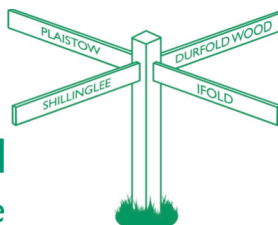


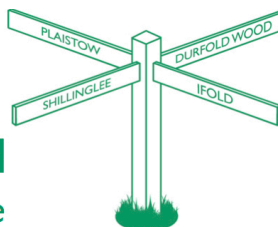
# PLAISTOW & IFOLD PARISH

Durfold Wood – Ifold – Plaistow – Shillinglee



## YOUR NEIGHBOURHOOD PLAN

IFOLD SITE:	LITTLE SPRINGFIELD FARM (BROWNFIELD SITE), PLAISTOW ROAD, IFOLD
<b>Site Reference - NP Number:</b>	i2
<b>Size (Hectares) and Existing Land Use:</b>	0.6 Hectare; B2 & B8 use Class and additional small paddock.
<b>Proposed Type of Development:</b>	Residential, 6 units. Site suitable for mixed development of house types, to meet housing need. Single storey and two storey development in rural /agricultural vernacular.
<b>Site Owner/Agent:</b>	Mr and Mrs J. King-Wilson
<b>Site Availability:</b>	Yes, in the plan period within 1-5 years.
<b>Site Achievable in Plan Period:</b>	Yes, 1-5 years
<b>Planning History:</b>	Brownfield site former B2 (general industrial) and B8 (storage and distribution) use class. An Appeal was dismissed for 3 large detached houses (7000 square feet each). This site is identified in the Chichester District Council <i>Site Allocation Development Plan Document</i> - SHLAA Reference: IF1501 'Assessed and discounted. The site is separate from the main settlement of Ifold.'
<b>Access:</b> Describe access to road. Is the access safe? Can the access be made adequate for the development?	Existing access from main road, Plaistow Road. Speed limit 40MPH. Visibility reasonable. There are no constraints on widening the access (the landowners own the verges either side of the access road). There is a single lane bridge over the stream, of a substantial construction (steel RSJ's between concrete buttresses with sleepers on top of the steel) and capable of carrying any vehicle weight legal on the Highway, including cranes.
<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 requires crossing a road with 40MPH speed limit and there are no pavements. Amenities in Loxwood approx. 2.5km from Ifold, may be accessed via public footpaths.
<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?	Brownfield site with redundant farm /industrial buildings (from former B2 / B8 use class). Outside of Settlement Boundary. Adjoins single detached residences to East and North. Impact on open countryside. Some impact on nearby ancient woodland.
<b>Additional Benefit:</b> Would this development bring any additional benefit to the village /Parish?	Additional economic support for village services and facilities. Re-use of brownfield site. The existing B2 and B8 use class in this locality is considered



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	inappropriate and therefore there is benefit in change of use to residential.
<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>	Redundant B2 and B8 use class. Brownfield site. No contamination known but asbestos cement sheet to buildings. 4 x 200 tonne, galvanized steel, disused grain silos. Specialist demolition.
<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>	Some impact on the countryside and Ancient woodland but the site is currently developed with mainly single storey structures and silos. There is no impact on footpaths and no impact on residential units in the village. A small paddock is mown and therefore impact on existing biodiversity is reduced.
<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>	North boundary of the site is Flood Zone 3. Design measures to reduce any flood risk. Site is large enough to ensure no risk to dwellings provided development restricted. There is a private sewerage system so no impact on public system.

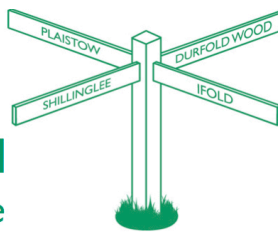
**Assessment:** This site is identified in the Chichester District Council *Site Allocation Development Plan Document* - SHLAA Reference: IF1501 '*Assessed and discounted. The site is separate from the main settlement of Ifold.*' However, Chichester District Council have allocated land (Land to the North of Little Springfield Farm) immediately in front of the Brownfield, which is also separate from the main settlement of Ifold and in the countryside.

The Brownfield site was not originally assessed by the Steering Group, although its presence was acknowledged during site appraisals in 2014 and 2015. This is because the landowner had submitted a planning application for 3 large residential units (7000 square feet each) on the brownfield. Chichester District Council refused the planning application and the landowner then lodged an Appeal with the Planning Inspectorate. Therefore it was considered the site was unavailable.

