

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	No. Ancient Woodland. Unsustainable location.	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. Site unsustainably located and least preferred in the <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. Site unsustainably located. Reference: NP Policy EE4 – Brownfield Site and 2016 Planning Inspectorate Appeal Decision.	6 units	Brownfield	Y	Redundant B2 (general industrial) & B8 (storage & distribution) Use Class; previously a 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
IFOLD	Land adjacent to Peacocks, Plaistow Road	i4	0.39	N/A	N	N	Y	No	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	Opposite	N	M	0.14	0.1
PLAISTOW	Land accessed from Rickmans Lane and adjacent to Common House	P1b	1.17	N/A	N	A	Y	No. Landowner unwilling for the site to be developed.	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. But now discounted due to issues with access.	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	No. Reference: Aboricultural Impact Assessment.	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 but too small for entire allocation.	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 (4.85 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. Reference: Site Options & Assessment Report (Aug 2016).	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
PLAISTOW	Site 7: Land adjacent to The Dairy, The Street	P8	0.6	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 Dairy 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. But unsustainably located in the countryside.	6 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 RH14 ONT	Land adjacent to Sycamore Cottage, Rickmans Lane	P10	2.02	N/A	N	N	Y	Yes. But on periphery of village.	6 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. Site unsustainably located and least preferred in the <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	Opposite	N	M	0.14	0.1
PLAISTOW	Land accessed from Rickmans Lane and adjacent to Common House	P1b	1.17	N/A	N	A	Y	No. Landowner unwilling for the site to be developed.	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. But now discounted due to issues with access.	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/A	N	N	Y	Yes but too small for entire allocation.	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 other use known.	N	N	N	Opposite	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. But now discounted due to issues with access.	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	No. Ancient Woodland. Unsustainable location.	10 units	Residential curtilage	N	Ancient Woodland, countryside.	NK	A	Y	Nearby	No	P	2.1km	2.18km
IFOLD	Site 6: Little Springfield Farm (Brownfield Site), Plaistow Road	i2	0.6	IF1501	N	N	Y	Yes. Site unsustainably located. Reference: NP Policy EE4 – Brownfield Site and 2016 Planning Inspectorate Appeal Decision.	6 units	Brownfield	Y	Redundant B2 (general industrial) & B8 (storage & distribution) Use Class; previously a pig farm.	NK	A	P	No	Part Z3 near stream	P	2.5km	.4 & .55
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. Reference: Site Options & Assessment Report (Aug 2016).	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 (January-February 2016) the landowners of Little Springfield Farm (Brownfield) presented their site to the Steering Group for consideration. This site was appraised using Chichester District Council's SHLAA assessment and then evaluated by the Steering Group along with the Second Sieve sites to determine which sites to bring forward into the Draft Neighbourhood Plan.

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	1.36ha but only 0.8ha proposed for development	PL1204	N	5%	Y	Yes. But now discounted due to issues with access.	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. Site unsustainably located. Reference: NP Policy EE4 – Brownfield Site and 2016 Planning Inspectorate Appeal Decision.	6 units	Brownfield	Y	Redundant B2 (general industrial) & B8 (storage & distribution) Use Class; previously a pig farm.	NK	A	P	No	Part Z3 near stream	P	2.5km	.4 & .55													

The planning consultancy, AECOM (appointed by the qualifying body Locality, a partner organization of the Department of Communities and Local Government - DCLG) conducted a sustainability appraisal of the proposed housing sites in August 2016 for the Parish Council. Their findings and conclusions identified that the site: *Little Springfield Farm (Brownfield)* was considered to be unsustainable and in conflict with local and strategic policies. In light of this expert planning advice the Steering Group decided this site would not be carried forward. Further detailed investigation of the Site: Land adjacent to Todhurst by the Steering Group identified a high level of technical constraints along with doubts about the viability of mixed housing development and the impact on biodiversity. Therefore it was unanimously decided that this site would also not be carried forward. Accordingly, the Steering Group propose the Sites: Land adjacent to The Dairy; and Land opposite The Green. However, it is noted that in order to ensure that there is sufficient flexibility and resilience in the Neighbourhood Plan, the site: *Land opposite The Green*, is identified as a 'Reserve Site' and only to be allocated if the Site: Land adjacent to The Dairy is unable to be delivered within the timeframe of this Plan.

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)
PLAISTOW	Site 7: Land adjacent to The Dairy, The Street	P8	0.6 ha	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 Dairy 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
RESERVE	Site 1: Land opposite The Green	P1a	1.35 ha	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	Opposite	N	M	0.14	0.1

In a Site Options and Assessment conducted by AECOM (on behalf of Locality – a programme partner of the Department of Communities and Local Government – DCLG) the next best performing of the sites in Plaistow, after Todhurst (now discounted), 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. However, after further investigations, evidence demonstrated that the impact of providing an access to The Dairy site would result in potential harm to significant trees. Technically access could be created but would have to be a low impact, no dig 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 of a potential alternative access further South, but 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. It was confirmed that the land needed for access is owned by the National Trust. This therefore became an issue of whether development of the site was 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 were doubts over the deliverability and achievability of The Dairy site. Therefore with reference to the NPPF paragraphs 021 and 022, and the Parish Council’s decision, the site: Land adjacent to The Dairy was discounted and the reserve site: Land opposite The Green, Common House Road, Plaistow has now been proposed for allocation in the Plaistow & Ifold Parish Neighbourhood Plan.

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)
PLAISTOW	Site 1: Land opposite The Green	P1a	Development area reduced to .8 ha	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	Opposite	N	M	0.14	0.1