



## MINUTES OF PARISH COUNCIL PLANNING MEETING HELD 13 NOVEMBER, 2017 AT PLUMPTON VILLAGE HALL

### ATTENDED

### Councillors

Catherine Jackson (Chair)  
Emma Elford  
Paul Stevens  
Chris Thompson

### APOLOGIES

Reg Stone

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## NOTES OF MEETING / ADVISORY NOTES TO LDC

Declarations of interest: Cllr Nick Satchell withdrew from the Committee due to having a declared interest in LW/17/0885

### **Reference: LW/17/0873**

**Location:** Land Adjoining Oakfield House Station Road Plumpton Green East Sussex

**Proposal:** Hybrid planning application comprising a detailed application for the erection of 19 dwellings, access, landscaping, open space and associated works and an outline application for 1 self-build dwelling with all matters reserved except access and scale (20 dwellings total)

**Decision: It was RESOLVED and AGREED unanimously to support this application.**

**Notes:** This proposal is included in the Plumpton Parish Neighbourhood Plan, which is currently with LDC, prior to going before the independent examiner, and so not yet fully made. It has therefore been assessed and approved by the Parish Council as suitable, available and able to deliver 20 houses towards the total required of the parish in the LDC Core Strategy. It was noted that objections have been lodged on the LDC planning portal, relating primarily to drainage, loss of privacy to neighbouring houses, unsafe pedestrian access onto Station Road, out of keeping with the rural character and historic development of village, absence of affordable housing, and potential flood risk. Members of the public at the meeting raised these objections, which the Planning Committee noted. However, the Planning Committee did not agree they constituted reasons not to support the application.

**Postscript:** The Committee supported residents' concerns about loss of privacy, and understand that, following the meeting, Cala Homes has been in further discussion with affected residents and has come to a satisfactory agreement on mitigation measures.

### **Reference: LW/17/0885**

**Location:** Land at Nolands Farm Station Road Plumpton Green East Sussex BN7 3BT

**Proposal:** Outline planning application for 45 new dwellings, including 40% affordable units, the demolition of two existing dwellings and outbuildings. Provision of a new vehicular and pedestrian access via Station Road. Provision of open space, associated infrastructure and landscaping. Demolition of 2 no. existing houses - Saxon Gate & Chestnut House - and miscellaneous farm structures

**Decision: It was RESOLVED and AGREED unanimously not to support this application.**

**Notes: This proposal is not included in the Plumpton Parish Neighbourhood Plan, which is currently with LDC prior to going before the independent examiner, and so not yet fully made. It has therefore been assessed by the PPNP Steering Group and the decision taken, and approved by**

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the Parish Council, not to include it in the Plan. At the time of the meeting, 16 comments objecting to the proposal had been lodged on the LDC planning portal, and four in support. Those in support specifically mentioned local need for low-cost and starter homes for young families in the village. A small estate of affordable and social housing has very recently been built in the village to meet this identified need. Objections lodged included: the size of the development, density of housing not in keeping with the rural character of the village, traffic congestion, inadequate amenities, flood risk and loss of green space.

Nolands site is not included in the PPNP. This is because, at 45, the proposal exceeds the maximum number of houses that residents said they would prefer (20) and would be in keeping with the rural character of the village, and the density of housing, also felt not to be in keeping with the rural character of the village (at 26.6 per hectare, double that of sites that are included in the plan). It requires demolition of two well-built, modern homes on Station Road. It overlooks the neighbouring Sun Close. Traffic egress from this site would create significant congestion on an already busy and congested intersection at the centre of the village, close to the village shop.

We have more sites capable of providing more houses than LDC requires of Plumpton Green in its Core Strategy. As this site is not in the PPNP, this development lies outside the planning boundary. Approval would set a dangerous precedent for development of other unallocated sites within Plumpton Green. Plumpton Green is designated a service village in the Core Strategy, and its facilities and amenities are not adequate to support more than the numbers of houses required of it by LDC.

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## **ABBREVIATIONS USED**

LDC = Lewes District Council

PPC = Plumpton Parish Council

PPNP = Plumpton Parish Neighbourhood Plan

*Minutes Produced by: Cllr Catherine Jackson, 1 Strawlands, Plumpton Green BN7 3DB*