

ALL SITES IDENTIFIED	SITE LOCATION																			
	Site Reference - NP Number?	Size: Hectares?	CDC SHLAA Reference?	Within a Settlement Boundary: Y / N ?	Conservation Area: Y; N; Adjoins	Countryside? Y / N	Site Achievable in Local Plan Period?	Proposed Type of Development? No. units	Existing Land Use?	Brownfield - any part? Y / N	Previous Land Use	Contamination: Y / N / Not Known	Ancient Woodland: Y / N / Adjoining?	Biodiversity Impact: Y / N / Possibly	Listed Buildings?	Flood Zone: Z1, Z2, Z3 or No	Sewage: Mains; Private	Distance to Plaistow Stores (km)	Nearest Bus Stop (approx km)	
DURFOLD WOOD	Site 3: Shortlands, Shortlands Copse	D1	2.4	PL1503	N	N	Y	Yes but Ancient Woodland	10 units	Residential curtilage	N	Ancient Woodland, countryside.	NK	A	Y	Nearby	No	P	2.1km	2.18km
IFOLD	Site 4: Land to the North of Little Springfield Farm, Plaistow Road	i1	1.35	IF1504	N	N	Y	Yes. But site unsustainably located and least preferred in <i>Neighbourhood Plan Household Survey and Housing Needs Assessment</i> (Mar 2016).	11 units	Agricultural land	N	Agricultural land used for grazing livestock on a periodic basis. No other use known.	N	N	P	Nearby	Part Z3 near stream	N	2.4km	.3 & .45
IFOLD	Site 6: Little Springfield Farm (Brownfield Site), Plaistow Road	i2	0.6	IF1501	N	N	Y	Yes but site unsustainably located.	6 units	Brownfield	Y	Redundant B2 (general industrial) & B8 (storage & distribution) Use Class when site of blast cleaning company (process used for paint stripping, rust removal or cleaning or profiling surfaces)], prior to that pig farm	NK	A	P	No	Part Z3 near stream	P	2.5km	.4 & .55
IFOLD	Strudgwick Farm, Plaistow Road	i3	0.2	N/A	N	N	Y	No	Too small for 6	Residential	N	Former piggery / farm.	NK	N	P	N	No	P	1.86km	0.874
LOXWOOD	Land adjacent to Peacocks, Plaistow Road	i4	0.39	N/A	N	N	Y	No. Loxwood Parish.	6 units	Paddock	N	Paddock. No other use known.	NK	N	N	Nearby	No	M	2.66km	0.1
IFOLD	Barn Wood, Hogwood Road	i5	1.95	IF08371	N	N	Y	No. Ancient Woodland.	N/A	Ancient Woodland	N	Designated Ancient Woodland.	N	All	Y	Adjoining	No	N/A	N/A	N/A
PLAISTOW	Site 1: Land opposite The Green	P1a	1.35	N/A	N	A	Y	Yes	11 units	Pasture	N	Used as a car park for 1-3 annual events on Village Green. Periodic livestock grazing. No other use known.	N	N	N	Nearby	N	M	0.14	0.1
PLAISTOW	Land adjacent to Common House and access from Rickmans Lane	P1b	1.17	N/A	N	A	Y	No. Landowner unwilling.	10 units	Agricultural land used for periodic grazing of livestock.	N	Existing grazing land used on periodic basis. No other use known.	NK	N	N	Adjoining	N	M	0.7	0.596
PLAISTOW	Old Barkfold Orchard	P2	0.8	N/A	N	Y	Y	No. Landowner unwilling for the site to be developed.	6 units	Modern Orchard	N	Part of private residential curtilage. No other use known.	NK	N	P	Adjoining	N	M	0.3	0.35 & 0.4
PLAISTOW	Site 2: Land adjacent to Todhurst	P3	1.36 but only 0.8ha proposed for development	PL1204	N	5%	Y	Yes	11 units	Naturalized rough woodland, rough grass and scrubland.	N	Formerly a field.	NK	A	Y	Adjoining	N	M	0.4	0.4
PLAISTOW	Infill between The Dairy and Edmund's Hill Cottage, The Street	P4	0.045	N/A	N	Y	Y	Yes	Too small for 6	Garden	N	Private garden. No other use known.	NK	N	N	Nearby	N	M	0.7	0.21
PLAISTOW	Bush House (Clements); -and- Land between Bush House (Clements) and Oaklands Lodge	P5 & P6	0.35	N/A	N	N	Y	Yes	6 units	Residential garden and Farmland	N	Farmland.	NK	N	N	Adjoining	N	M	0.61	0.23
PLAISTOW	Site 5: Land proposed at Foxbridge Golf Course, Plaistow (4.85ha for housing development; approx. 2ha for the community (remaining 17.3ha unknown)	P7	4.85	N/A	N	N	Y	Yes but site unsustainably located.	10+ units	9Hole Golf Course with Club House, Driving Range & Car Park	N	Agricultural land with farm.	NK	N	P	Opposite	N	P	2.7km	1km
PLAISTOW	Site 7: Land adjacent to The Dairy, The Street	P8	0.6	N/A	N	Part - near the oak trees and including the verge	Y	Yes but verge for cross-over owned by National Trust	11 units	Residential curtilage and disused pasture.	N	Formerly a field for grazing livestock given The Diary is adjacent. A small disused stable at centre of site - later a hen house (now disused). No other use known.	N	N	N	Nearby	N	M	0.35	0.2 & 0.22
PLAISTOW	Land adjacent to Lyons Green, Dunsfold Road	P9	1.37	N/A	N	N	Y	Yes	11 units	Agricultural land used for grazing livestock.	N	Agricultural land and paddock for grazing livestock.	N	N	N	None	N	P	0.9	0.2
PLAISTOW	Land adjacent to Sycamore Cottage, Rickmans Lane	P10	2.02	N/A	N	N	Y	Yes	11 units	Agricultural land / chicken pen.	N	Agricultural land and paddock for grazing livestock.	NK	N	N	Nearby	N	M	0.95	0.28

