

PLUMPTON PARISH NEIGHBOURHOOD PLAN *Quick Guide*



The Plumpton Parish Neighbourhood Plan has been passed by the independent examiner and has now progressed to the referendum stage. The referendum is on **8 March**. Voting takes place at the Village Hall.

Our parish ... Our future

If you vote **yes** in the referendum, the Plumpton Parish Neighbourhood Plan will (up until 2030):

- ✓ maintain the rural character of the parish, and its views from the South Downs National Park, by limiting development to small/medium clusters on four sites around the centre of Plumpton Green, and preserving the green spaces south of the railway line and north of the Old Police House
- ✓ create new developments that are landscaped and reflect the scale, density, massing, design and material of surrounding buildings
- ✓ provide for wildlife, preserving as far as possible our highly valued rural character, including trees, hedges and wildlife that are not protected in law, and retain and extend green corridors, and connect them through public rights of way
- ✓ support sustainable drainage solutions for surface water and sewerage
- ✓ limit developments to no more than 20 units per site, with a maximum of 68 houses in total across the four selected sites, favour smaller dwellings to meet the needs of young families and people downsizing from larger homes, and provide affordable housing as required by national and local planning policy.

The developments will be on the four sites set out in the draft consultation plan (*see map overleaf*):

- ❖ 16 houses on Riddens Lane
- ❖ 12 houses (for older people) at Wells Close/Strawlands
- ❖ 20 houses on The Glebe
- ❖ 20 houses behind Oakfield.

In addition, the Plan:

- ✓ supports local employment where possible
- ✓ retains a thriving Plumpton Green village centre

- ✓ supports the continued development of Plumpton College and its further integration into the community, while conserving its heritage assets
- ✓ supports Plumpton Racecourse as a valued employer, business and leisure asset
- ✓ protects valued community assets and supports improvements to keep them viable
- ✓ protects our valued green spaces.

To get through the examination, we have had to accept some minor changes, so the plan meets what are known as the ‘basic conditions’ for approval under national legislation and regulations:

- we have removed the policies on parking and sustainable surface water drainage (SuDS), because they duplicate existing policies and so are not needed
- we have accepted a change to state that 1–3 bedroom houses would be especially welcome (rather than limit new houses to four bedrooms or less) because the examiner advised we could not impose a limit
- we have been able to express only a ‘preference’ for a single, shared access to the Oakfield and Glebe sites, rather than requirement.

Hard copies of the Plan are available at the Station, Village Shop and the Half Moon, Fountain and Plough pubs, and in the village hall. Copies can also be viewed on the Parish Council, Lewes District Council and South Downs National Park Authority websites, together with all supporting reports and other documents:

- ❖ www.plumptonpc.co.uk
- ❖ www.lewes-eastbourne.gov.uk/planning-policy/neighbourhood-planning
- ❖ www.southdowns.gov.uk/planning/community-planning/neighbourhood-development-plans

The Parish Council believes the Plan delivers the best options for the parish, within the constraints imposed by national planning policies and law. We strongly recommend that you vote in support of the Plan.

If you have any questions or concerns and want to discuss them before you place your vote, please email np@plumptonpc.co.uk or ring 07570 445501 and we will call you back.

*Plumpton Parish Neighbourhood Plan Steering Group
February 2018*

Map showing the development sites



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