

LAND TO THE REAR OF PLUMPTON PRIMARY SCHOOL

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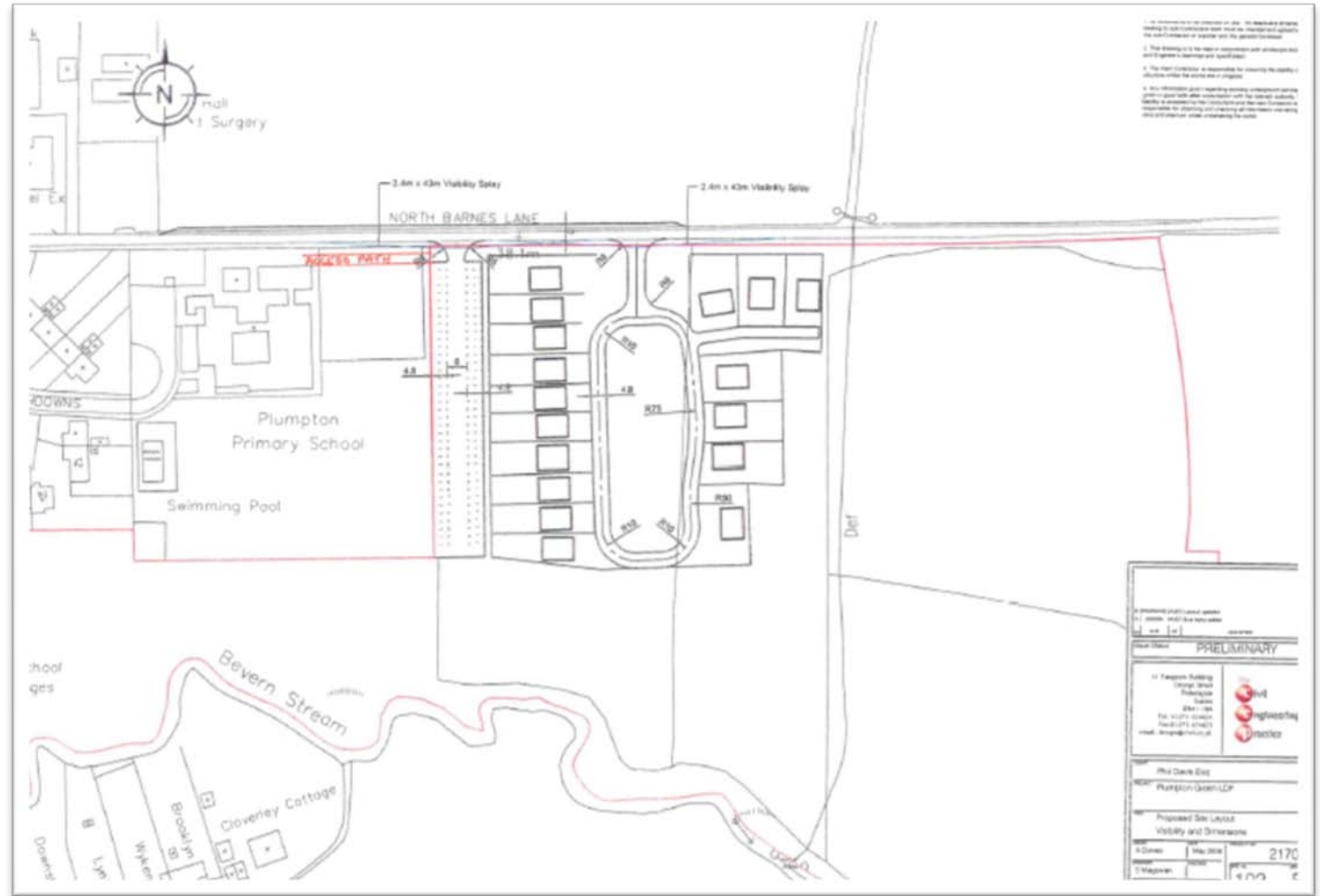


LAND EAST OF PLUMPTON PRIMARY SCHOOL,
NORTH BARNES LANE, PLUMPTON, EAST SUSSEX,
BN7 3DT
GRID REFERENCE: TQ36639 16404

- 1.2 HECTARES PROPOSED SITE SIZE
- 7 HECTARES OF SURROUNDING LAND IN THE SAME OWNERSHIP
- CURRENTLY UNDER USED AGRICULTURAL LAND