FIRST SIEVE SITES	SITE LOCATION	Site Reference - NP Number?	Size: Hectares?	CDC SHLAA Reference?	Within a Settlement Boundary: Y / N ?	Conservation Area: Y; N; Adjoins	Countryside? Y / N	Site Achievable in Local Plan Period?	Proposed Type of Development? No. units	Existing Land Use?	Brownfield - any part? Y / N	Previous Land Use	Contamination:Y / N / Not Known	Ancient Woodland: Y / N / Adjoining?	Biodiversity Impact: Y / N / Possibly	Listed Buildings?	Flood Zone: Z1, Z2, Z3 or No	Sewage: Mains; Private	Distance to Plaistow Stores (km)	Nearest Bus Stop (approx km)
IFOLD	Site 4: Land to the North of Little Springfield Farm, Plaistow Road	i1	1.35	IF1504	N	N	Y	Yes. But site unsustainably located and least preferred in <i>Neighbourhood Plan Household Survey and Housing Needs Assessment</i> (Mar 2016).	11 units	Agricultural land	N	Agricultural land used for grazing livestock on a periodic basis. No other use known.	N	N	P	Nearby	Part Z3 near stream	N	2.4km	.3 & .45
PLAISTOW	Site 1: Land opposite The Green	P1a	1.35	N/A	N	A	Y	Yes	11 units	Pasture	N	Used as a car park for 1-3 annual events on Village Green. Periodic livestock grazing. No other use known.	N	N	N	Nearby	N	M	0.14	0.1
PLAISTOW	Land adjacent to Common House and access from Rickmans Lane	P1b	1.17	N/A	N	A	Y	No. Landowner unwilling.	10 units	Agricultural land used for periodic grazing of livestock.	N	Existing grazing land used on periodic basis. No other use known.	NK	N	N	Adjoining	N	M	0.7	0.596
PLAISTOW	Old Barkfold Orchard	P2	0.8		N	Y	Y	No. Landowner unwilling for the site to be developed.	6 units	Modern Orchard	N	Part of private residential curtilage. No other use known.	NK	N	P	Adjoining	N	M	0.3	.03 & .04
PLAISTOW	Site 2: Land adjacent to Todhurst	P3	1.36 but only 0.8ha proposed for development	PL1204	N	5%	Y	Yes	11 units	Naturalized rough woodland, rough grass and scrubland.	N	Formerly a field.	NK	A	Y	Adjoining	N	M	0.4	0.4
PLAISTOW	Bush House (Clements); -and- Land between Bush House (Clements) and Oaklands Lodge	P5 & P6	0.35		N	N	Y	Yes	6 units	Residential garden and Farmland	N	Farmland.	NK	N	N	Adjoining	N	M	0.61	0.23

The landowner of Shortlands (Shortland Copse, Durfold Wood), presented this site to the Steering Group for consideration in the Parish *Neighbourhood Plan Household Survey and Housing Needs Assessment* (2016) and Public Consultations (Jan-Feb 2016). On the eve of the Public Consultations (Jan-Feb 2016) the new landowner of the Site: Land Proposed at Foxbridge Golf Course, also presented this site for consideration. As the survey and public consultation presentations had been finalised, a separate display was prepared for Parishioners to view and they were invited to comment via post-it notes. Both sites were appraised using Chichester District Council's SHLAA assessment and then evaluated by the Steering Group along with the other sites brought forward into the Second Sieve.

