

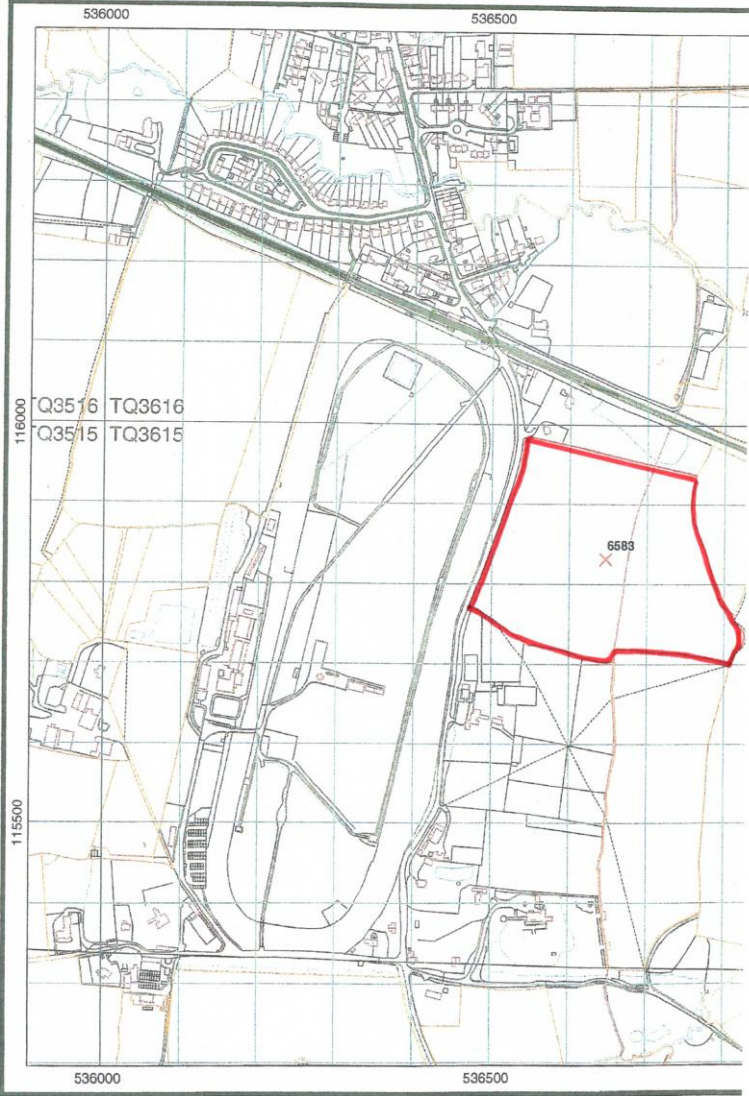
PLUMPTON PARISH NEIGHBOURHOOD PLAN

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DW Planning

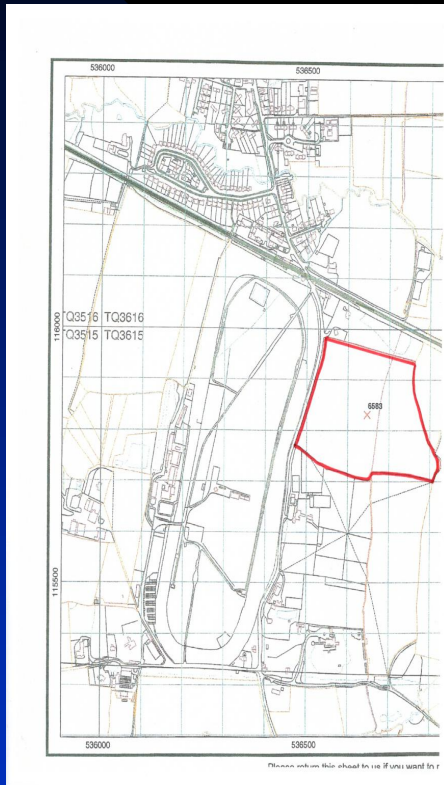
Introduction

- I am representing the Land Owner, Mr. Ivor Dickinson, of Novington Manor, who is unable to attend tonight's meeting due to work commitments.
- I am a Chartered Town Planning Consultant, formerly Deputy Chief Planning Officer for Lewes District Council and most recently, prior to establishing my Consultancy, Director of Development at Adur District Council.
- I have lived and worked in the Lewes area for some 37 years.



