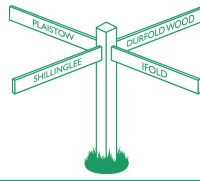


# YOUR NEIGHBOURHOOD PLAN

## PLAISTOW AND IFOLD PARISH

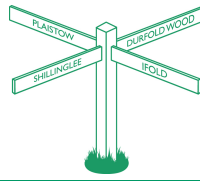
<b>PLAISTOW SITE:</b>	LAND OPPOSITE THE GREEN, COMMON HOUSE ROAD, PLAISTOW RH14 0NR
<b>Site Reference - NP Number:</b>	1Pa
<b>Size (Hectares) and Existing Land Use:</b>	approximately 0.8ha; Pasture used for grazing sheep and occasional car-parking for on the village Green events.
<b>Proposed Type of Development:</b>	Residential. For a maximum of 11 units to ensure that 30% are Affordable Units. The site is suitable for a mixed development of house types, family /elderly, to meet the Parish housing need. A mixture of single storey with some two-storey development (1, 2 or 3 bedrooms).
<b>Site Owner/Agent:</b>	Mr S. Wooldridge and Mrs B. Slater, who have confirmed they are authorised to speak on behalf of two other co-landowners.
<b>Site Availability:</b>	Yes in the plan period 1-5years. The owners have confirmed they will make the site available for about 10 units.
<b>Site Achievable in Plan Period:</b>	Yes
<b>Planning History:</b>	<ul style="list-style-type: none"> <li>• <b>None identified on the land of the site.</b></li> <li>• <b>Plaistow Recreation Ground:</b> <ul style="list-style-type: none"> <li>○ One Oak tree - remove deadwood, maintain crown balance. Ref.: 95/00206/TCA;</li> <li>○ Fell one Ash tree and one Oak tree. Ref.: 99/02163/TCA   Status: Permit;</li> <li>○ Notification of intention to fell 1 Ash tree (T1). Ref.: 12/03665/TCA;</li> <li>○ Reduce declining apical growth, remove deadwood. Shorten hazard beam at 7m heading south-west by 3m to suitable growth points. Shorten previously pruned limbs that are failing or exhibiting decline to source or to suitable unions and lateral prune to source 1 no. limb on 1 no. Oak tree (quoted as T1, TPO nos. T7 subject to PS/70/00769/TPO). Ref.: 15/01804/TPA   Status: Permit.</li> </ul> </li> <li>• <b>Sunnymead, Common House Road, Plaistow RH14 0NR:</b> <ul style="list-style-type: none"> <li>○ Planning Application Ref: 07/05653/DOM   Erection of rear conservatory.   Status: Permit;</li> <li>○ Building Control Applications: <ul style="list-style-type: none"> <li>▪ Install open flued pressure jet appliance/conversion External Commission pressure jet appliance installation External Ref.: OFTEC07/00011;</li> <li>▪ Conversion of garage to habitable accommodation. Ref.: 07/00248/OTH   Status: CON;</li> <li>▪ 3 Windows 1 Door Ref.: FENSA/09/.</li> </ul> </li> </ul> </li> <li>• <b>Common House, Loxwood Road, Plaistow RH14 0NX:</b> <ul style="list-style-type: none"> <li>○ Discharge of conditions relating to PS/14/03837/LBC, conditions 1-4. Ref.: 15/00690/DOC;</li> <li>○ Erect single storey extension following demolition of existing single-story kitchen &amp; modification to fire breast. (Revised PS 14/00675/LBC) Ref.: 14/03837/LBC   Status: Permit;</li> <li>○ Notification of intention to fell 1 Ash tree. Ref.: 14/01614/TCA;</li> <li>○ Erect two-storey extension to provide enlarged kitchen and en-suite bathroom following demolition of existing single-storey kitchen extension together with erection of a storm porch (revision of PS/12/04240/DOM &amp; PS/12/04241/LBC.) Ref.: 14/00674/DOM   Status: Application Withdrawn;</li> </ul> </li> </ul>



