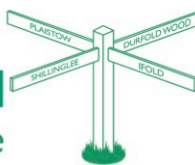
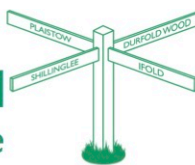


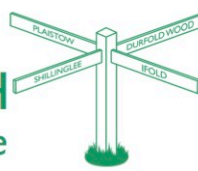
PLAISTOW SITE:	LAND ADJACENT TO SYCAMORE COTTAGES, RICKMANS LANE, PLAISTOW RH14 0NT
Site Reference - NP Number:	P10
Size (Hectares) and Existing Land Use:	1.97 Hectare available. Agricultural land and paddock for grazing livestock (currently a large, fenced hen house in situ). On the outskirts of Plaistow village.
Proposed Type of Development:	Residential, about 10 units. The site size can be reduced to to make appropriate use of the land.
Site Owner/Agent:	Mr Peter Waite. There are no other land owners. The verge is maintained by WSCC Highways.
Site Availability:	Available
Site Achievable in Plan Period:	Yes, 1-5 years.
Planning History:	<ul style="list-style-type: none"> • Sycamore Cottages: <ul style="list-style-type: none"> – Alterations to previously approved planning permission PS/03/02332/DOM - front porch. Ref: 04/03312/DOM – Single storey extensions to front and rear. Ref: 03/02332/DOM – Proposed garage with auxiliary room above. Ref: 07/02976/DOM • Old House: Erection of double car barn. Ref: 99/01859/DOM • Willow Tree Cottage (opposite Sycamore Cottages): Erection of replacement dwelling. Ref: 05/01732/FUL • Needepe: Single storey granny annex at side and rear. Ref: 06/03183/DOM • Bramble: Installation of UPVC conservatory. Ref: 98/00828/DOM • Little Orchard: <ul style="list-style-type: none"> – Proposed Oak framed orangery extension to replace existing conservatory at rear of house. Ref: 11/05377/PLD – Erection of stainless chimney. Ref: 01/02249/DOM • Pear Tree Cottage: <ul style="list-style-type: none"> – Loft conversion of garage (inc, dormer windows). Ref: 06/05775/DOM – Two storey rear extension providing enlarged kitchen/breakfast room with bedroom/shower room over, 2 no. dormer windows, single storey front extension providing enlarged hall with cloakroom and associated alterations. Ref: 06/05775/DOM • Crouchland Farm (there are numerous planning applications associated with this farm): <ul style="list-style-type: none"> – Proposed livestock shelter. Ref: 16/03793/PNO – Proposed demolition of existing farm building and construction of a dairy unit with associated infrastructure, access and replacement of workers accommodation. Ref: 16/02841/FUL – Certificate of lawfulness for the proposed use as an Anaerobic Digestion facility with unrestricted throughput of imported waste or other material and the export of gas and digestate. Ref: WSCC/036/15/PS
Access: <i>Describe access to road. Is the access safe? Can the access be made adequate for the development?</i>	Vehicular access is currently via a metal field gate from the public highway, Rickman’s Lane. Good sight lines onto the highway. Access is within a 30MPH speed zone but near to a 60MPH limit - extension to 30MPH zone would mitigate.



