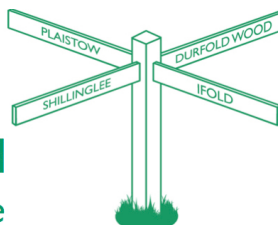


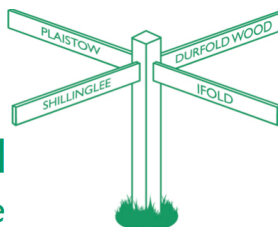
PLAISTOW & IFOLD PARISH

Durfold Wood – Ifold – Plaistow – Shillinglee



YOUR NEIGHBOURHOOD PLAN

PLAISTOW SITE:	LAND ADJACENT TO THE DAIRY AND EDMUND'S HILL COTTAGE, THE STREET, PLAISTOW
Site Reference - NP Number:	P8
Size (Hectares) and Existing Land Use:	0.38 Hectare. Residential curtilage, partly in the conservation area. The landowner also owns the land immediately adjacent and has no objection in principal to additional land being added to increase the site size to 0.6 Hectare. The allocation of additional land will ensure an appropriate spaciousness to a development scheme in keeping with the rural countryside and the village.
Proposed Type of Development:	Residential, 6 units.
Site Owner/Agent:	F. W. Gibbs Will Trust
Site Availability:	Available
Site Achievable in Plan Period:	Developable in 1-5 years.
Planning History:	None Known. It adjoins the conservation area. Adjacent houses in the vicinity have had planning applications for extensions, conservatories and garages within the past 5-15 years and New Mission Hall was newly constructed in October 2010.
Access: <i>Describe access to road. Is the access safe? Can the access be made adequate for the development?</i>	Access is onto an adopted highway with reasonable sight lines and in a 30MPH zone. Large, veteran oak trees are at the site entrance (to be retained) which possibly have a TPO (to be confirmed). Ownership of the verge is also to be confirmed.
Access to Local Services and Facilities: <i>Could residents walk safely to village centre? Are there pavements to walk on?</i>	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.
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>	Mature hedging exists along The Street side of the site boundary with a reasonable width access point alongside the former garage site of The Dairy. Mature oak trees are the other side of the hedge into the site. They don't appear to impact access and could be retained and protected with root barrier and continue to provide to the village character. There is residential curtilage behind The Dairy and between The Dairy and Edmund's Hill Cottage. There may be a small impact to the amenity (views) on existing residential properties surrounding the site that may be mitigated against with an appropriate landscape scheme of native trees and hedging in keeping with the rural countryside and the village.
Additional Benefit: <i>Would this development bring any additional benefit to the village /Parish?</i>	This location is ideal 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 , as there is easy access to facilities and services from this location. Young families can walk to the local pre-school, school, youth club and recreational amenities from this site.



PLAISTOW SITE:	LAND ADJACENT TO THE DAIRY AND EDMUND'S HILL COTTAGE, THE STREET, PLAISTOW
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>	Private garden and residential curtilage. A small, unused stable exists in the centre of the site, which was later used as a hen house. Previously a dairy. No other use known. No known contamination.
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>	Some impact to amenity (views) on existing residential properties surrounding the site. No impact to any PROWs. Limited biodiversity impact as it is maintained as a mown field.
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>	A pond, overgrown with brambles, is located on a side boundary, next to Golden Cross House. The site is 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: The nearby 'The Dairy' and 'Edmund's Hill Cottage' are unlisted but have been identified on the [Plaistow Townscape Appraisal Map](#) as being positive buildings of townscape merit. The site location fulfils sustainability criteria for being located near to Plaistow facilities and services. The site is 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 New Mission Hall. The Steering Group have established with the landowner that they are willing to allocate additional land from that field alongside to make a site size of approximately 0.6 Hectare. This ensures a site that can accommodate a development scheme of 6-10 units and be of a size in keeping with the Plaistow village's rural, countryside location by ensuring appropriate green space be allocated between houses in any future development and therefore have less impact on existing houses surrounding the site and the village. A BT sub-station is opposite the entrance to the site. A telegraph pole is on the verge in front of the roadside hedge.

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: Development scheme to accommodate rising ground. Design scheme to reflect the traditional aspect (style and materials) of houses in the nearby conservation area. 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 at the site entrance to maintain the sylvan roadscape. It is recommended to allocate a portion of the site to improve a garden buffer between Golden Cross House and the new development. 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 and the village.