# YOUR NEIGHBOURHOOD PLAN

## PLAISTOW AND IFOLD PARISH

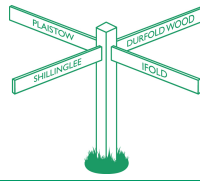
PLAISTOW SITE:	LAND OPPOSITE THE GREEN, COMMON HOUSE ROAD, PLAISTOW RH14 0NR
	<p><b>/continued Common House:</b></p> <ul style="list-style-type: none"> <li>○ Erect two-storey extension to provide enlarged kitchen and en-suite bathroom following demolition of existing single-storey kitchen extension with erection of storm porch (revision of PS/12/04240/DOM &amp; PS/12/04241/LBC.) Ref.: 14/00675/LBC   Status: Application Withdrawn;</li> <li>○ Part demolish ex single storey extension. Build single storey extension with new staircase. Minor internal alterations to include removal of ex stairs. Replacement of ex roof tiled port to rear door. Ref.: 12/04240/DOM   Status: Refuse;</li> <li>○ Part demolition of existing single storey extension and chimney. New single storey extension with new staircase to first floor. Minor internal alterations to include removal of existing stairs. Replacement roof tiles and new porch to rear door. Ref.: 12/04241/LBC   Status: Refuse;</li> <li>○ Notification of intention to fell 1 no. Eucalyptus tree (T1), 1 no. Poplar tree (T3), 1 no. Scots Pine (T5), 2 no. Cypress trees (T6 &amp; T7). Raise crown height to 3m on 1 no. Cedar tree (T9) &amp; 1 no. Birch tree (T10). Ref.: 11/04188/TCA ;</li> <li>○ Reduce height by 33% &amp; reduce secondary stem by 5 m (length) on 1 no. Eucalyptus tree. Ref.: 07/00465/TCA;</li> <li>○ Lop 1 Ash tree by 40%. Ref.:02/00127/TPO   Status: Permit;</li> <li>○ Lopping of 1 no. Yew tree. (Approx 50%). Ref.: 01/02554/TCA   Status: NOTPO.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Stone House</b> (semi-detached with Golden Cross Cottages Nos 1 &amp; 2): <ul style="list-style-type: none"> <li>○ Notification of intention to fell 9 conifer trees along south eastern boundary. Ref.: 03/01107/TCA</li> <li>○ Demolish single storey extension. Take off crazy paving cladding to south elevation of Stone House Replace with two storey enlarged extension, to provide playroom, cloakroom and lobby with master bedroom, ensuite shower room over Associated alterations Demolish structurally unsound detached outbuilding in the curtilage of the Listed Building. Ref.: 07/01891/LBC   Status: Permit;</li> <li>○ Demolish single storey extension, replace with two storey side extension. Demolish structurally unsound outbuilding, replace with traditional timber framed double garage with room over. Close existing vehicular access, form new vehicular access onto C class road. Ref.: 07/01892/DOM  Status: Application Withdrawn;</li> <li>○ Demolition of single storey extension to house, erection of enlarged two storey side extension. Alterations to house including change of use and alteration of cellar. Demolition of detached outbuilding, erection of single garage/workshop/store. Relocated access to suit. Ref.: 07/02980/DOM   Status: Permit;</li> <li>○ Revision to PS/07/01891/LBC for demolition of single storey extension and replacement with two storey extension. Removal of stone cladding to south elevation and change of use and alteration of cellar to habitable accommodation. Demolition of existing outbuilding and replacement with single storey garage. Ref.: 07/02987/LBC   Status: Permit.</li> </ul> </li> </ul>



# YOUR NEIGHBOURHOOD PLAN

## PLAISTOW AND IFOLD PARISH

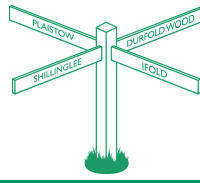
PLAISTOW SITE:	LAND OPPOSITE THE GREEN, COMMON HOUSE ROAD, PLAISTOW RH14 0NR
<p><b>Access:</b> Describe access to road. Is the access safe? Can the access be made adequate for the development?</p>	<p>The current field access is from Common House Road, a two-lane public highway maintained by WSCC Highway (Class: D; Number: 07201796; Length: 216.7 meters). The highway area is adopted formally and maintained at public expense due to continued public use, and the freehold title remains with the original owner (the National Trust). The status of the public highway and the rights highway users have over such land supersedes rights of the freehold. For visibility it may be required to remove some of the existing hedge, which may need mitigation of replacement landscape planting. Common House Road intersects with The Street (public highway) and Rumbold's Lane (private road). Access can be achieved an adequate distance from the junction.</p>
<p><b>Access to Local Services and Facilities:</b> Could residents walk safely to village centre? Are there pavements to walk on?</p>	<p>The site is centrally located to local services and facilities (village green, childrens' playground, shop, hall, school, church, football field, pub and bus stops) and all are within easy walking distance. There is no pavement in front of the site however pavements are available beyond the Green and the roads surrounding the site are all 30MPH speed zone.</p>
<p><b>Village / Landscape Impact:</b> 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?</p>	<p>This site adjoins the Plaistow Conservation Area. There will be some impact on the residential properties next to and opposite the site. Sunnymead, the immediate neighbour, is set to the back Eastern boundary within a generous plot size. On The Street boundary, the site is opposite Grade II listed Stone House (which is semi-detached with Golden Cross Cottages Nos. 1 &amp; 2) and The Dairy (not listed but a building noted of positive townscape merit). There is some impact on the open area in the village centre, however there are limited public views into site as it is well screened (particularly in spring and summer) by established hedges (as are the adjacent properties with their own hedges and mature trees). There is one tree on the corner of the site with The Street but it does not look to be veteran or of high value and is overgrown in ivy). It does not look likely to need removal, as it is located on the extremity of the boundary. There are several oak trees on adjacent properties (within the boundaries of those properties) but without TPOs. No trees on the site have TPOs. There are several veteran oak trees along the boundary of The Green on the opposite side of Common House Road. Only one tree on The Green - opposite the property: Sunnymead - has a TPO (Oak T7, Reference: 70/00769/TPO). The land within the site is quite level and clear, kept mown and is used on occasion for grazing sheep. The site is on gently rising ground increasing possible impact.</p>
<p><b>Additional Benefit:</b> Would this development bring any additional benefit to the village /Parish?</p>	<p>This site provides an excellent location for smaller units in the village centre due to its close proximity to the facilities and services lessening the need to use a motor vehicle. Units in this location bring additional economic support for village services and facilities.</p>
<p><b>Existing Use of Site:</b> Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?</p>	<p>The site has been periodically been used for off-street car parking at times of Parish or village events (approx. 2-3 times per year at most). However, Foxfields (the football ground) has also been used for this purpose (most recently for the 2016 Queen's 90th Birthday celebrations) and is within walking distance should this site be taken forward for development. No other use is known. No contamination is known.</p>



