Grade II Listed



Density changes in Ifold

The density of houses has increased over the years. What are your views on whether this should continue?

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Density of Development