SECOND SIEVE SITES	SITE LOCATION																			
	Site Reference - NP Number?	Size: Hectares?	CDC SHLAA Reference?	Within a Settlement Boundary: Y / N ?	Conservation Area: Y; N; Adjoins	Countryside? Y / N	Site Achievable in Local Plan Period?	Proposed Type of Development? No. units	Existing Land Use?	Brownfield - any part? Y / N	Previous Land Use	Contamination: Y / N / Not Known	Ancient Woodland: Y / N / Adjoining?	Biodiversity Impact: Y / N / Possibly	Listed Buildings?	Flood Zone: Z1, Z2, Z3 or No	Sewage: Mains; Private	Distance to Plaistow Stores (km)	Nearest Bus Stop (approx km)	
PLAISTOW	Site 1: Land opposite The Green	P1a	1.35	N/A	N	A	Y	Yes	11 units	Pasture	N	Used as a car park for 1-3 annual events on Village Green. Periodic livestock grazing. No	N	N	N	Nearby	N	M	0.14	0.1
PLAISTOW	Site 2: Land adjacent to Todhurst	P3	1.36 but only 0.8ha proposed for development	PL1204	N	5%	Y	Yes	11 units	Naturalized rough woodland, rough grass and scrubland.	N	Formerly a field.	NK	A	Y	Adjoining	N	M	0.4	0.4
DURFOLD WOOD	Site 3: Shortlands, Shortlands Copse	D1	2.4	PL1503	N	N	Y	Yes but Ancient Woodland	10 units	Residential curtilage	N	Ancient Woodland, countryside.	NK	A	Y	Nearby	No	P	2.1km	2.18km
IFOLD	Site 4: Land to the North of Little Springfield Farm, Plaistow Road	i1	1.35	IF1504	N	N	Y	Yes. But site unsustainably located and least preferred in <i>Neighbourhood Plan Household Survey and Housing Needs Assessment</i> (Mar 2016).	11 units	Agricultural land	N	Agricultural land used for grazing livestock on a periodic basis. No other use known.	N	N	P	Nearby	Part Z3 near stream	N	2.4km	.3 & .45
PLAISTOW	Site 5: Land proposed at Foxbridge Golf Course, Plaistow (4.85 Hectare for housing development; approx. 2 Hectare for the community (remaining 17.3 Hectare unknown)	P7	4.85	N/A	N	N	Y	Yes but site unsustainably located.	10+ units	9 Hole Golf Course with Club House, Driving Range and Car Park.	N	Agricultural land with farm.	NK	N	P	Opposite	N	P	2.7km	1km

After a Call for Sites at the Public Consultations held Jan-Feb 2016, the landowners of Little Springfield Farm (Plaistow Road, Ifold RH14 0PD) presented their brownfield site to a meeting of the Parish Council (15 March 2016) for consideration in the Neighbourhood Plan. This site was appraised by the Steering Group using Chichester District Council’s SHLAA assessment and evaluated. The revised National Planning Policy Framework (NPPF) included an explicit reference to prioritising brownfield land for development. This view is supported by evidence gathered since 2012 which shows Parish residents prefer developing brownfield before greenfield. Proposals for sustainable development on small sites of less than ten units are also 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). Therefore, the Steering Group proposed this brownfield site to be brought forward into the Draft Neighbourhood Plan for development of 6 units, which would have less impact on the countryside and adjacent Ancient Woodland.

A Site Options and Assessment (Aug 2016) by AECOM (an expert planning consultancy delivering technical support awarded to the Parish by Locality, a programme partner of the Department of Communities and Local Government – DCLG) noted that the evidence suggested the best performing of all the identified sites, as ‘Land Adjacent to Todhurst’, which was initially proposed to take 6 units of the Parish housing allocation. However, subsequent to AECOM’s assessment, more information came to light that consequently caused the site to be discounted. Chichester District Council informed the Parish in a Housing Needs report and cover letter (17 Aug 2016) of the LPA’s housing policy position on affordable housing quotas. The District also outlined the many development constraints of the site as advised to them by The Hyde Group (housing association) who own part of the land needed for access. It was established, through consultation, that the development of this site would be unpopular with the adjoining residents due to concerns over loss of privacy, additional vehicular traffic and loss of amenity/woodland to rear of the existing homes 23 of which are under the management of the Hyde Group. They later confirmed they did not wish to develop the site as it was in their opinion the technical constraints made it unviable: the location of a sewage pumping station and electricity cabinet both inhibit the preferred entry point into the site; and remaining electricity transformer poles and sewer alignments would also require relocation for development to occur. Moreover, the water resources utility, Southern Water, informed that they require unrestricted access to the pumping station for a 9 metre vehicle, incurring further restrictions. It was also recognised that parking and traffic issues in the adjacent Nell Ball housing area would be exacerbated by additional housing. This site was therefore discounted.

