

THE PLUMPTON PARISH NEIGHBOURHOOD PLAN

OF

THE STRATEGIC HOUSING AVAILABILITY ASSESSMENT

FOR

LAND TO THE NORTH EAST

OF

WELLS CLOSE

PLUMPTON GREEN

BN7 3DA

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Introduction

Melvyn Jarvis of Weald Designs is the agent and working on behalf of the sponsors, Mr and Mrs Norman Avery, for land to the north east of Wells Close, Plumpton Green BN7 3DA to The Plumpton Parish Neighbourhood Plan for inclusion in the Development Plan.

The Sponsors

Mr Norman Avery has lived in Plumpton Green for sixty four years. His grandfather started a coal business in the village in 1930 and his father continued the coal business until 1975. Mrs Jackie Avery has lived in the village for eighteen years.

The Land

The proposal land called Strawlands lies to the north east of Wells Close, Plumpton Green TN7 3DA. OS Grid reference 536518 116939.

Location Map

(See Appendix I)

The area of Strawlands surrounded in red is the proposed land for development. The area of land marked in blue is in the ownership of the sponsors. The land proposed for Development coloured red lies within the eastern extremity of the previous Lewes District Council Development Boundary (See Appendix II) and although the sponsors own further land to the east (coloured blue) they do not wish this land to be included in the development.

Site Size

0.45 hectares.

Proposal

The proposal land is to be developed with 2no four bedroom detached dwellings, 2no pair semi-detached three bedroom houses and 6no two bedroom terrace houses, all with their own garaging.

The site will be accessed from Wells Close (an adopted highway) which will be extended with a bridge over the stream onto the proposal land.

Current Use

Bricks are made from clay and Plumpton Green lies on a rich vein of Weald Clay Formation. In the 18th century brick and clay tiles became the principal building materials in the South East of England. In the 19th century with the coming of the railways, there was almost one brickworks in every parish in the area, including Plumpton Green which had several. From the 1956 Ordnance Survey Map (See Appendix III) of Plumpton Green you can see several areas of quarrying, where ponds have now formed, where the clay was probably excavated for brick and tile manufacturing (coloured mauve). There are other areas of quarrying not shown on this 1956 Ordnance Survey Map on the west side of Station Road.

The area of land to the east of the proposed land (marked green) was where clay was excavated for making the bricks. They were made in two metal sheds in the north east corner of the proposal land (marked orange) and the bricks were then laid out to dry in the south east corner of the proposal land (marked brown). The bricks were then baked in a clamp in the area marked orange. The brickworks closed in about 1950.

In 1957 J Avery and Son Coal Merchants bought the proposal land and moved their business from the railway yard, which was due to be closed, to Strawlands. The coal merchants operated from where the bricks had previously been made (coloured orange) and there remains remnants of the loading bay, the chalk access road and overhead telephone line and an assortment of other small sheds etc on the land today. The Ordnance Survey Plan 1956 shows the coal bunkers in the orange area and the chalk road leading away to Strawlands.

The land is therefore historically a brownfield site but outside the old Lewes District Council Development Boundary and it would be difficult now to reinstate this land back to agriculture.

At present the land is not used but just maintained by the applicants

Planning History

03/09/1956	Outline planning application to erect one detached bungalow E/56/0470	Approved
01/10/1956	Outline planning application to erect two detached bungalows E/56/0555	Approved
1975	Outline planning application to erect three dwellings LW/75/1047	Refused
1988	Outline planning application for residential development LW/88/0896	Withdrawn
1989	Outline planning application for two detached houses Four terrace houses, garages and access LW/89/1212	Refused

Proposed Property Types

- 2no four bedroom detached houses
- 4no three bedroom semi-detached houses
- 6no two bedroom terrace houses
- Schematic Block Plan (See Appendix IV)

Affordable Housing

Under the latest Lewes District Council legislation, developments with over 15 units, or of more than 0.50 hectares, will be required to provide 25% affordable housing. The present scheme has only 12 dwellings and the site is 0.45 hectares and therefore does not have to provide affordable housing.

Ten of the houses do fall within the affordable housing category of 2/3 bedroom units however and therefore would be suitable for this purpose if the Council so desired.

Access

Access to the proposal land will be from Wells Close, between houses No 8 and No 9 (See Photo 004). Wells Close is an adopted highway and a letter from East Sussex County Council dated 28th April 2009 confirms that a spur of land was acquired by the Council in preparation for an access road onto Strawlands for future development. The access will be wide enough for two-way traffic and a footpath. (See Appendix V)

There is a stream that runs between Strawlands and Wells Close (See Photo 015). This stream will be bridged and a culvert formed under the bridge to Highway Engineer requirements. There is also a telephone mast that will need repositioning (See Photo 017).

The entrance to Wells Close off Station Road was built to East Sussex Highway County Council Visibility Splay Requirements when the estate was constructed in 1972 (See Photo 001).

