

**Site Assessment**  
**Site 12 - Racecourse Land**

<b>Background Information</b>	<p>The site was identified by the Neighbourhood Plan call for sites.</p> <p>It is located at the north western corner of the racecourse, to the south of the village and the railway line, west of Plumpton Lane, and is approximately 0.5 hectares, currently vacant.</p> <p>The site is being promoted for approximately 19 units and car parking for the station.</p>
<b>Suitability</b>	<p>This is a site currently in commercial use, almost adjacent to the planning boundary.</p> <p>There is presence of protected/wider species and habitats which should be preserved but no evidence of ancient trees and hedges. There is no indication of geological interest.</p> <p>There is no Listed building within the vicinity.</p> <p>The site is within Flood Zone 1. There is no evidence of surface water issues but waste water/sewage infrastructure would need to be put in place.</p> <p>The site is between 400m to 799m metres from the shop and near to other village amenities.</p> <p>Access to Plumpton Lane for vehicular traffic would be via Plumpton Racecourse southern main entrance which is at a point where traffic naturally slows and visibility is good. The current tarmac road through the racecourse to the northern car park and Hills Driving School would need to be upgraded to allow vehicles to pass easily through to the site, especially on race days.</p> <p>Pedestrian access to the village would be via the current footpath from the racecourse to the station and East View Fields.</p>
<b>Achievability</b>	<p>The proposal is likely to be viable as it is being promoted by the site owner.</p>

<b>Availability</b>	<p>The site has been promoted through the Neighbourhood Plan call for sites and has been confirmed in subsequent discussion with the site owner.</p> <p>The site is likely to be developed in tandem with the wider development of the Racecourse but otherwise there are no deliverability constraints.</p>
<b>Acceptability</b>	<p>This is a commercial site which could provide affordable housing. Being part of the racecourse and divided from the village by the railway, development would have a minimal impact on existing adjoining properties.</p> <p>It is partially screened and partially visible from the Downs.</p> <p>There is potential for extra car parking for the station to relieve excessive parking in the village.</p>
<b>Strategic Environmental Assessment</b>	<p>A Strategic Environmental Assessment will be available at a later date.</p>
<b>Steering group Recommendation</b>	<p>This site assessed well against both suitability and acceptability criteria and is close to the station and other village amenities with potential for relief of the current excessive car parking in the village.</p> <p>This is a commercial site immediately vacant and development would enable upgrading of the racecourse buildings to help secure the future of the business.</p> <p>Although outside the village boundary, development of this site would have minimal impact on neighbouring properties and views from the Downs.</p> <p>The Steering Group recommends allocation in the Neighbourhood Plan for development of this site subject to the redevelopment of the racecourse buildings and upgrading of the access road to Plumpton Lane.</p>