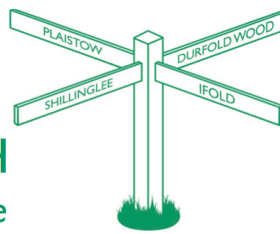


<b>IFOLD SITE:</b>	<b>LAND TO THE NORTH OF LITTLE SPRINGFIELD FARM, IFOLD</b>
<b>Note:</b> For the avoidance of doubt: This site, identified as 'Land to the North of Little Springfield Farm', is not Little Springfield Farm itself, nor does it relate to the Little Springfield Farm brownfield site.	
<b>Site Reference - NP Number:</b>	i1
<b>Size (Hectares) and Existing Land Use:</b>	1.35 Hectare; Paddock
<b>Proposed Type of Development:</b>	Residential, 10 units. Site suitable for mixed development of house types, to meet housing need. Single storey and two storey development.
<b>Site Owner/Agent:</b>	Mrs L. Goddard
<b>Site Availability:</b>	Unlikely in the plan period 1-5years. The owner stated she would make the site available for 10 units only if the community allocated it as their preferred site. However, this site has been deemed the least preferred in the <i>Neighbourhood Plan Household Survey and Housing Needs Assessment</i> (March 2016) and therefore it is unlikely to be released by the landowner.
<b>Site Achievable in Plan Period:</b>	Unlikely. The landowner will only bring the site forward for development if a majority of Parish residents identified it as their preferred site.
<b>Planning History:</b>	This site is in the countryside, outside the Ifold Settlement Boundary and opposite the settlement across the Plaistow Road. This site is identified in the Chichester District Council <i>Site Allocation Development Plan Document - SHLAA</i> Reference: IF1504 'Assessed and allocated as preferred site.' for residential development of 10 units using 0.4 Hectare.
<b>Access:</b> 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 reasonable but would require existing hedge removal and mitigation. Speed zone of 40MPH may need to be reduced to 30 MPH.
<b>Access to Local Services and Facilities:</b> Could residents walk safely to village centre? Are there pavements to walk on?	Reasonable access to limited local village services and facilities. Reasonable walking distance to limited facilities in Ifold, nearby bus stop and Oak Tree Stores (temporarily closed for redevelopment) but across road with 40 MPH and no pavement. Amenities in Loxwood, approx. 2.5km from Ifold, may be accessed via public footpaths.



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<p><b>Village / Landscape Impact:</b> 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?</p>	<p>Paddock bounded by rough hedges and tree belt to North West and stream to the South. Outside of village. Adjoins single detached residences to the East and South. Impact on open countryside and potential to encourage further development to south side of Plaistow Road. Loss of grazing land.</p>
<p><b>Additional Benefit:</b> Would this development bring any additional benefit to the village /Parish?</p>	<p>Additional economic support for village services and facilities.</p>
<p><b>Existing Use of Site:</b> Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?</p>	<p>Existing grazing land used on periodic basis. No other use known. No contamination known.</p>
<p><b>Landscape &amp; Heritage &amp; Biodiversity:</b> 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?</p>	<p>Some impact on limited number of existing residential properties. Some impact on public views across site, open countryside. No impact on footpaths. Site mown and grazed therefore existing biodiversity reduced.</p>
<p><b>Flooding, Drainage &amp; Water Sources:</b> 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?</p>	<p>Flood Zone 3. The South side of site may flood. Design measures are required to reduce further flood risk. The site is large enough to ensure no risk to dwellings, provided development is restricted. Public sewerage system is at capacity in the Parish, which runs to the Brewhurst Mill pumping station in Loxwood. A condition is required for mitigation.</p>

**Assessment:** Site is available and could be developed in 1-5 years. The owner stated she would make the site available for 10 units if the community allocated it as their preferred site. However, this site has been deemed the least preferred in the *Neighbourhood Plan Household Survey and Housing Needs Assessment* (March 2016) and therefore it is unlikely to be released by the landowner. It is outside the current Settlement Boundary and may encourage further countryside development in the adjacent fields. There is a possible flood risk in the South of the site, due to a stream. There is reasonable access to the limited facilities in Ifold.

**Capacity:** Capacity of 10 dwellings in order to mitigate potential harm to rural location and reduce flood risk. However, only part of the site is required. It is recommended, by the Steering Group, that 0.8 Hectare would provide a lower housing density, in line with the rural and spacious site characteristic of the nearby Ifold settlement.

**Design Requirements:** Very careful design is required to reduce impact on other residents; and to reflect the rural vernacular and characteristic low density of adjacent Ifold.