Parking Arrangements

Parking provision will be provided to the latest East Sussex County Council Highway Parking Standards.

Type	Car Park	Bicycle
2no detached house	4	2
4no semi-detached houses	2	2
6no terrace houses	2	2
	_____	_____
Total	28	24

The East Sussex County Council Parking Standards have recently been changed. The number of car parking spaces to small developments is aiming to be reduced without creating any overspill of vehicles onto public roads. This may affect the actual number of parking spaces required for this development.

Utility and Infrastructure Requirements

Electricity, Mains Water and telephone

Utility services for electricity, mains water, telephone and refuse are in Wells Close and would be continued into Strawlands.

It is almost certain that due to the latest Utility Services requirements the water main, electricity supply and telephone supply in Wells Close will have to be increased in capacity to carry the additional loading of the new development.

Gas

There is no gas service in Plumpton Green.

With no gas in the village, to obtain the thermal envelope required by the Building Regulations in the next two years the buildings are going to be built to a very high specification. Heating will probably have to be achieved with Air Heat Source Pumps and Voltaic Solar Panels with Under Floor Heating and Wood Burning Stoves. This may mean that the Schematic Design provided (Appendix IV) may need altering to obtain the best elevation for the Voltaic Solar Panels.

Foul and Surface Water

The foul water sewer however should be of adequate capacity to take the additional capacity without being renewed.

I have been given to understand that the main foul sewer in Station Road that runs to the village sewage works is a 225mm pitch fibre pipe has failed and will need replacing in the by Southern Water. To reduce pressure on this foul sewer, the foul water of our proposal could be fed into a Biotec below ground Sewage Treatment Plant built installed in land to the east of the site (land owned by the sponsor) with overflow to the stream.

Surface water drainage and removal will be maintained on the site and dispersed into the existing streams and tributaries on and around the site, and where necessary taken through an interceptor before entering the natural water course.

Access Road and Public Footpath

The new access road and public footpath will go over the stream and onto Strawlands and will be constructed to the Highway Authority Standards. It is proposed that this will be adopted by the Highway Authority.

Waste and Refuse

Waste and refuse is collected by Lewes District Council every two weeks on the same day (at present Thursdays) and 2no 240 litre wheelie bins will be provided to each dwelling.

Environment

Natural Habitat

A scarred landscape created by man, such as this site, leaves an abundance of natural wildlife, plants, birds, animals and insects not always native to the area. This natural environment will be lost by the proposed development, although most of the wildlife will move to a more suitable location adjacent. The proposed new development will bring its own natural wildlife to the site, with different plants, birds, animals and insects more suited to living within a built up landscape. A survey of rare and protected species would be undertaken at planning stage.

There are no mature deciduous trees growing on the site but there are areas of mature trees to the north of the proposal land around the existing pond, to the west between Strawland and Wells Close and to the south. This will create a natural barrier between the new development and the existing landscape surrounding the site.

Flood Risk Control

(See Appendix VI)

The Environment Agency Flood Map confirms that the proposal land does not lie within the flood plain.

The sponsors confirm they have never seen the proposal land flood.

Contaminated Land

The proposal land is part of a Grade 3 agricultural land or brownfield site and may be contaminated land. The proposal land would have to be tested for methane and other unsuitable gases and leakages, but due to the nature of the work carried out on the site it is unlikely to find any large area of contamination.

If any contaminated land is found, that land will be excavated and removed to the approved licensed tip for disposal.

Clay does not usually support Radon Gas and it is unlikely to be found during tests for contaminated land, although the proposed development could have a Radon Barrier built into the design of the dwellings if required.

Natural Water Course

A natural water course runs across the site from the north down to the south, from the existing pond to the stream. (See photo 008)

This water course will be laid as a surface water sewer from the pond to the stream, designed and constructed of precast concrete circular pipes of the appropriate size to carry the maximum flow of water, with brick entrance bunds at either end.

Public Footpath

There is a public footpath that runs across the proposal land and is best indicated on the 1956 Ordnance Survey Plan (See Appendix III). This public footpath will be moved to go through the proposal land as indicated on the Schematic Block Plan (See Appendix IV). This repositioning will be with the consultation and agreement of the Rights of Way Access Team, East Sussex County Council and the Parish Council Public Footpath Committee and carried out in accordance with their recommendations and requirements.

Conclusion

The proposal land is a small development of 12 dwellings on the east side of Plumpton Green within the eastern extremity of the old Village Development Boundary. The site is a brownfield site, which would be difficult to return back to agriculture.

The infrastructure to the proposal site is in place in Wells Close, although this may have to be upgraded. There would be minimal environmental impact caused by this proposed development.

The scheme is for a mixture of housing, which will be suitable for individuals and families of all ages

We trust the proposal will be supported by Plumpton Parish Neighbourhood Plan and thank you for your time and effort in considering this Plan.

APPENDIX I

APPENDIX II

APPENDIX III

APPENDIX IV

APPENDIX V

APPENDIX VI

PHOTO'S