

PLUMPTON PARISH DRAFT NEIGHBOURHOOD PLAN RESPONSE FORM.

The draft Plan has been prepared after extensive consultation, including survey forms, meetings and Open Days and reflects the majority views of residents across the Parish who have participated so far.

To help us, please fill in your name and Post Code (anonymous forms cannot be accepted)

Please make any suggestions/comments as concisely as possible

Please submit this form by Tuesday, 28 June, 2016.

Name: (required)
Glenbeigh Developments Ltd

Post code (required)
c/o Barton Willmore, 7 Soho Square, W1D 3QB

Comment (state policy reference)

Evidence Base – Local Green Spaces Study

Suggested modification

The Local Green Spaces Study in the second paragraph defines Green Spaces as “such as parks and allotments, and water courses”. The land at Little Inholmes Farm does not fit within this definition and is not a Green Space by definition. Private Farmland cannot be designated under Policy LGS.

Further, Green Infrastructure is by Natural England’s definition set out in the Draft PPNP strategically planned and delivered networks comprising the highest quality green spaces and other environmental features. We would argue that Land at Little Inholmes Farm does not meet this definition given it is non-accessible farmland. Designating land as ‘Local Green Space’ simply as a tool to sterilise the land from development without justification should be resisted. Planning Practice Guidance makes it clear that designation should not be used where the green area concerned is an extensive tract of land. The Planning Practice Guidance states that: “... blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a “back door” way to try to achieve what would amount to a new area of Green Belt by another name.”

Paragraph 77 of the NPPF sets out that Local Green Space designations will not be appropriate for most green areas or open space. Paragraph 77 requires the local community to demonstrate why proposed designations are demonstrably special and hold particular significance due to their beauty, historic significance or recreational value or tranquillity or richness of its wildlife. Importantly, paragraph 77 states that Local Green Spaces should not be extensive tracts of land. Land at Little Inholmes Farm is extensive The Draft PPNP fails to demonstrate why the site is demonstrably special and designation of Land at Little Inholmes Farm as a ‘Local Green Space’ not supported by NPPF policy.

The brief assessment of the site (LGS6) within the Local Green Spaces Study cites a number of reasons for designation including the presence of ditches and small ponds; hedgerows and biodiversity. The report does not provide detailed assessment or justification for inclusion and is therefore flawed. It makes a number of claims in relation to ecological species present at the site, without reference to where this evidence was derived (it does not feature within the Biodiversity report forming part of the evidence base). In fact, our own ecology report enclosed sets out the actual findings of species on site, and sets out how the site overall is of low ecological value. Higher value areas within the site such as the woodland, hedgerows and ponds would all be retained and opportunities for biodiversity enhanced through development. This survey was carried out by Ecology Solutions in October 2011. Ecology Solutions re-visited the site in May 2016 and have confirmed that there are no material changes to the habitats present.

Would you vote for this plan at a referendum? ~~Yes~~ No

If no, why?

For the Reasons set out above

PLEASE RETURN THIS FORM BY ONE OF THE FOLLOWING METHODS

- 1 Deliver to Plumpton Post Office and Store
 2. By email to damian.mooncie@plumptonpc.co.uk
 3. By post to Damian Mooncie, Parish Clerk, Little Talland, The Street, Firle BN8 5UR
- This form will go directly to the Clerk of Plumpton Parish Council. Your comments will be read carefully and may result in small modifications to the draft Plan. Thank you for your feedback

OUR VILLAGE – OUR COMMUNITY.

Help shape its future.