PLAISTOW SITE:	LAND ADJACENT TO SYCAMORE COTTAGES, RICKMANS LANE, PLAISTOW RH14 0NT
<p>Access to Local Services and Facilities: <i>Could residents walk safely to village centre? Are there pavements to walk on?</i></p>	<p>Yes. Approximately 700m walking distance to local services and facilities in the centre of Plaistow village which include: a Church, primary school, store with coffee shop, pub, village hall (Winterton Hall - with a Youth Club, a pre-school that has a dedicated outdoor playground, weekly post office services dispensed in the Youth Club - to the rear of the hall and an outdoor multi-use games area); a village green; a recreation ground with a pavilion (formerly a cricket club) and an outdoor childrens' playground; and a football club with pavilion.</p> <p>No pavement but some verge is available in several sections to walk safely off-road at times in a 30MPH speed zone.</p>
<p>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></p>	<p>Agricultural land and paddock for grazing livestock. There is an approximate 1 metre grass verge in front (not National Trust owned land as other parts of Rickman's Lane), with a number of mainly coniferous/evergreen bushes, hedge and mature trees to the South Eastern part of the frontage which provides screening.</p>
<p>Additional Benefit: <i>Would this development bring any additional benefit to the village /Parish?</i></p>	<p>Yes. Many facilities and services are in the village centre. Young families could walk from this site to the local pre-school, school, youth club and recreational amenities including childrens playground on the green. Elderly residents may find it difficult but there are currently many elderly residents residing on Rickman's Lane.</p> <p>Mitigation of extending the 30MPH speed zone past the last house on this side of Rickmans Lane (Nuthurst – Grade II) enhancing the sustainability of residential properties by increasing road safety for pedestrians and thus encouraging walking.</p>
<p>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></p>	<p>Agricultural land and paddock for grazing livestock (currently a large, fenced hen house in situ) combined with residential curtilage. No known contamination. But it is noted that an industrial biogas plant is located at Crouchland Farm (currently in an Appeal with a Planning Inquiry) with probable noise, light, odour emissions and associated traffic movements. Crouchland are also known to spread digestate (a by product of anaerobic digestion) on the agricultural fields to the site rear.</p>



PLAISTOW SITE:	LAND ADJACENT TO SYCAMORE COTTAGES, RICKMANS LANE, PLAISTOW RH14 0NT
<p>Landscape & Heritage & Biodiversity: <i>Will development adversely affect the amenity of nearby properties?</i> <i>Will site preserve existing views?</i> <i>Will site affect any listed buildings/heritage assets? Will any green space be gained?</i> <i>Is there any impact to footpaths?</i> <i>Is there any impact on protected species or other biodiversity impacts?</i></p>	<p>All sites that have been identified in this Neighbourhood Plan process are outside a Settlement Boundary and in the countryside and therefore all would have some impact were housing development proposed. The site:</p> <ul style="list-style-type: none"> – is outside of the Plaistow Conservation Area and not within a Settlement Boundary or National Park; – has no TPOs on trees or hedges (area or Individual); – does not affect European wildlife sites or Sites of Special Scientific Interest (SSSI); – does not affect protected species. Limited biodiversity impact as it is maintained as a mown field; – is not within, or may affect, an AONB; – is nearby to Ancient Woodland. The nearest being Long Copse, Rumbolds Farm, and Hardnip’s Copse; – does not involve woodland creation, deforestation, forest road operations and tree felling; – does not require grants for woodland planting; – is not on land which is known to have been contaminated or is in the vicinity of a permitted site; – does not affect any known scheduled monument nor require applications for scheduled monument consent; – does not require listed building consent applications relating to a Grade II building; – does not require for total or substantial demolition of a Grade II listed building nor require demolition of a building in a Conservation Area; – does not impact on any PROWs but is nearby to Path Numbers 620_1 Footpath; 618 Footpath; 633_2 Bridleway and 619 Footpath. – may have some effect on the amenity (views) of adjacent properties but could be resolved with careful mitigation. <p>The nearest listed buildings are Oldhouse (next to the site, set back in its curtilage and surrounded by agricultural fields) and Nuthurst Cottage (next to Old House). Another listed buildings in the vicinity is Fidler’s Copse, 220m away towards the village centre.</p>
<p>Flooding, Drainage & Water Sources: <i>Is the site within Flood Zone 2 or 3?</i> <i>Will development of the site increase flood risk?</i> <i>Can the existing sewerage system cope with this?</i></p>	<p>The site is not near a main river or controlling the flow of any river or stream, and is in Flood Zone 1 with a low probability of flooding and where surface water flooding risk may be mitigated through a Sustainable Drainage System (SuDS) including onsite attenuation. Environment Agency mapping shows the site to be in a Nitrate Vulnerable Zone (surface water) and Drinking Water Safeguard Zone (SgZ). 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.</p>



Assessment:

Sycamore Cottages is outside a Settlement Boundary and outside the Plaistow Conservation Area, and is located in the countryside. But it is recognised that all sites that have been identified in this Neighbourhood Plan process are outside a Settlement Boundary and in the countryside and therefore all would have some impact were housing development proposed.

Sycamore Cottages is a detached 2-storey dwelling built approx. 1985, on the South West side of Rickman's Lane (the public highway) and is the most South Eastern property in a line of detached dwellings. Buildings in the immediate area are predominantly residential. Sycamore Cottages garden extends to and overlooks the site, which is a field to the rear and alongside.

Located on the outskirts of Plaistow village, the site is approximately 700m walking distance to local services and facilities in the centre of Plaistow village which include: a Church, primary school, store with coffee shop, pub, village hall (Winterton Hall - with a Youth Club, a pre-school that has a dedicated outdoor playground, weekly post office services dispensed in the Youth Club - to the rear of the hall - and an outdoor multi-use games area); a village green; a recreation ground with a pavilion (formerly a cricket club) and an outdoor childrens' playground; and a football club with pavilion.

There was concern that additional housing in this location would cause ribbon development but there are two residential properties to the South, located further along the public highway, therefore the site could be considered as Infill development.

A listed property, Old House (Grade II) is the nearest neighbour with its neighbour, Nuthurst Cottage, also Grade II. The setting of these listed buildings would require careful consideration in any design scheme. Fidlers Copse (Grade II) is located 220m away towards Plaistow village centre.

Rickmans Lane, slopes from South East upwards to the North West. A vehicular access is at the North West side of the site to Sycamore Cottages garage. Access into the site could be changed if needed with replacement landscaping to existing access to maintain screening. Access to the highway is into a 30MPH speed zone but very near to the start of a 60MPH speed zone. Mitigation could be obtained by extending the 30MPH speed zone past the last house (Nuthurst Cottage – Grade II) on this side of Rickmans Lane.

There is no screening to the site rear, due to the presence of agricultural farmland to the South used for grazing livestock and possibly for growing feedstock. There would be a visual impact on neighbouring properties and the countryside with a potential development. But this may be mitigated by allocation of landscaped, green space areas to buffer.

There is probable noise, light and odours from a nearby industrial biogas plant at [Crouchland Farm](#) (under Appeal with a Planning Inquiry) who are known to spread digestate (a by product of anaerobic digestion) on the agricultural fields to the site rear.

The Steering Group considered this site and discounted it due to the reasons noted above and that it was lower in hierarchy with other sites more centrally located in Plaistow village and its facilities and services. But it is noted that this site is still ranked high in meeting most NPPF sustainability criteria than others that have been identified, including the site noted in the CDC Site Allocations Development Plan Document (SA DPD): [Land to the North of Little Springfield Farm, Plaistow Road, Ifold](#).

Capacity: about 10 units (11 maximum) of small 1, 2 or 3 bedroom units as per the identified Housing Need, with some of the units to meet the Chichester District Housing Register (affordable housing need).

Design Requirements:

Design scheme to reflect the rural, traditional aspect (style and materials) of nearby listed houses. Any proposed development would have to be well designed, appropriate in size and form to the neighbouring buildings, and the whole development should integrate with the countryside surroundings.

Retain and protect the hedging at the site entrance with mitigation of additional native planting to maintain the sylvan roadscape and protect wildlife foraging areas. It is recommended to allocate a portion of the site as a landscaped (native species), green buffer between the new development and Old House (Grade II). Impact to amenity on existing residential properties surrounding the site may be mitigated against with an appropriate landscape scheme of native trees and hedging in keeping with the rural countryside.