



IFOLD SITE:	STRUDGWICK FARM, PLAISTOW ROAD, IFOLD
<b>Site Reference - NP Number:</b>	i3
<b>Size (Hectares) and Existing Land Use:</b>	0.2 Hectare. Residential former piggery /farm buildings.
<b>Proposed Type of Development:</b>	Residential, 2-3 units. Single storey and two storey development in rural /agricultural vernacular.
<b>Site Owner/Agent:</b>	Not Known.
<b>Site Availability:</b>	Not Known.
<b>Site Achievable in Plan Period:</b>	Not Known.
<b>Planning History:</b>	Planning consent granted to convert existing farm buildings to 3 residences.
<b>Access:</b> Describe access to road. Is the access safe? Can the access be made adequate for the development?	Existing access from the main road, Plaistow Road. Visibility is poor, so there may need to remove over grown scrubby hedge to improve. 40MPH
<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 bus stop and shop over ½ mile (temporarily closed for redevelopment) but across road with 40MPH and 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?	Redundant farm buildings. Coppice / rough pasture. Outside of village Settlement Boundary. Adjoins single detached residence to South. Impact on open countryside.
<b>Additional Benefit:</b> Would this development bring any additional benefit to the village /Parish?	
<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?	Redundant farm buildings. No contamination known.
<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?	Some impact on Countryside but site 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. Trees -TPO?
<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?	No flooding. Private sewerage system so no impact on public system.

**Assessment:** This site was assessed as too small to meet the housing allocation. A Planning Application to convert to existing farm buildings to dwellings was granted by Chichester District Council.

**Capacity:** Capacity 3 dwellings. This site has not been considered further by the Steering Group as it is too small to meet housing allocation but its existence is acknowledged.

**Design Requirements:** Careful design to reduce impact on countryside and to reflect rural / agricultural vernacular and characteristic low density.