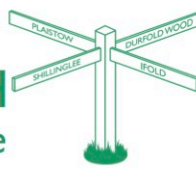


PLAISTOW SITE:	THE BUSH HOUSE (formerly known as Clements Vegetarian Restaurant); -AND- LAND BETWEEN BUSH HOUSE AND OAKLANDS LODGE, RICKMANS LANE, PLAISTOW RH14 0NT
Site Reference - NP Number:	P5 and P6
Size (Hectares) and Existing Land Use:	0.35 Hectare; Private garden and agricultural field.
Proposed Type of Development:	Residential, 6 units. Site suitable for mixed development of mixed house types, to meet housing need.
Site Owner/Agent:	Mr and Mrs K.P. Allerton
Site Availability:	Possible in plan period 1-5years.
Site Achievable in Plan Period:	Possible, Yes.
Planning History:	<p>The Bush House (formerly Clements Vegetarian Restaurant, originally a Public House):</p> <ul style="list-style-type: none"> • Ref: 06/02583/DOM Status: Permit - Erection of garage with study on first floor. • Building Control Application Ref.: 06/01118/OTHBN Status: Building Work Complete • Ref. No: 04/03719/DOM Status: Permit Porch and tiled facade to perimeter of existing flat roof and form pitched roof over existing side dormer. • Ref.: 03/00642/FUL Status: Permit Change of use from part restaurant (A3) and part residential (C3) to residential use and change of use from paddock to residential garden. • Ref.: 02/01277/FUL Status: Application Withdrawn Change of use from mixed class A3 restaurant/residential to one self-contained residential dwelling, alterations to existing building to facilitate residential use and extension to provide one additional dwelling unit. • Ref.: 94/00092/REF Status: Dismis - Erection of one house on adjacent land. • Ref.: 94/00501/OUT Status: Dismis Erection of one house and garage on adjacent land. • Ref.: PS/00064/92 Status: Permit – Two stables for domestic use. • Ref.: PS/00106/88 Status: Permit - Change of use from brewery tenancy public house to domestic residence. Demolition of bottle store and toilets. • Ref.: PS/00096/88 Status: Permit - Change of use from brewery tenancy public house to domestic residence. • Histories prior to 1974 are not revealed on CDC website.
Access: <i>Describe access to road. Is the access safe? Can the access be made adequate for the development?</i>	Access to public highway (Rickmans Lane) reasonable visibility. 30MPH speed zone.
Access to Local Services and Facilities: <i>Could residents walk safely to village centre? Are there pavements to walk on?</i>	Reasonable walking distance (650m) to Plaistow village services and facilities. No pavement available, however the site is in a 30MPH speed zone.



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Village / Landscape Impact: <i>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?</i>	Private Garden between properties and agricultural land. Infill development. Outside of Plaistow village Conservation Area. Continues part ribbon development that exists along Rickmans Lane. Some impact on the countryside location, which would require careful design rural village vernacular. Public Footpath (path number: 618, leading to Rumbolds Lane) is along the Southern boundary. No TPOs on the site. Possible mitigation for loss of vegetation (hedging).
Additional Benefit: <i>Would this development bring any additional benefit to the village /Parish?</i>	Economic benefit for Plaistow village services and facilities.
Existing Use of Site: <i>Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?</i>	Private garden and agricultural field for grazing. Bush House now a residence was previously Clements Vegetarian Restaurant (Part A3 and residential) and prior to that a Public House. No contamination known.
Landscape & Heritage & Biodiversity: <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>	Limited impact on existing residential properties surrounding site provided development does not extend behind. Limited biodiversity impact as private garden and pasture kept mown. Potential impact if mature and semi-mature trees lost from site.
Flooding, Drainage & Water Sources: <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>	Not in a flood zone. No increased flood risk. Public sewerage system is at capacity in the Parish, which runs to the Brewhurst Mill pumping station in Loxwood Parish. A Condition is required for mitigation.

Assessment: Bush House is a detached two-storey dwelling converted from a restaurant and originally a Public House. The property is set back 8m from the public highway Rickmans Lane, within a large plot which extends to the South-East. The front has a white picket fence the other boundaries consist of mature vegetation. The site is within the rural area, on the road approaching the village of Plaistow. There are a number of residential dwellings to the North and on the opposite side of the road. There is a two-storey detached dwelling to the West.

This site possibly could come forward. The site needs a careful scheme of design; the development must protect the character and appearance of the village and rural location. Site too small to meet current housing allocation of about 10 units. The site is well located to Plaistow village services and facilities.

Capacity: Capacity a maximum of 6 dwellings in order to mitigate potential harm and impact on the rural countryside.

Design Requirements: Remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact. Style to conform to the village vernacular and rural position.