RECOMMENDATION AS AT 26 MAY 2016	SITE LOCATION													Site Reference - NP Number?	Size: Hectares?	CDC SHLAA Reference?	Within a Settlement Boundary: Y / N ?	Conservation Area: Y; N; Adjoins	Countryside? Y / N	Site Achievable in Local Plan Period?	Proposed Type of Development? No. units	Existing Land Use?	Brownfield - any part? Y / N	Previous Land Use	Contamination: Y / N / Not Known	Ancient Woodland: Y / N / Adjoining?	Biodiversity Impact: Y / N / Possibly	Listed Buildings?	Flood Zone: Z1, Z2, Z3 or No	Sewage: Mains; Private	Distance to Plaistow Stores (km)	Nearest Bus Stop (approx km)
PLAISTOW	Site 2: Land adjacent to Todhurst	P3	1.36 but only 0.8ha proposed for development	PL1204	N	5%	Y	Yes	11 units	Naturalized rough woodland, rough grass and scrubland.	N	Formerly a field.	NK	A	Y	Adjoining	N	M	0.4	0.4												
IFOLD	Site 6: Little Springfield Farm (Brownfield Site), Plaistow Road	i2	0.6	IF1501	N	N	Y	Yes but site unsustainably located.	6 units	Brownfield	Y	Redundant B2 (general industrial) & B8 (storage & distribution) Use Class when site of blast cleaning company (process used for paint stripping, rust removal or cleaning or profiling surfaces)], prior to that pig farm	NK	A	P	No	Part Z3 near stream	P	2.5km	.4 & .55												

Subsequent technical support awarded to the Parish by Locality, a programme partner of DCLG, and delivered by expert planning consultancy AECOM, recommended the brownfield site be discounted. A Site Options and Assessment (15 Aug 2016) by AECOM highlighted a 2016 Appeal from a refused 2015 CDC Planning Application and noted the Planning Inspectorate decision (01 Mar 2016). AECOM advised that ‘the NPPF’s approach to sustainable development relates to the document as a whole, meaning that even though it supports the development of brownfield land (as at Little Springfield Farm) in principle, on balance, it would not support new residential development at Ifold due to its lack of services and facilities, as per the conclusions of the recent Appeal Decision. Recognition of this point would mean rethinking the current approach of allocating development equally to Plaistow and Ifold, which, though understandable from the point of view of equality, is not otherwise supported by the evidence and appears contrary to two of the Basic Conditions of neighbourhood planning. It would also enable local residents to understand that, though Little Springfield Farm may be considered sustainable in terms of brownfield land, this consideration is easily outweighed in the national planning system both as a result of its location away from the settlement boundary and by Ifold’s overall lack of sustainability as a location for new growth.’ This assessment and recommendation was further corroborated in an Opinion from Colin Smith Planning. The Plan must also meet the identified Parish housing need and that includes an element of affordable housing. Sites of 10 houses or fewer are not required to deliver affordable housing according to CDC, therefore the plan as drafted will deliver 11 houses on one site to ensure this need is met. The brownfield is not in a sustainable location for affordable housing nor considered large enough to deliver 11 houses without impact on the countryside and adjacent Ancient Woodland. The brownfield site was therefore discounted by the Parish due to the reasons noted above and the vulnerability of this allocation to challenge. The AECOM Site Options and Assessment (Aug 2016) noted the next best performing of the sites in Plaistow, after Todhurst, when taking all relevant criteria into account, was ‘Land Adjacent to the Dairy’ which was subsequently brought forward for incorporation into the Neighbourhood Plan by the Parish. At a meeting of the full Parish Council on 17th January 2017 the The Site: Land opposite The Green, Common House Road, Plaistow was endorsed as a reserve site, required in the event that other proposed development sites were discounted from being taken forward.

