

## SDNPA response to Plumpton pre-submission Neighbourhood Development Plan

Ref	Comment	SDNPA Recommendation
	The progression of the Plumpton Neighbourhood Development Plan (PNDP) to pre-submission stage is to be welcomed, it's the result of a considerable amount of hard work by the Parish Council, steering group and volunteers.	N/A
Throughout the supporting text and policies	References to planning authorities should refer in all cases to both Lewes District Council and the South Downs National Park Authority.	Amend Foreword, para 1.1, 1.7 etc.
Para 3.3	Out of date reference to the Joint Core Strategy.	Update the text to refer to the latest position with regards to the JCS which will be adopted by the SDNPA on the 23 <sup>rd</sup> June. Remove all previous text.
Policy 2: New Housing in the Parish	As written this is more an aspirational set of objectives than a planning policy.	Suggest it is written more clearly as a planning policy against which decisions can be taken or turn the policy into a set of objectives relating to housing.
Policy 2.1: Land at Plumpton Racecourse	<p>Although the allocation is outside of the SDNP, the vehicular access is on the boundary. The current access is off a fairly narrow road with a very rural feel. We would be concerned at any improvements to this access which might create an urbanising effect in this area. The improvements would need to be sensitively handled and should not contain an abundance of signs, lighting and hard landscaping.</p> <p>The proposed allocation is 0.7ha. When taking into account the policy requirement for houses rather than flats and the additional car parking for commuters / station, it is unlikely that 19 homes will be achievable without a very cramped layout which is unlikely to be acceptable.</p> <p>This allocation should be accompanied by proposals to prevent the parking alongside Plumpton Lane which is an entrance into the SDNP.</p>	Ensure the rural nature of the entrance is protected, reconsider the number of homes allocated and include measures to prevent parking along Plumpton Lane.
Policy 2.5: Land South of Railway	There is some concern that this development may appear to be strung out along Plumpton Lane to the south contrary to the character of the existing settlement pattern. In addition to this, the introduction of homes and associated urbanising	Consider including additional site specific design requirements in the policy given the different uses of the site and its sensitive

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	<p>features such as fencing and street lighting would need to be carefully plan to ensure the site remains rural in character.</p> <p>The SDNPA is happy in principle to see proposals for public parking provision in or adjacent to settlements, provided that they can achieve overriding traffic management or recreation management benefits, they are part of a strategic traffic management scheme which gives precedence to sustainable transport, and the site is close to and easily accessible from main roads by appropriate routes.</p> <p>We would find it helpful to know if any alternatives to both the proposals and specific site were considered and what the outcome of that work was.</p> <p>Should the allocation continue, the policy could contain more detail including ensuring that lighting is not required and that the paraphernalia that can be associated with car parking such as ticket machines and signage is kept to a minimum.</p>	<p>location. Review emerging South Downs Local Plan policy SD44 on car and cycle parking provision.</p>
2.6: Reserve Site at Riddens Lane	<p>Although not specifically impacting on the SDNP, we question the purpose of a reserve site and what factors might trigger its release for development?</p>	<p>Clarify purpose of site allocation.</p>
Policy 3: Design	<p>The policy states that where development adjoins the South Downs National Park proposals should avoid significant detrimental effect – in fact it should avoid any detrimental impact, not just significant. Impact on the setting of the National Park should also be avoided.</p>	<p>Amend wording</p>
Policy 6: Plumpton College	<p>The policy as written allows for the repair, extension or replacement of buildings but does not refer to any new build, access, hardstanding or change of use.</p> <p>Consideration of recent withdrawn applications on this site have highlighted the importance of retaining the gap between the two areas of the college (to the east and west of the church). This helps not only in terms of the setting of the church, but also in terms of the landscape setting of the complex.</p> <p>Estates and farms across the National Park have an important role to play in the conservation of the landscape, the development of a sustainable rural economy and ecosystem services. The emerging SDNP Local Plan recognises the importance of estate and farm plans and offers a degree of flexibility in the consideration of</p>	<p>Amend wording and add further supporting text. The SDNPA will shortly be preparing advice on estate plans.</p>

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	development proposals. In the absence of a plan for an estate, farm or group of farms which demonstrates clear benefits to the purposes and duty and special qualities of the National Park it is not always possible to fully assess proposals. Therefore we would recommend inclusion in the supporting text of a wish to see applications for Plumpton College being considered in the context of a plan for the entire estate which recognises its importance in rural and land-based education therefore reducing the chance of piecemeal development in this sensitive location.	
Policy 7: Plumpton Racecourse	See comments above, which may also be relevant to the racecourse.	As above.
<b>Other</b>		
SA/SEA	We have not been in a position to review the SA/SEA.	