

Site Assessment
Site 11 – Site south of railway

Background Information	<p>Site identified through the Neighbourhood Plan call for sites.</p> <p>The site is located on Plumpton Lane to the south of the village, south of the railway line on the boundary of Plumpton Green and just outside the village planning boundary. The site is approx 6.7 hectares in total and is currently grade 3 agricultural land.</p> <p>The site is currently being promoted as flexible in terms of the number of units.</p>
Suitability	<p>The proposal would provide for affordable housing.</p> <p>This site reviews well against suitability criteria although it is in open countryside, only partially screened and is partially visible from the Downs.</p> <p>It is located on a site with no contamination issues. It may provide some additional facilities to the parish in terms of additional parking for the station.</p> <p>The site shows some indication of the presence of protected species and of wider species and habitats. The extent of potential development is limited within the larger site which may mitigate these issues.</p> <p>The national speed limit applies at this point but the site is close to the start/end of the restricted 30mph zone. Any development would need to address the extension of the restricted speed zone.</p> <p>Pedestrian access to the village, which requires crossing of the railway line, is currently not adequate and this would need to be addressed in any development proposal. It is understood that the work currently being undertaken by Network Rail will facilitate a demarcated pedestrian zone at the rail crossing point.</p>
Achievability	<p>The proposal appears to be viable as it is being promoted by the landowner. The site has faced negative comments by relevant authorities and the Steering Group understands that these are being challenged by the landowner.</p>
Availability	<p>The site has been promoted through the Neighbourhood Plan call for sites and has been confirmed in subsequent discussion with the site proponent. The site would be available immediately.</p>
Acceptability	<p>The site reflects the preference for small sites and is located to the south of Plumpton Green thereby conforming to the north/south preference of the parish.</p>
Strategic Environmental Assessment (“SEA”)	<p>A Strategic Environmental Assessment will be available at a later date.</p>
Steering Group Recommendation	<p>The site reviewed well against the suitability and acceptability criteria. Although the site sits outside the current planning boundary, this is outweighed by the benefit of having minimal impact on neighbouring properties.</p> <p>The Steering Group recommends partial use of this site for approximately 12 units subject to the extension of the restricted speed zone and provision of suitable pedestrian access to the village.</p>

