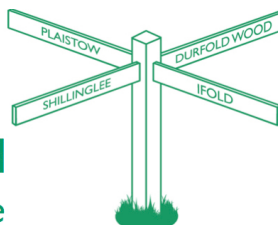


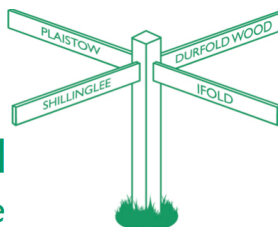
PLAISTOW & IFOLD PARISH

Durfold Wood – Ifold – Plaistow – Shillinglee

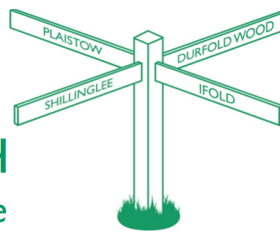


YOUR NEIGHBOURHOOD PLAN

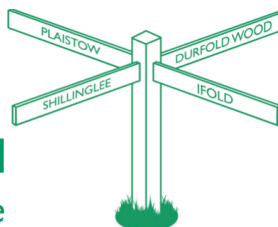
PLAISTOW SITE:	LAND ADJACENT TO THE DAIRY, THE STREET, PLAISTOW
Site Reference - NP Number:	P8
Size (Hectares) and Existing Land Use:	0.6 Hectare . Residential curtilage, disused agricultural land, partly in the conservation area.
Proposed Type of Development:	Residential (mixed type), 11units.
Site Owner/Agent:	F. W. Gibbs Will Trust. Mr R.S. Hodgins, agent for the landowners (a Trust) has advised the Parish Clerk via email, that the Trust has no objection in principle to development.
Site Availability:	Available
Site Achievable in Plan Period:	Yes. Developable in 1-5 years.
Planning History:	None Known. Houses adjacent have had planning applications for extensions, conservatories, garages and other matters within the past 15 years. • Edmund's Hill Cottage (not listed): No planning applications have been found but it is noted that there is a modern conservatory attached to the cottage. • Mission Hall (on the site of the demolished Plaistow Chapel and newly constructed in 2010): – Change of use of existing chapel to single dwelling and creation of extension. Ref. No: 00/01406/FUL Status: Permit – Replacement dwelling. Old house to be demolished. New 3 no.bedroom, 2 storey house. Ref. No: 09/00543/FUL Status: Permit • Golden Cross House (not listed) to the East of the site (a detached faux Georgian Style property built of red brick with clay tiled ridged roof and a parapet roof on the double garage - accessed from Rumbolds Lane.). – Demolition of existing garage, addition of side extension and porch. Golden Cross House Plaistow Billingshurst RH14 OPY Ref. No: 13/04157/DOM Received: Thu 19 Dec 2013 Validated: Tue 14 Jan 2014 Status: Permit – Removal of the existing glazed roof, windows and doors to be replaced with new windows and doors together with a tiled roof to include rooflights. The existing brick plinth will be retained. Golden Cross House Rickmans Lane Plaistow Billingshurst West Sussex RH14 OPY Ref. No: 09/01170/DOM Received: Tue 24 Mar 2009 Validated: Wed 01 Apr 2009 Status: Permit – Remove existing diseased hedge and construct brick boundary wall. Golden Cross House Plaistow Billingshurst West Sussex RH14 OPY Ref. No: 04/00105/DOM Received: Fri 09 Jan 2004 Validated: Fri 09 Jan 2004 Status: Permit



PLAISTOW SITE:	LAND ADJACENT TO THE DAIRY, THE STREET, PLAISTOW
Access: Describe access to road. Is the access safe? Can the access be made adequate for the development?	The site is not on or in close proximity to a main trunk road, where there could be potential impacts on the environment (noise and air). Access is onto The Street, an adopted highway with reasonable sight lines in both directions and in a 30MPH zone. A BT sub-station hut (with a road-side cabinet) is opposite the site entrance with the driveway of a dwelling - Little Coppice - to the right. They do not appear to be restrictive for entry/exit. A telegraph pole on verge may require relocation. Two veteran oak trees are either side of entrance with reasonable width between for access. The tree to the left is a healthy specimen and retention is encouraged. The lesser specimen tree to the right lies within the curtilage of The Dairy (also owned by F.W. Gibbs Will Trust) behind the concrete foundation of a former garage. Ownership of the verge has yet to be confirmed – if not Highways, possibly National Trust.
Access to Local Services and Facilities: Could residents walk safely to village centre? Are there pavements to walk on?	Good access to local village services and facilities, approx. 400m walking distance to Plaistow Stores. 200-220m to the nearest bus stops in either direction. No pavement available but there is some mown verge for pedestrians.
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?	There may be some effect on the character or appearance of the Plaistow Conservation Area as a small section of the site nearest The Street lies within (the land encompassing The Dairy across to Edmund's Hill Cottage.) and the site access crosses through that small part. It is considered the mature hedging on The Street boundary and the two veteran oak trees at the entrance could be retained, crown lifted and/or protected with root barrier to allow continued contribution to the streetscape. No trees have TPOs. Some other trees exist around The Street boundary. Little Coppice opposite - on a slightly higher elevation - is bound by tall hedging also in the Plaistow Conservation Area. There may be some impact to the amenity (views) on surrounding residential properties that may be mitigated with an appropriate design of units and landscape scheme of native trees and hedging.
Additional Benefit: Would this development bring any additional benefit to the village /Parish?	Ideal location for aging residents wishing to downsize to smaller homes but stay in the Parish, as identified in the Neighbourhood Plan Household Survey & Housing Needs Assessment 2016. There is easy access to facilities and services. Young families could walk from this site to the local pre-school, school, youth club and recreational amenities.
Existing Use of Site: Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?	Private garden, residential curtilage and a grass field kept mown. A small, disused stable in the site centre, was used for a time as a hen house. There is a concrete path extending from behind Edmund's Hill Cottage down to the disused stable. The laareand was previously the site of a dairy. No other use is known. No known contamination.