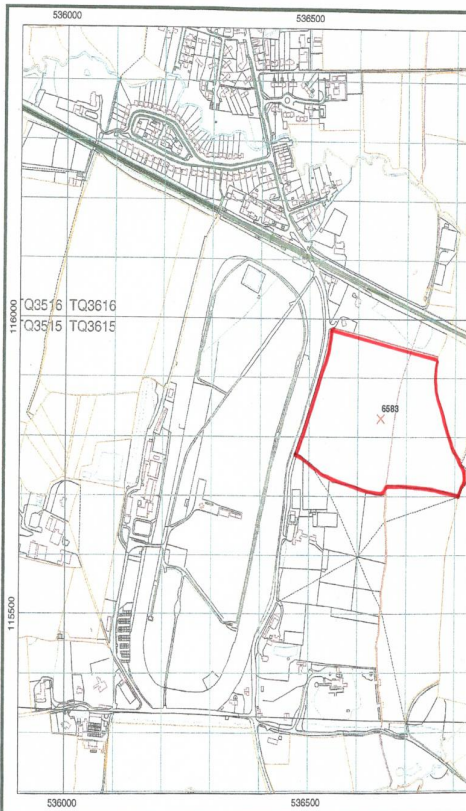
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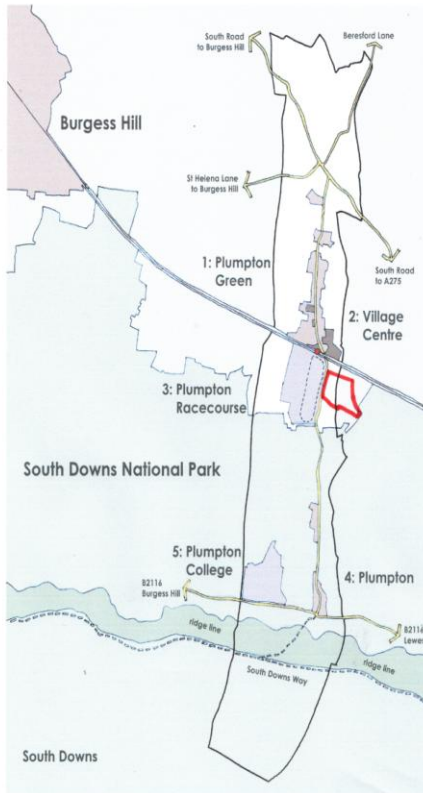
- As can be seen from this plan, the site is bounded to the north by the railway line, and residential development in the form of The Warren and Warren House; to the west by Plumpton Racecourse; and to the south by Rylands.
- The proposed frontage area could thus be described as an “infill” site.

SITE CHARACTERISTICS



- The land – some 6.7 hectares in extent (but much less if only the frontage section developed) – is well-located in respect of its closeness to, and identity with, the main village to the immediate north.
- The land, currently used for grazing, is free from constraints, with no previous planning history, easy access and parking from Plumpton Lane itself, and with mains water.
- The site is free from flooding problems; is not contaminated; and contains no protected species or plants.
- The site is outside the boundaries of the National Park.

