

A RESIDENTIAL PROPOSAL FOR LAND AT OAKFIELD STATION ROAD PLUMPTON

The Story So Far

Over the last few years, Cala Homes (South Home Counties) Limited have worked with its planning advisors Genesis Town Planning in promoting land at Oakfield Station Road Plumpton as a potential housing site in the emerging Plumpton Neighbourhood Plan.

Neighbourhood Plans came about as a result of The Localism Act to allow communities to develop a vision of their area, what it should look like and to allocate land for development.

Plumpton Parish Council embarked on its own Neighbourhood Plan in 2014. One of its tasks was to identify sites to accommodate at least 50 houses and in 2015 it invited various landowners and developers to a public meeting to present their proposals for the village. Cala Homes attended the meeting to present its ideas for land at Oakfield. It showed the site had no landscape, ecology, highway, drainage or flood risk constraint to preclude its residential development.

At the time the site was proposed for 30 dwellings, but an overwhelming local preference was expressed at the meeting for the 50 houses to be found on sites not exceeding 20 dwellings.

Planning Policy Considerations

The Local Plan Part 1 Lewes Core Strategy was adopted on 11 May 2016 and forms part of the development plan for the District. It identifies Plumpton as a Service Village in the settlement hierarchy and Policy SP2 states that planned housing growth at Plumpton Green will be a minimum of 50 net additional units. The District Council requires that 40% affordable housing will be provided on new residential sites wherever they are located.

In accordance with local preference the draft Plumpton Neighbourhood Plan proposes that the 50 houses will be found on sites not exceeding 20 dwellings. It has selected land at Oakfield Station Road Plumpton as one of the preferred sites. The other is land to the north of Oakfield known as the Glebe Land. This land is under a separate ownership and is not included in Cala Homes' own proposal.

The Site and Proposal

The site at Oakfield extends to approximately 1.5ha. The Cala Homes proposal fulfils the Parish Council brief and now proposes only **20 dwellings, including 8 affordable units** equivalent to 40% provision. The overall density will be just over 13 dwellings per hectare.

To date work carried out for the site includes:

- Planning Policy and Heritage Assessment
- Ecological Phase 1 habitat Survey
- Transportation Assessment
- Foul & Surface Water Drainage Assessment
- Flood Risk Assessment
- Archaeology Assessment
- Arboricultural Survey
- Topographical Survey



Station Road, Plumpton Green introduction

