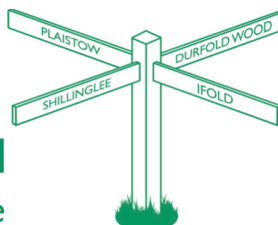


PLAISTOW SITE:	LAND PROPOSED AT FOXBRIDGE GOLF COURSE, FOXBRIDGE LANE, PLAISTOW
<b>Site Reference - NP Number:</b>	P7
<b>Size (Hectares) and Existing Land Use:</b>	24 Hectares in Total: However, only 4.85 Hectare is proposed for housing development; with approximately 2 Hectare proposed for community use (the remainder 17.3 Hectare unknown). Currently a 9 Hole Golf Course with Club House, Driving Range and Car Park.
<b>Proposed Type of Development:</b>	Residential, 39 units. Site for mixed development of house types, family /elderly Single storey and some two storey development.
<b>Site Owner/Agent:</b>	Mr K. Middleton
<b>Site Availability:</b>	Yes in plan period 1-5years. The landowner has stated will make available.
<b>Site Achievable in Plan Period:</b>	Yes
<b>Planning History:</b>	Previously agricultural farmland converted to a golf course with Club House and Car Park in 1992.
<b>Access:</b> <i>Describe access to road. Is the access safe? Can the access be made adequate for the development?</i>	Existing access to main road, Foxbridge Lane.
<b>Access to Local Services and Facilities:</b> <i>Could residents walk safely to village centre? Are there pavements to walk on?</i>	Poor access to local village services and facilities in either Plaistow or Ifold. No pavements available.
<b>Village / Landscape Impact:</b> <i>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?</i>	Golf Course set in countryside, fields and woodland. Hedge boundaries. Development of 39 residential units large impact on the countryside. Development would create a fifth settlement in the Parish.
<b>Additional Benefit:</b> <i>Would this development bring any additional benefit to the village /Parish?</i>	The landowner has offered to provide community facilities: club house with bar, public open space. Possible improved off road access to countryside.
<b>Existing Use of Site:</b> <i>Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?</i>	The site has a current D2 Leisure use class and used as a Golf Course with Clubhouse and Car Park. No contamination is known.
<b>Landscape &amp; Heritage &amp; Biodiversity:</b> <i>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?</i>	Impact on adjoining countryside surrounding site. Limited public views into site, well screened by hedge. Opposite a Grade II listed house. Some impact on views from bridleway. The site is laid as a golf course and mown, therefore impact to biodiversity is somewhat reduced.



PLAISTOW SITE:	LAND PROPOSED AT FOXBRIDGE GOLF COURSE, FOXBRIDGE LANE, PLAISTOW
<b>Flooding, Drainage &amp; Water Sources:</b> <i>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?</i>	Not in a flood zone. No increased flood risk. Private sewerage system, so no impact on foul water drainage.

**Assessment:** Golf Course reported as failing financially so the owner is seeking alternative use. The majority of informal responses from Parishioners would indicate that residential development of this site is not preferred. Retention of a venue, which can be used by the community and expansion of commercial recreational facilities with small scale, enabling residential development (if necessary) is preferred. The site does not meet sustainability criteria, its size and location would make it less suitable to meet the Parish housing need.

**Capacity:** 39 dwellings proposed by the landowner is in excess of the 10 unit allocation. Mixed house types.

**Design Requirements:** Small amount of enabling development to reduce impact on countryside. Remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact. Style to conform to the rural vernacular.