PLAISTOW SITE:	LAND ADJACENT TO THE DAIRY, THE STREET, PLAISTOW
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?</i> <i>Will any green space be gained? Is there any impact to footpaths?</i> <i>Is there any impact on protected species or other biodiversity impacts?</i>	• No impact to any PROWs. • Limited biodiversity impact as it is maintained as a mown field. • There may be some effect on the amenity (views) of The Dairy, Edmund's Hill Cottage and Mission Hall, The Street; and Golden Cross House to the East of the site. • There may be some effect on the setting of a Grade II listed buildings: Golden Cross Cottages (Numbers 1 & 2) and Stone House. Golden Cross Cottages adjoins part of the Northern boundary of the site. Stone House is semi-detached with Golden Cross Cottages and is partly visible from the highest elevation of the site across the rear garden curtilage of The Dairy. • The site adjoins two dwellings that are in the Conservation Area: The Dairy and Edmund's Hill Cottage. Both dwellings are noted as building of positive merit in the Plaistow Conservation Area Character Appraisal and Management Proposals - May 2013. The Site: Land adjacent to The Dairy: • does not affect European wildlife sites or Sites of Special Scientific Interest (SSSI). • does not affect protected species. However, an overgrown pond and disused stable on the site may have nesting creatures, which could be relocated to mitigate harm to biodiversity as has often happened in the settlement of Ifold prior to development works commencing (Case Study: Kogala, The Drive, Ifold). • is not within, or may affect, an Area of Outstanding Natural Beauty. • is not within 500m of an Ancient Woodland. • does not involve woodland creation, deforestation, forest road operations and tree felling. • does not require grants for woodland planting. • is not on land which could be contaminated or is in the vicinity of a permitted site. • does not affect any scheduled monument. • does not 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. • does not require demolition of a building in a Conservation Area.



PLAISTOW SITE:	LAND ADJACENT TO THE DAIRY, THE STREET, PLAISTOW
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>	A pond, overgrown with brambles and other vegetation, is located on part of the side boundary, next to Golden Cross House. The site is not on land within flood zone two or three. There are no identified critical drainage problems that have been notified to the local authority. The site proposed is not near a main river or controlling the flow of any river or stream. The site is in an area at a low risk of flooding and where the risk of surface water flooding may be mitigated through a Sustainable Drainage System (SuDS) including onsite attenuation basins. The flood risk from surface water is low (The EA defines Low risk as each year this area has a chance of flooding of between 0.1% and 1%). 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: The site location fulfils sustainability criteria for being located near to Plaistow facilities and services. The site was originally identified as the infill land between The Dairy and Edmund's Hill Cottage and 0.38 Hectare in size. However, the Steering Group have confirmed that the same landowner also owns the field immediately adjacent, behind the properties Edmund's Hill Cottage and Mission Hall. The Steering Group have established with the landowner, that they are willing to allocate additional land from that field alongside in order to make a site size of approximately [0.6 hectare](#). This ensures a plot size that can accommodate a development scheme of 11 units and allows for provision of appropriate green space between houses in any future development scheme, to be in keeping with the rural, countryside location. Therefore have less impact on houses surrounding the site and the village.

Capacity: 11 units of small 1, 2 or 3 bedroom units as per the [Neighbourhood Plan Household Survey & Housing Needs Assessment 2016](#) and including 4 units to meet the Chichester District Housing identified housing need.

Design Requirements: Development scheme to accommodate rising ground. Design scheme to reflect the traditional aspect (style and materials) of houses in the nearby Conservation Area (The Dairy and Edmund's Hill Cottage). 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 (root barrier) the veteran oak trees and as much of the hedging as possible at the site entrance to maintain the sylvan roadscape. It is proposed to draw a curtilage of a size comparative to plots immediately adjacent around The Dairy to preserve that property's amenity and to also distance the site from the listed buildings of Stone House and Golden Cross Cottages. It is recommended to allocate a portion of the site to improve a garden buffer between the adjacent dwelling Golden Cross House and the new development. Impact to amenity on existing residential properties surrounding the site may be mitigated with an appropriate landscape scheme of native trees and hedging in keeping with the rural countryside and the village.