# YOUR NEIGHBOURHOOD PLAN

## PLAISTOW AND IFOLD PARISH

PLAISTOW SITE:	LAND OPPOSITE THE GREEN, COMMON HOUSE ROAD, PLAISTOW RH14 0NR
<p><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></p>	<p>The site is slightly elevated in parts. No impact on Public Footpaths. Possible loss of some established hedging, as removal may be needed for access or for an appropriate design scheme. The site is grassland and maintained as mown and periodically used for grazing livestock grazed therefore has no or little impact on biodiversity. A listed building Stone House (Grade II) is opposite on the Western boundary and across the 2-lane public highway, The Street.</p> <p>The site:</p> <ul style="list-style-type: none"> <li>• does not affect European wildlife sites or Sites of Special Scientific Interest (SSSI).</li> <li>• does not affect protected species.</li> <li>• is not within, or may affect, an Area of Outstanding Natural Beauty.</li> <li>• is not within 500m of an Ancient Woodland.</li> <li>• does not involve woodland creation, deforestation, forest road operations and tree felling.</li> <li>• does not require grants for woodland planting.</li> <li>• is not on land which could be contaminated or is in the vicinity of a permitted site.</li> <li>• does not affect any scheduled monument.</li> <li>• does not require applications for scheduled monument consent.</li> <li>• does not require listed building consent applications relating to a Grade II building</li> <li>• does not require for total or substantial demolition of a Grade II listed building.</li> <li>• does not require demolition of a building in a Conservation Area.</li> </ul>
<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 from surface water. 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 was originally identified with a gross area of 1.34ha. The gross area for development has now been reduced to 0.8ha which is of sufficient size to enable 11 units to be constructed and with appropriate green space between dwellings with a green space buffer between the development area and adjacent properties.

This site is in an important central location in the village and needs a very careful design scheme to be in keeping with the historic surroundings and the fact that it is adjacent to the Plaistow Conservation Area. Access could also be obtained from The Street but this is considered a lesser option in terms of visibility and would have an impact on the nearest listed building: Stone House.

Concrete road kerbing is on the corner of The Street with Common House Road (next to The Green) and lies within the Plaistow Conservation Area.

Stone House appears to have been added to the East side of an original cottage, known as Nos. 1 & 2 Golden Cross Cottages. They are all part of the same building and all Grade II listed. Stone House is opposite the Eastern boundary of the site across the 2-lane public highway, The Street, which distances it from the site. Stone House has mature hedging surrounding its garden area on its East, West and North sides. The Steering Group therefore consider that the impact on this listed building and its amenity to be low if design requirements are carefully conditioned by the LPA. Golden Cross Cottages, to the West of Stone House, is screened by tall hedges. Access to Nos.1 and 2 Golden Cross Cottages appears to be from Rumbolds Lane (a private, unadopted road). A new garage was constructed in 2007 for Stone House off The Street and next to property: The Dairy. The West elevation of Stone House forms the Eastern boundary of the garden/patio to No.1 Golden Cross Cottages. Therefore the Steering Group considers the impact on Nos. 1 & 2 Golden Cross Cottages to be low.

Todhurst another nearby Grade II listed building is set back from The Street behind a National Trust owned meadow. Therefore the Steering Group considers the impact to Todhurst to be low.

The residential dwelling Sunnymead alongside the site to the East, is not listed but lies within the Plaistow Conservation Area). It is a modern bungalow on the south side of the village green. There is hedging and some low level paling fencing on the Sunnymead boundary to the site.

Common House is Grade II listed but set back from the site.

The Southern boundary of the site adjoins a BT sub-station next to the residential dwelling Little Coppice (not listed) and this separates the site somewhat from that dwelling. There are no other nearby neighbours.

Parallel to Common House Road is a power line with a stayed pole on the junction with The Street.

**Capacity:** *Maximum* of 11 dwellings.

**Design Requirements:** Protect the village centre; retain existing hedge for screening; compensatory native species, planting for loss of any frontage hedgerow removed for access; create a strong landscape buffer around the South and East boundaries and adjacent to Sunnymead; development single storey and some two storey units as per the identified housing need, with removal of permitted development rights for extensions and loft conversions to maintain the rural character and lower the impact.

The LPA is urged to control the development in detail, in the interests of amenity and to ensure buildings of visual quality, style and housing design to conform to the village vernacular and have regard for the Conservation Area and nearby listed buildings.