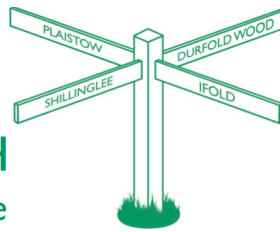


<b>PLAISTOW SITE:</b>	<b>OLD BARKFOLD, THE STREET, PLAISTOW</b>
<b>Site Reference - NP Number:</b>	2P
<b>Size (Hectares) and Existing Land Use:</b>	0.8 Hectare; Modern Orchard.
<b>Proposed Type of Development:</b>	Residential, 10 units. Site suitable for mixed development of house types, family/ elderly to meet housing need. Single storey and some two storey development.
<b>Site Owner/Agent:</b>	Mr & Mrs Cave
<b>Site Availability:</b>	Unlikely, the owners have been approached and are disinclined to sell for development.
<b>Site Achievable in Plan Period:</b>	No, Unlikely.
<b>Planning History:</b>	Not Known.
<b>Access:</b> <i>Describe access to road. Is the access safe? Can the access be made adequate for the development?</i>	Access to main road, visibility poor sharp bend, need to retain pine trees or mitigate for loss, verge to the front may be owned by National Trust.
<b>Access to Local Services and Facilities:</b> <i>Could residents walk safely to village centre? Are there pavements to walk on?</i>	Good access to local village services and facilities, easy walking distance. Pavements available.
<b>Village / Landscape Impact:</b> <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>	Modern orchard with hedge on boundary Adjoins conservation area. Opposite and adjoining Grade II listed houses and public house and church. Impact on open area in village centre. Would require very careful design.
<b>Additional Benefit:</b> <i>Would this development bring any additional benefit to the village /Parish?</i>	Provide site for smaller units in village centre. Additional economic support for village services and facilities.
<b>Existing Use of Site:</b> <i>Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?</i>	Modern orchard, part of private curtilage. No other use known. No contamination known.
<b>Landscape &amp; Heritage &amp; Biodiversity:</b> <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>	Impact on existing residential properties surrounding site. Limited public views into site, well screen by hedge. Opposite and adjoining Grade II listed houses. No impact on footpaths. Site occasionally mown and grazed therefore biodiversity reduced.



PLAISTOW SITE:	OLD BARKFOLD, THE STREET, PLAISTOW
<p><b>Flooding, Drainage &amp; Water Sources:</b> <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:** This site is unlikely to come forward in the plan period, unwilling owner.

**Capacity:** Capacity of 10 dwellings in order to mitigate potential harm. Mixed house type suitable for elderly.

**Design Requirements:** Protect the village centre retain hedge existing screening; create strong landscape buffer around North boundary and adjacent to Barkfold; development single storey and some two storey; remove permitted development rights for extensions and loft conversions to maintain the rural character and low impact. Style to conform to village vernacular and conservation area.