Topics of Discussion



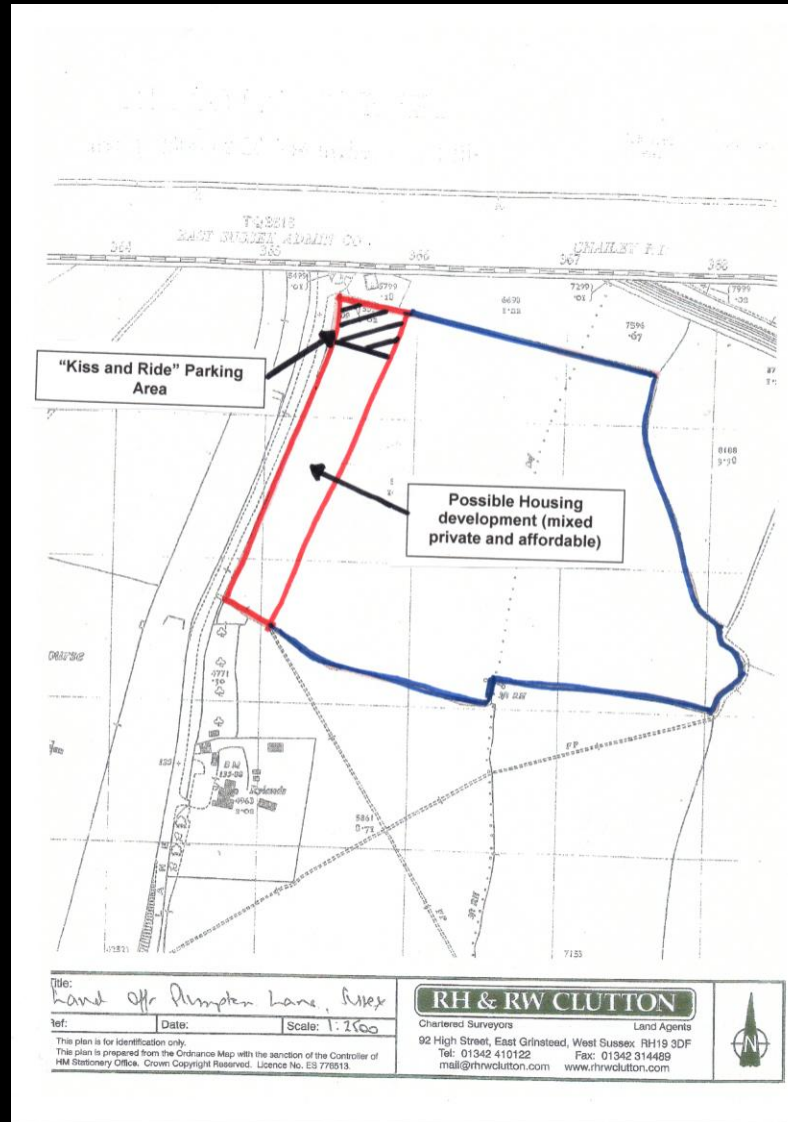
Vision Diagram - Plumpton Parish

5 | Page

■ Tonight, I am presenting a case for including my Client's land – off Plumpton Lane (opp. Plumton Racecourse) , Grid. Ref. 368 158 - within the settlement boundary of Plumpton Green/Village Centre, as opposed to Plumpton. This is because the site is physically closer to the main settlement with all its services, and is in a sustainable location with easy access to the main part of the Service Village.

■ As such, the land is suitable and available for a linear form of residential development – including both private and affordable housing - as well as providing a much- needed “kiss and ride” parking facility close to the Station.

Possible Land Use Plan



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What This Means

- Much-needed new houses for the Village
- Much-needed new parking area, within walking distance of Station and shops
- Infilling nature creates no precedent for further “greenfield” sites.
- Maintains and reflects the north to south linear nature of development in the Village, with a physical “stop” at southern end
- Possible other Community benefits

Next Steps

- Recognition by the Parish that site is more part of the Service Village of Plumpton Green/Village Centre than the much more remote Plumpton
- Incorporation of frontage site into formal Plumpton Parish Neighbourhood Plan
- Acceptance of frontage site for mixed housing development and provision of a new car park
- THANK YOU