SITE GOING FORWARD INTO THE DRAFT PRE-SUBMISSION NEIGHBOURHOOD PLAN	SITE LOCATION	Site Reference - NP Number?	Size: Hectares?	CDC SHLAA Reference?	Within a Settlement Boundary: Y / N ?	Conservation Area: Y; N; Adjoins	Countryside? Y / N	Site Achievable in Local Plan Period?	Proposed Type of Development? No. units	Existing Land Use?	Brownfield - any part? Y / N	Previous Land Use	Contamination: Y / N / Not Known	Ancient Woodland: Y / N / Adjoining?	Biodiversity Impact: Y / N / Possibly	Listed Buildings?	Flood Zone: Z1, Z2, Z3 or No	Sewage: Mains; Private	Distance to Plaistow Stores (km)	Nearest Bus Stop (approx km)
SITE TO TAKE ALLOCATION OF ABOUT 10 UNITS	Site 7: Land adjacent to The Dairy, The Street, Plaistow	P8	0.5	N/A	N	Part - near the oak tree and including the verge.	Y	Yes but verge for cross-over owned by National Trust	11 units	Residential curtilage and disused pasture.	N	Formerly a field for grazing livestock given The Diary is adjacent. A small disused stable at centre of site - later a hen house (now disused). No other use known.	N	N	N	Nearby	N	M	0.4	0.2 & .22
RESERVE SITE	Site 1: Land opposite The Green, Common House Road, Plaistow	P1a	1.35	N/A	N	A	Y	Yes	11 units	Pasture	N	Used as a car park for 1-3 annual events on Village Green. Periodic livestock grazing. No other use known.	N	N	N	Nearby	N	M	0.14	0.1

After further investigations of The Dairy site, evidence demonstrated that the impact of providing an access to this site would result in potential harm to significant trees and the hedge adjacent to the road verge. Such an impact would be harmful to the setting of the Conservation Area. At a meeting of the full Parish Council (17th Jan 2017) the councillors present considered an update from the Neighbourhood Plan Steering Group. Since the last update, a CDC HER search (Historic Environment Record) was carried out on the The Dairy site, which did not highlight anything significant. An Arboricultural Impact Assessment (AIA) [AIA Report and Tree Constraints Plan] was also carried out, the purpose of which was to evaluate the direct and indirect effects of proposed development on trees and hedges on the site, and where necessary to consider appropriate mitigation. The report states that four ‘A’ grade trees (T1, T2, T4 and T5) are of high value, two of which are located adjacent to the frontage on The Street. Technically an access road could be created but would have to be a low impact, no dig access which is not deemed suitable to service a development of 11 houses requiring a road constructed to Highways adoption standards. The landowners of The Dairy site advised that there is a potential alternative access further South, although the land over which they have private access rights (for field maintenance) is not in their ownership and is also a Public Right of Way (Path Number: 633; Type: Restricted Byway). The possible secondary access point is located between two properties (Mission Hall and Chumleigh – formerly known as Kimbers) on Rickman’s Lane. Therefore the Parish Council agreed that it was for the landowner to demonstrate viability of the site in relation to access and they would be given the opportunity to provide this information by the end of January 2017 this was extended as a courtesy into February. It has since been confirmed that the land needed for access into The Dairy site is owned by the National Trust. This therefore becomes an issue of whether development of the site is achievable as The Dairy site landowners must obtain agreement from and then negotiate with the National Trust for access over that land and in a timely manner to permit the Parish to deliver on its housing allocation according to Chichester District Council’s Local Plan, their Site Allocations DPD and to meet their five-year housing supply. Consequently, there are doubts over the deliverability and achievability of The Dairy site. Therefore with reference to the Parish Council’s decision, NPPF paragraphs 021 and 022 and Planning Practice Guidance, the achievability of this site could not be considered deliverable over the plan period and the site was discounted. The site: Land opposite The Green was then taken forward for allocation in the Pre-submission Plan.

PLAISTOW	SITE GOING FORWARD INTO PRE-SUBMISSION NEIGHBOURHOOD PLAN	SITE LOCATION																		
		Site Reference - NP Number?	Size: Hectares?	CDC SHLAA Reference?	Within a Settlement Boundary: Y / N ?	Conservation Area: Y; N; Adjoins	Countryside? Y / N	Site Achievable in Local Plan Period?	Proposed Type of Development? No. units	Existing Land Use?	Brownfield - any part? Y / N	Previous Land Use	Contamination:Y / N / Not Known	Ancient Woodland: Y / N / Adjoining?	Biodiversity Impact: Y / N / Possibly	Listed Buildings?	Flood Zone: Z1, Z2, Z3 or No	Sewage: Mains; Private	Distance to Plaistow Stores (km)	Nearest Bus Stop (approx km)
	Site 1: Land opposite The Green, Common House Road.	P1a	1.35	N/A	N	A	Y	Yes	11 units	Pasture	N	Used as a car park for 1-3 annual events on Village Green. Periodic livestock grazing. No other use known.	N	N	N	Nearby	N	M	0.14	0.1