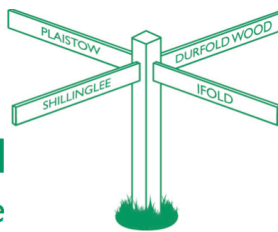


PLAISTOW SITE:	LAND ADJACENT TO TODHURST, THE STREET, PLAISTOW
Site Reference - NP Number:	3P
Size (Hectares) and Existing Land Use:	Total area 1.36 Hectare; rough woodland, rough grass, scrubland. However, only part is proposed for development approximately 0.8ha maximum. A portion of the site is also proposed for informal Local Green Space.
Proposed Type of Development:	Residential, 10 units. Site suitable for mixed development of house types, mixed /elderly to meet housing need. Location more suited to affordable housing. Single storey and some two-storey development.
Site Owner/Agent:	Mr J. Mudford
Site Availability:	Yes, in the plan period 1-5 years. The owner has stated he will make it available for 10 units.
Site Achievable in Plan Period:	Yes
Planning History:	<p>Part of this site is in the revised Plaistow Conservation Area (March 2013). This site is identified in the <i>Chichester District Council Site Allocation Development Plan Document</i> - SHLAA Reference: PL1204. 'Assessed and discounted. The development of the site would have an impact on Conservation area and listed buildings (Black Lane Cottage and Old Red Hatch).' [Note: sic, should be Back Lane Cottage.]</p> <ul style="list-style-type: none"> • Felling of 1 no. Oak. Ref. No: 95/02304/TCA Status: null • Traditional conservatory. Ref. No: 96/01109/LBC Status: Permit • Traditional conservatory. Ref. No: 96/01152/DOM Status: Permit • Lop approximately 4 branches of one Ash tree. Ref. No: 98/00158/TPO Status: Permit • Crown reduce by 30% (all round) and raise the canopy up to the first major fork on 1no. Ash tree (T1) subject to PS/91/00794/TPO. Ref. No: 16/02965/TPA Status: Pending Consideration
<p>Access: <i>Describe access to road. Is the access safe? Can the access be made adequate for the development?</i></p>	Access from Ashfield through the Nell Ball housing area. Covenant in favour of Chichester District Council access, only to meet housing need. Access congested through Nell Ball, mitigation is needed. Sewer Pumping Station and Electricity substation may restrict access. No access off Back Lane.
<p>Access to Local Services and Facilities: <i>Could residents walk safely to village centre? Are there pavements to walk on?</i></p>	Good access to local village services and facilities, reasonable walking distance. Pavement available.
<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>	Naturalized rough woodland, rough grass and scrubland, formerly field. Adjoins Plaistow Conservation Area. Adjoins Ancient Woodland and Semi-Natural Woodland (Nell Ball Copse and Berry Field Copse) and a Public Right of Way (Bridleway, Path Number: 636). Adjacent to and opposite Grade II listed houses. Would require careful design.



PLAISTOW SITE:	LAND ADJACENT TO TODHURST, THE STREET, PLAISTOW
<p>Additional Benefit: <i>Would this development bring any additional benefit to the village /Parish?</i></p>	<p>Provide site for smaller units in village. Additional economic support for village services and facilities. Improvement to access and parking through Nell Ball.</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>Naturalized rough woodland, rough grass, scrubland, formerly a field. Private ownership but has become informal green space used by residents and school. No other use known. No contamination known. There is an electricity substation with sewage pumping station at the entrance of the site from Ashfield.</p>
<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>Some impact on existing residential properties surrounding site. Limited public views into the site as it is well screened. Adjacent to Grade II listed houses and the Conservation Area. Site large for number of houses with potential for public green space, which would provide a buffer to adjacent listed buildings and Conservation Area. Loss of naturalised vegetation and the impact that may have on the biodiversity requires a survey and mitigation measures.</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. Some ponds are on the site. 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: This site could come forward for a limited amount of development. The site is environmentally sensitive and needs a careful design scheme. Development must protect the character and appearance of the Grade II listed houses (Todhurst, Back Lane Cottage, Red Hatch), village and conservation area. It is recommended to develop only part of the site and to retain the rest as public green space (to be kept naturalized). Attention is drawn to the sewage pumping station (Nell Ball Plaistow Waste Pumping Station site reference no.: 101288) located at the entrance to the site from Ashfield with a green-box housed electricity sub-station attached (please note: existing maps incorrectly indicate this only as an 'El Sub Stn'). It is possible a buffer is required around the station. Attention is drawn to the presence of high / low voltage power supply lines within the site and the possibility that these will need to be re-routed in order to accommodate access to the proposed development.

Capacity: Capacity a maximum of 11 dwellings in order to mitigate potential harm.

Design Requirements: Protect Grade II listed houses, conservation area, bridleway and ancient woodland from impact. Retain naturalised vegetation to undeveloped areas and reinforce with additional planting. One and two storey housing, mixed house types to meet housing need. Remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact. Style to conform to the village vernacular and conservation area. For any development, a Condition is essential that improvements would be required to car-parking through Nell Ball to assist the access.