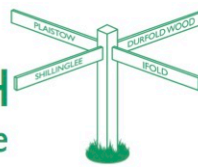
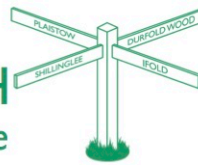


PLAISTOW SITE:	LAND PROPOSED AT FOXBRIDGE GOLF COURSE, FOXBRIDGE LANE, PLAISTOW RH14 0LB
Site Reference - NP Number:	P7
Size (Hectares) and Existing Land Use:	24 Hectares in Total: However, only 4.85 Hectare is proposed for housing development; with approximately 2 Hectare proposed for community use (the remainder 17.3 Hectare unknown). Currently a 9 Hole Golf Course with licenced Club House, Driving Range, Car Park (unsurfaced), outbuildings for maintenance equipment and private sewerage.
Proposed Type of Development:	The landowner proposed 39 residential units of mixed house types, family /elderly Single storey and some two storey development.
Site Owner/Agent:	Mr K. Middleton
Site Availability:	Yes in plan period 1-5years. The landowner has stated will make available.
Site Achievable in Plan Period:	Yes
Planning History:	<p>Previously part of Foxhanger Farm (agricultural farmland) and permitted on Appeal (16 Sep 1991) for conversion to a nine-hole golf course with club house.</p> <ul style="list-style-type: none"> • Ref. No: 06/00324/LAPRED Licensing Application Status: Licence Issued. Premises Licence - Vary DPS • Ref: 04/01932/FUL Status: Permit Proposed new access drive to Foxbridge Barn. • Ref: 03/02992/COU Status: Permit. Change of use of redundant professional's shop and roof storage area into staff flat with lounge, kitchen and shower room and bedroom and shower room over. • Ref: 00/02958/FUL Status: Permit Steel framed portal unit to provide secure housing for machinery, tractor and mowers etc to service golf course. • Ref: 91/00096/PS Decision Date: 16 Sep 1991 Status: Appeal allowed. Erection of club house. • Ref: 91/00124/PS Status: Refuse. Erection of club. <p>Foxhanger Barn:</p> <ul style="list-style-type: none"> • Ref: 10/03982/NMA Status: Permit. Non-material amendment to PS/10/02546/DOM. Amendment to windows / glazing. • Ref: 10/02558/FUL Status: Permit. Change of use of Barn 1 for office and storage and retention of Barn 2 for storage of goods. • Ref: 10/02546/DOM Status: Permit. Single storey link between kitchen and games room building to south. • Ref: 03/00188/DOM Status: Refuse. New vehicular access. <p>Scout Girl Guide Group HQ:</p> <ul style="list-style-type: none"> • Ref: 04/03346/FUL Status: Permit. Proposed extension to scout and guide hut. <p>Brook Cottage:</p> <ul style="list-style-type: none"> • Ref: 13/04127/DOM Status: Permit. Erection of two storey extension • Ref: 05/00325/FUL Status: Permit. Prefabricated agricultural store/barn for motor vehicles and agricultural machinery. • Ref: 04/01576/DOM Status: Permit. Erection of 1.85 metres high closeboarded fence with vertical panels.



PLAISTOW SITE:	LAND PROPOSED AT FOXBRIDGE GOLF COURSE, FOXBRIDGE LANE, PLAISTOW RH14 0LB
<p>Access: Describe access to road. Is the access safe? Can the access be made adequate for the development?</p>	Existing access is onto a narrow, one lane, public highway, Foxbridge Lane (D Class, Number: 07201770) with reasonable sight lines in both directions. The entrance to the Golf Course merges with the entrance to Foxhanger Barn alongside (with part residential, part business use). A landmark, lone veteran oak is at the immediate entrance of the car park. It does not have a TPO but looks to be a good specimen.
<p>Access to Local Services and Facilities: Could residents walk safely to village centre? Are there pavements to walk on?</p>	Poor access to local village services and facilities in Plaistow or Ifold (with only a Scout Girl Guide HQ and a hall). No pavements are available. 60MPH speed zone, reducing to 30MPH on Rickmans Lane leading to the facilities and services in Plaistow and reducing to 40MPH leading to Ifold.
<p>Village / Landscape Impact: 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?</p>	The Golf Course is set in countryside, next to fields and woodland (Wephurst Wood). Mature hedges are on the boundary with the public highway, Foxbridge Lane. Development of 39+ residential units would have a large impact on the countryside. Public Right of Way (Path Number: 637 Bridleway) is along the southern boundary.
<p>Additional Benefit: Would this development bring any additional benefit to the village /Parish?</p>	The landowner has offered to continue to provide community facilities: club house with bar, public open space. Possible improved off-road, recreational access to the countryside. In 2017 the landowner advised the Parish Council he had purchased Ifold stores (closed in July 2015 and on the Parish Council Assets Register) and would consider reopening the shop in exchange for support for conversion of the golf course to residential housing.
<p>Existing Use of Site: Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?</p>	Foxbridge has a D2 Leisure - Use Class and currently operating as a Golf Course with licenced Club House. There are outbuildings housing maintenance equipment and the private sewerage system. The site is in a Nitrate Vulnerable Zone. No contamination is known.
<p>Landscape & Heritage & Biodiversity: 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?</p>	Impact on adjoining countryside. Defra magic mapping shows the site adjoins Ancient Woodland to the North. A track (noted on WSCC imap) runs from the southern boundary of the car park, along the Western boundary to the North where it joins Little Headfoldswood Copse (Ancient Woodland). Opposite is Grade II listed building, Foxbridge Farmhouse. Foxhanger Barn (part residential, part business – owned by the same landowner) is adjacent on the North and North East boundaries and though not listed, appears to have historic character. The land of Brook Cottage (North of Foxhanger Barn) adjoins the site on the North East boundary. The site is well screened by hedge from the Public Highway. But development would have some impact on views from a Public Right of Way (Path Number: 637, Bridleway). The site is laid as a golf course and mown, therefore impact to biodiversity is somewhat reduced. However, there are several ponds located throughout the site.
<p>Flooding, Drainage & Water Sources: 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?</p>	The Environment Agency flood risk mapping indicates a risk from surface water flooding on the Eastern boundary of the site. Private sewerage system, so no impact on foul water drainage.



Assessment: The new landowner of Foxbridge Golf Course reported the golf course was failing financially and therefore is seeking an alternative use. The site was presented in late December 2015 for consideration in the Neighbourhood Plan after the publication and distribution of a Parish-wide survey, and therefore was not included in a printed survey sent to residents registered on the electoral roll. A separate display for this site was provided at Public Consultations held in January-February 2016 and residents were invited to comment. The majority of informal responses from the Jan-Feb 2016 public consultations, indicated that residential development of this site is not preferred. Retention of a venue, which can be used by the community and expansion of commercial recreational facilities with perhaps small-scale, enabling residential development (if necessary), is preferred.

The site does not meet sustainability criteria, its size and location would make it less suitable to meet the Parish housing need.

Capacity: 39 dwellings proposed by the landowner is in excess of the 10 unit allocation for the Parish in Chichester District Council's Local Plan (2014-2029).

Design Requirements: A small amount of enabling development to reduce the impact on countryside. Remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact. Style to conform to the rural vernacular.