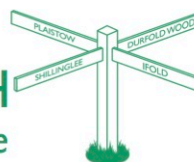


## DURFOLD WOOD SITES:

The Neighbourhood Plan Steering Group did not consider the hamlet of Durfold Wood for sites in July 2014 as it has no services or facilities and is remote from those located elsewhere in the Parish. It is also located in the countryside. However, the following site was brought forward for consideration by the landowner, in November 2015.

DURFOLD WOOD SITE:	SHORTLANDS, SHORTLANDS COPSE, DURFOLD WOOD
<b>Site Reference - NP Number:</b>	D1
<b>Size (Hectares) and Existing Land Use:</b>	2.4 Hectare; Residence with Private Garden.
<b>Proposed Type of Development:</b>	Residential, 10 units. Development of detached house types.
<b>Site Owner/Agent:</b>	Mr R. Bayley
<b>Site Availability:</b>	Yes in plan period 1-5years. Owner has stated will make available.
<b>Site Achievable in Plan Period:</b>	Yes 1-5 years
<b>Planning History:</b>	Residential, with consent to extend the existing house. The site itself, except for the house and some of the garden, is Ancient Woodland. This site is identified in the Chichester District Council <i>Site Allocations DPD</i> SHLAA Reference: PL1503: 'Assessed and discounted. The site is ancient woodland and there is restricted access.'
<b>Access:</b> Describe access to road. Is the access safe? Can the access be made adequate for the development?	Existing access is from a public highway, Dunsfold Road (60MPH speed limit). Visibility is reasonable. The road into the site is unsurfaced. A widening of existing access to two-lane and construction to adopted standards would impact on surrounding Ancient Woodland.
<b>Access to Local Services and Facilities:</b> Could residents walk safely to village centre? Are there pavements to walk on?	No local services or facilities in Durfold Wood. Plaistow village facilities are 1.6 km away from the main road, no pavement.
<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?	Private residence. Except for the house and some of the garden, the site is set in Ancient Woodland outside a Settlement Boundary and in the countryside. Impact on Ancient Woodland and open countryside.
<b>Additional Benefit:</b> Would this development bring any additional benefit to the village /Parish?	Improved leisure access to woodland offered by the landowner.
<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?	Private residence outside a Settlement Boundary, set in Ancient Woodland and in the countryside. Part of the Ancient Woodland has been cleared to provide equestrian facilities and paddocks.



DURFOLD WOOD SITE:	SHORTLANDS, SHORTLANDS COPSE, DURFOLD WOOD
<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>	Marked impact on the countryside and Ancient Woodland. Some impact on adjacent footpath with views into the site. The site has good biodiversity so there would be an impact from development. The site is near to Chiddingfold SSSI. Therefore environmental assessment and mitigation is needed.
<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>	Medium to high risk of flooding from surface water as per the Environment Agency flood risk mapping) due to a stream running through the site into a small lake and onward through Durfold Wood alongside. Private sewerage system so no impact on public sewer system.

**Assessment:** Due to the fact the site itself, except for the house and some of the garden, is Ancient Woodland it is unsuitable for housing development.

The site is also in an isolated, countryside location with a lack of facilities which also renders it poor for sustainability. It would only be suited for market housing. Low-density housing would reduce the impact on the sensitive biodiversity at this location and reflect the characteristic of low density housing in adjacent Durfold Wood.

The area is not suitable for affordable housing, therefore the site does not meet identified Parish housing need.

Development would cause a marked impact on Ancient Woodland, the countryside and also have an impact on the small hamlet of Durfold Wood.

**Capacity:** Capacity of 10 dwellings

**Design Requirements:** If developed it would require careful design to reduce the impact on the countryside and Ancient Woodland; and to reflect the rural vernacular and the existing, characteristic low housing density of the adjacent Durfold Wood settlement. It is recommended to remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact.