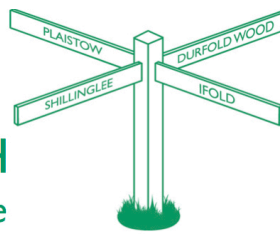


PLAISTOW SITE:	LAND ADJACENT TO SYCAMORE COTTAGE, RICKMANS LANE, PLAISTOW RH14 0NT
Site Reference - NP Number:	P10
Size (Hectares) and Existing Land Use:	1.97 Hectare. Agricultural land and paddock for grazing livestock (currently a large, fenced hen house in situ) combined with residential curtilage.
Proposed Type of Development:	Residential, 6 or 10 units.
Site Owner/Agent:	Mr Peter Waite
Site Availability:	Available
Site Achievable in Plan Period:	Yes, 1-5 years.
Planning History:	<ul style="list-style-type: none"> • Alterations to previously approved planning permission PS/03/02332/DOM - front porch. Sycamore Cottages Rickmans Lane Plaistow Billingshurst West Sussex RH14 0NT Ref. No: 04/03312/DOM Received: Wed 15 Sep 2004 Validated: Wed 15 Sep 2004 Status: Permit • Single storey extensions to front and rear. Sycamore Cottage Rickmans Lane Plaistow Billingshurst West Sussex RH14 0NT Ref. No: 03/02332/DOM Received: Tue 26 Aug 2003 Validated: Tue 26 Aug 2003 Status: Permit • Proposed garage with auxiliary room above. Sycamore Cottages Rickmans Lane Plaistow Billingshurst West Sussex RH14 0NT 07/02976/DOM
Access: Describe access to road. Is the access safe? Can the access be made adequate for the development?	Access onto an adopted highway. Access is in a 30MPH limit just metres before it becomes a 60MPH limit.
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, approx. 740m walking distance to Plaistow Stores. No pavement available.
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 and paddock for grazing livestock.
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 and paddock for grazing livestock (currently a large, fenced hen house in situ) combined with residential curtilage. No known contamination.



PLAISTOW SITE:	LAND ADJACENT TO SYCAMORE COTTAGE, RICKMANS LANE, PLAISTOW RH14 0NT
<p>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></p>	<p>Adjacent properties will be affected by the urbanisation of the countryside.</p>
<p>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></p>	<p>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.</p>

Assessment: Sycamore Cottage (built approx. 1985) is a detached 2-storey dwelling located on the South West side of Rickmans Lane and is the most South Eastern property in a line of detached dwellings on this side of the road.

The land is rural countryside, outside of Plaistow village (not within a settlement boundary). There is agricultural farmland to the South of the site. Sycamore Cottage garden extends to and overlooks the site which is a field to the rear and alongside. The adopted highway, Rickmans Lane, slopes from South East upwards to the North West, with vehicular access at the North West side of the site to Sycamore Cottage garage. There is a 1 metre grass verge in front with a number of mainly coniferous/evergreen bushes, hedge and mature trees to the South Eastern part of the frontage which provide screening on the boundary with the road. Vehicular access to the site is currently via a metal gate.

There is no screening to the rear of the site and there would be a visual impact on neighbouring properties and the countryside with a potential development of 6 or 10 units.

Additional housing in this location would cause Ribbon development detrimental to the character and amenity of the countryside.

There is probable noise, light and gas emissions from a nearby industrial biogas plant.

There is a possible Highway safety issue due to the proximity of the site the 60MPH limit speed zone.

Capacity: 6-10 units of small 1-3 bedroom units as per the [Neighbourhood Plan Household Survey & Housing Needs Assessment 2016](#) and 1-3 units to meet the Chichester District Housing identified housing need.

Design Requirements: The Steering Group have considered the site and discount it due to it being loss of agricultural land and a lack of sustainability.