



PLAISTOW SITE:	LAND ADJACENT TO LYONS GREEN, DUNSFOLD ROAD, PLAISTOW
Site Reference - NP Number:	P9
Size (Hectares) and Existing Land Use:	1.37 Hectare. Agricultural land used for grazing livestock.
Proposed Type of Development:	Residential, 6 or 10 units.
Site Owner/Agent:	Ms. Anna Vassilieva (unconfirmed)
Site Availability:	Possibly. Site presented by a person who may only have planning overage rights across the land.
Site Achievable in Plan Period:	Possibly.
Planning History:	Article 4 Direction in effect, approved by the Secretary of State (5 th Mar 1985).
Access: Describe access to road. Is the access safe? Can the access be made adequate for the development?	Access is from the public highway, Dunsfold Road (dual carriageway), a rural road with a 60MPH speed limit. There are reasonable sight lines in both directions. Near to a busy road junction: Dunsfold Road with Shillinglee Road.
Access to Local Services and Facilities: Could residents walk safely to village centre? Are there pavements to walk on?	The site is remote from village services and facilities being approx. 900m to Plaistow Stores - along 60MPH road with no pavement.
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?	Agricultural land in the countryside. Remote from other houses in the vicinity. Not contiguous with Plaistow village. The land lies between a paddock for grazing horses and Nell Ball Farm; and in front of Kings Park equine centre. Some hedging would likely need to be removed to construct a two-lane access road to adoption standards into the site.
Additional Benefit: Would this development bring any additional benefit to the village /Parish?	No.
Existing Use of Site: Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?	Agricultural land used for grazing livestock. No other use known. No known contamination.
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?	Nearby Lyons Green Cottages Nos 1 & 2 on Shillinglee Road are Grade II listed (Historic England ref: 1226664 Lion's Green 1 and 2). The field is kept mown and used for grazing livestock. Possible biodiversity impact due to the mature hedging and trees surrounding the site and its close proximity to Ancient Woodlands (Kingspark Wood, Nell Ball Copse and Berry Field Copse). There are no Public Footpaths in or around the site.
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. The alignment of the public sewer at that location is unknown. Public sewerage is at capacity in the Parish. The system begins in Durfold Wood runs through Plaistow on to Ifold then on to the Brewhurst Mill pumping station in Loxwood Parish. Brewhurst Mill is at capacity and also accepts sewage from Loxwood and Alfold (Surrey) Parishes. A Condition is required for mitigation.

Assessment: This agricultural land lies off the west side of the public highway, Dunsfold Road, just south of its junction with Shillinglee Road in a 60MPH speed limit. The junction is heavily trafficked during peak hours with commuters travelling to/from the A283 through Plaistow to/from the B2133. There is a highway safety issue for entry/exit to the site due to being in the 60MPH speed zone. The land has been used for grazing livestock. It overlooks a paddock alongside, currently used for grazing horses and is adjacent to an equine centre and a farm. Housing development in this location would be remote from Plaistow village and detrimental to the character and amenity of the countryside. The boundaries on Dunsfold Road and with the farm alongside, is lined by mature hedging.

Capacity: 6 or 10 units.

Design Requirements: The Steering Group have considered the site and discount it due to its lack of sustainability.