The Appeal was dismissed in March 2016. The landowners then presented the site to the Parish Council in March 2016 for consideration in the Neighbourhood Plan.

The site was then evaluated by the Steering Group for housing development. The Steering Group considered the Appeal Decision and reasons for dismissal. In the Appeal Decision Notice (Reference: APP/L3815/W/15/3129444) the Planning Inspector notes:

- *Page 3, Paragraph 10 notes: The Council have therefore accepted that there would not appear to be a viable redevelopment option open to the land owner for a commercial business use.*
- *Section 16: ...I conclude that the proposed development would not result in material harm to employment land supply in the local economy.'*



- *Section 19: Against this I must weigh that the site has a current industrial use and could generate activity in the form of comings and goings, deliveries etc to those premises which would be by motor vehicle. The Highways report demonstrates that there would be greater traffic movement with the retained industrial use or an alternative industrial use than with the residential scheme. The emerging allocations plan also appears to recognise the constraints of the village in being able to provide for the additional housing requirement and is identifying a site outside the settlement boundary. However, this is properly a decision for the plan making process and consideration of the settlement boundary which it is noted will be reviewed in policy 2.*

The Steering Group note that the revised National Planning Policy Framework (NPPF) includes an explicit reference to prioritising brownfield land for development. This view is strongly supported by evidence gathered since 2012, which shows Parish residents prefer developing brownfield before greenfield. The Brownfield site also has a reasonable sustainability factor in that it is within walking distance to Ifold facilities and services; it is reasonably close to post office, medical and other amenities in the nearby village of Loxwood which may be accessed via Public Footpaths, which many Ifold residents frequently use. The 2012 AirS recreation - primary recreation is walking with or without dogs. And it is no worse than the already 470+ houses located in the Ifold settlement.

**Oak Tree Stores:** The landowners obtained planning consent (Chichester District Council References: 13/03812/FUL and 14/02532/FUL) permitting redevelopment of the site: Extensions to shop to create a self-contained unit. Part of attached house, currently used for shop purposes, to be returned to habitable accommodation. House to be divided into three habitable units. In an email from the landowners to Chichester District Council (dated 18 April 2016) they state “ *The shop is intended to re open as soon as possible but in its current format (without the extensions being applied).*” The extension mentioned appears to relate to providing bathroom / kitchen facilities in the shop section.

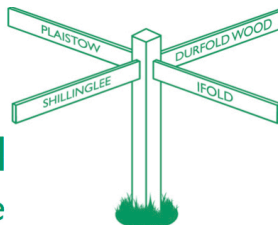
**Capacity:** Due to the limited facilities in Ifold and the site location, this site is more suited to being entirely designated for market housing. The Steering Group propose this brownfield site to be brought forward into the Draft Neighbourhood Plan for development of 6 units, which has less impact on the countryside and in order to mitigate potential harm to rural location and reduce flood risk.

The Parish *Neighbourhood Plan Household Survey and Housing Needs Assessment* (March 2016) confirms the parish has an over supply of 4 to 5 bedroom houses; an under supply of 1 to 3 bedroom houses; and a large and growing elderly population; a high number of families with children and a high proportion of children (greater than the national average). The survey report also notes there is 27.5% of households entirely with people over the age of 65. The significant losses between the censuses 2001 and 2011 are adults 16 to 59 years, especially those in the 30 to 44 years age range (which is a 4.3% drop off from 2001 to 2011 censuses).

Proposals for sustainable development on small sites of less than ten units are strongly supported by national policy. In a consultation on the changes to National Planning Policy, published in December 2015 by the Department for Communities and Local Government (DCLG), they noted that the government intended to make clearer that substantial weight should be given to the benefits of using brownfield land for housing (in effect, a form of ‘presumption’ in favour of brownfield land); and that proposals for development on small sites immediately adjacent to settlement boundaries should be carefully considered and supported if they are sustainable, which is so in the case of the brownfield site at Little Springfield Farm.

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## YOUR NEIGHBOURHOOD PLAN

**Design Requirements:** A very careful design is required to reduce impact on countryside and nearby Ancient Woodland, and to reflect the rural / agricultural vernacular and characteristic low density of Ifold. The impact to nearby ancient woodland can be mitigated against by specifying a green space buffer from the boundary around the site to the actual housing development.

Remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact.