



PLAISTOW SITE:	LAND ACCESSED FROM RICKMANS LANE AND ADJACENT TO COMMON HOUSE, PLAISTOW
Site Reference - NP Number:	P1b
Size (Hectares) and Existing Land Use:	1.17 Hectare; Pasture
Proposed Type of Development:	Residential, 10 units. The site is suitable for a mixed development of house types, family /elderly, to meet housing need. Single storey and some two-storey development.
Site Owner/Agent:	Mrs B. Slater and Mrs D. Wooldridge, Common House and 5 Bushfield
Site Availability:	Unlikely, the owners have been approached and are disinclined to sell for development.
Site Achievable in Plan Period:	Probably not.
Planning History:	Not Known.
Access: Describe access to road. Is the access safe? Can the access be made adequate for the development?	Access from the main road, Rickmans Lane is narrow. The visibility is reasonable. Two ownerships.
Access to Local Services and Facilities: Could residents walk safely to village centre? Are there pavements to walk on?	Reasonable access to local village services and facilities. Reasonable walking distance. No pavement. Less suitable for elderly.
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?	Open grazing land, trees and hedge on boundary Adjoins Plaistow conservation area. Close to a Grade II listed house. Impact on open area in village centre and views identified by Conservation Area Appraisal. Development would be difficult to mitigate. Loss of grazing land.
Additional Benefit: Would this development bring any additional benefit to the village /Parish?	Additional economic support for village services and facilities.
Existing Use of Site: Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?	Existing grazing land used on periodic basis. No other use known. No contamination known.
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?	Impact on existing residential properties surrounding site to the South. Impact on important public views across site. Close to Grade II listed house. Site large for number of houses potential for public green space. No impact on footpaths. Site mown and grazed therefore biodiversity reduced.
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?	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. A Condition is required for mitigation.

Assessment: This site is unlikely to come forward in the plan period, numerous unwilling owners.

Capacity: Capacity of 10 dwellings in order to mitigate potential harm. Site more suited to family housing than for the elderly.

Design Requirements: Very careful design to reduce impact on other residents, alter views in village and impact on conservation area.