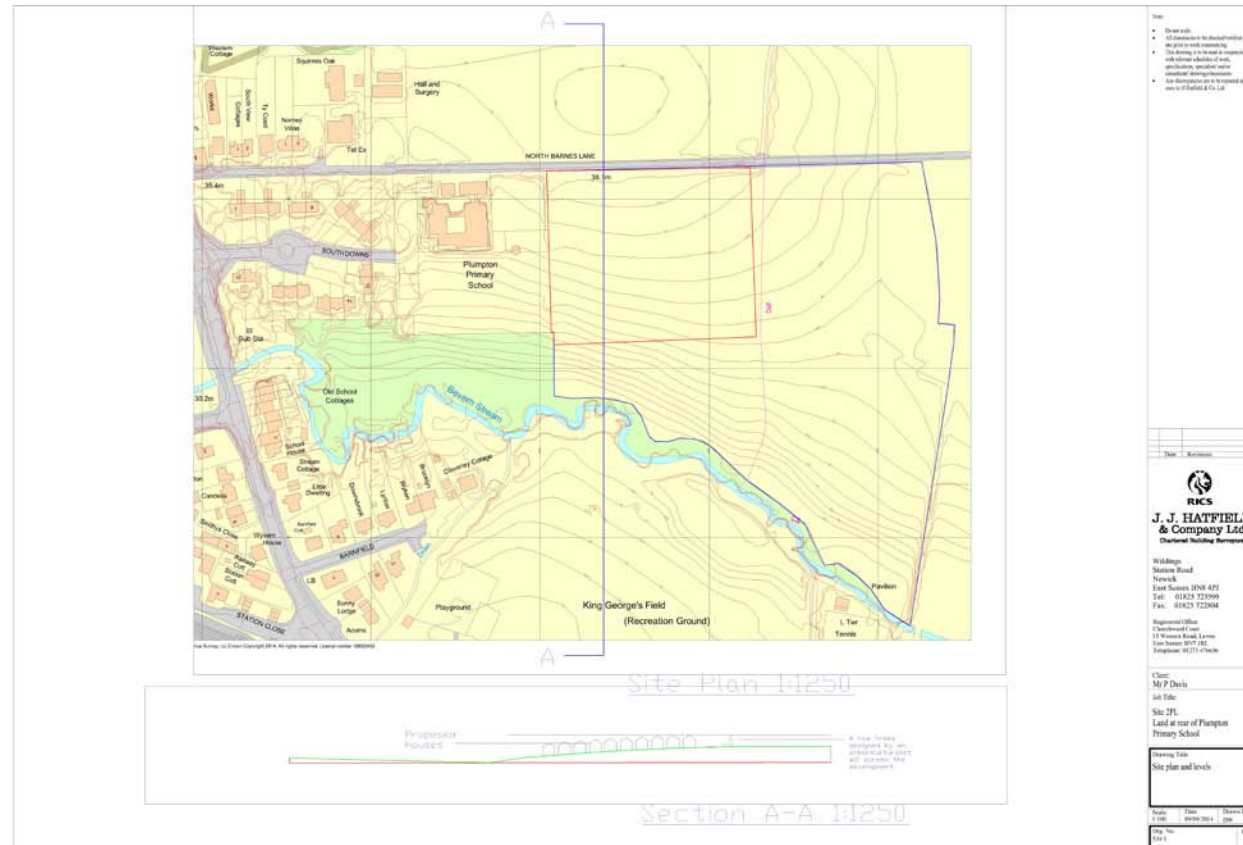
PROPOSED DEVELOPMENT OF 17 HOUSES

- ACCESS WILL BE VIA AN ACCESS SPLAY ON TO NORTH BARNES LANE AND THE NORTH SIDE OF THE LANE CAN BE WIDENED.
- CAR AND BICYCLE PARKING WILL BE ON PRIVATE DRIVEWAYS.
- THERE WILL BE ADDITIONAL CAR PARKING SPACES PROVIDED FOR USE BY VISITORS AND THE PRIMARY SCHOOL. THIS WILL REDUCE CONGESTION ON SOUTH DOWNS AND AT THE JUNCTION WITH STATION ROAD



THE DEVELOPMENT HAS BEEN LOCATED UPHILL FROM THE STREAM TO CONSIDER FLOOD RISK.

HEIGHT DATA HAS BEEN USED TO MINIMISE THE EFFECT ON THE SURROUNDING SLOPING LANDSCAPE.



UTILITIES AND LAND CONSIDERATIONS

THE SITE IS LOCATED ON THE EDGE OF THE EXISTING BUILT UP AREA AND ALL AVAILABLE UTILITIES CAN BE EXTENDED.

THERE ARE NO KNOWN LAND CONTAMINATION ISSUES.

THE PROPOSED DEVELOPMENT OFFERS THE OPPORTUNITY TO EXTEND THE BUILT UP AREA OF PLUMPTON INSTEAD OF CONSTRUCTING ON ISOLATED RURAL LAND.

THE SITE IS AVAILABLE FOR DEVELOPMENT NOW AND INCLUSION IN THE NEIGHBOURHOOD PLAN COULD RESULT IN DEVELOPMENT COMMENCING WITHIN TWO YEARS.



LANDSCAPING

THE SITE WILL BE FULLY LANDSCAPED WITH NATIVE TREES TO MAINTAIN A SEMI RURAL CHARACTER.

