



IFOLD SITE:	LAND ADJACENT TO PEACOCKS (OPPOSITE OAK TREE STORES), PLAISTOW ROAD, IFOLD
Site Reference - NP Number:	i4
Size (Hectares) and Existing Land Use:	0.39 Paddock
Proposed Type of Development:	Residential, 6 units. Single storey design for elderly development in rural vernacular.
Site Owner/Agent:	Not Known.
Site Availability:	Not Known. Possibly.
Site Achievable in Plan Period:	Not Known. Possibly.
Planning History:	Not Known.
Access: Describe access to road. Is the access safe? Can the access be made adequate for the development?	Access from the main road, Plaistow Road. Visibility is reasonable. 40MPH and shop junction busy and dangerous
Access to Local Services and Facilities: Could residents walk safely to village centre? Are there pavements to walk on?	Reasonable access to limited local village services and facilities. Adjacent to bus stop and opposite shop (temporarily closed for redevelopment) but across road with 40 MPH and no pavement.
Village / Landscape Impact: What is the landscape character of the site? Will development of the site be harmful to the village character? Does the proposal cause harm to trees and hedges? Can the potential harm/landscape/heritage impact of the development be satisfactorily mitigated?	Private paddock with hedges and fencing. Outside of village Settlement Boundary. The site is not located in this Parish - it is in Loxwood Parish. The site adjoins a single detached residence to East and West. Infill development.
Additional Benefit: Would this development bring any additional benefit to the village /Parish?	Potential to introduce traffic calming and speed limit reduction.
Existing Use of Site: Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?	Private paddock, grazing for horses.
Landscape & Heritage & Biodiversity: Will development adversely affect the amenity of nearby properties? Will site preserve existing views? Will site affect any listed buildings/heritage assets? Will any green space be gained? Is there any impact to footpaths? Is there any impact on protected species or other biodiversity impacts?	Some impact on the countryside but the site is currently developed with mainly single storey farm structures. No impact on footpaths. No impact on residential units in village. Potential loss of scrubby native hedging. It is possible some trees may have or require TPOs.
Flooding, Drainage & Water Sources: Is the site within Flood Zone 2 or 3? Will development of the site increase flood risk? Can the existing sewerage system cope with this?	No flooding. Private sewerage system so no impact on public system.

Assessment: It would be suitable for residential development, in particular for the elderly due to the access to Oak Tree Stores and the good access to the nearby bus stop. Main road, Plaistow Road, has a current speed of 40MPH and the junction to the shop forecourt is busy and dangerous. This site is located in Loxwood Parish and therefore would not count toward the Plaistow & Ifold Parish housing allocation of 10 units. This site is outside the current Settlement Boundary and may encourage further development but infill development, so resist further development

Capacity: Capacity 6 dwellings. This site has not been considered further by the Steering Group as it is Loxwood Parish, which presents a technical difficulty in bringing it forward to meet the housing allocation.

Design Requirements: Specialist design for elderly, almshouse style. Careful design to reduce impact on countryside and to reflect rural vernacular and characteristic, low density housing of the adjacent Ifold settlement.