

LAND AVAILABILITY ASSESSMENT – CALL FOR SITES

Plumpton Parish

March 2021

Parish	Site Ref	Site Address	Size (ha)	Use	Indicative Capacity		Newly Submitted 2020?	Suitability Rating	Availability Rating	Town/Parish Council Comments (key points from Suitability assessment)
					Homes	Employment Floorspace (Sqm)				
Plumpton	02PL	Rear of Plumpton Primary School. North Barnes Lane	5.3	Residential	70	-	No			Inadequate access via single track private lane. Outside Plumpton Parish boundary so cannot comment on availability.
Plumpton	03PL	Between The Plough Public House and The Old Brickworks, Station Road	4.47	Residential	100	-	No			Fails on proximity grounds, also access and infrastructure. Already included in LPP2 as GT01.
Plumpton	04PL	Land east of The Rectory, Station Road, Plumpton Green	1.6	Residential	20	-	No			Already included in PPNP (but concern over separate access to Station Road). Detailed planning application expected Q2/ 2021, Commencement expected 2022.
Plumpton	06PL	Land east of Station Road and East of the White House,	2	Residential	10	-	No			Access issues due to proximity to 04PL (due 2022) and 05PL (currently under development). Was found to be unavailable in 2018 SHLAA and assessment stated "Not Deliverable or Developable – Not Available".
Plumpton	07PL	Plumpton Depot, South Road,	0.53	Residential	12	-	No			The site is now occupied by a single property new build completed in 2020 therefore assumed not available.
Plumpton	08PL	Little Inholmes Farm, Station Road	10.78	Residential	150	-	No			2018 SHLAA stated "Not Deliverable or Developable - Not Suitable". Not reassessed 2021 due to this and significant proportion of site unavailable by virtue of LGS classification (LGS5 in PPNP). Section 106 order in place beyond duration of plan.
Plumpton	09PL	Land west of Riddens Lane	7.62	Residential	130	-	No			2018 SHLAA stated "Not Deliverable or Developable - Not Suitable". Not reassessed 2021 due to this and forms part of western parish boundary. Obvious access issues due single track private lane. Current amenity / open countryside footpath access
Plumpton	10PL	Land east of Nolands Farm	1.13	Residential	30	-	No			2018 SHLAA stated "Suitable, Available & Achievable "but planning refused in 2019 for 45 homes under LW/17/08 on grounds that: <ul style="list-style-type: none"> was not part of our neighbourhood plan represented an unacceptable incursion of development and urbanisation of open countryside, resulting in harm to the rural and natural character of the landscape around Plumpton village

										<ul style="list-style-type: none"> had access issues at Station Road. Note that it appears to be duplicated by 24PL.
East Chiltington	11PL	Land east of Plumpton Green and west of South Chailey in East Chiltington	188	Mixed use	3,000	TBD	No			<p>Not in Plumpton parish, but would be development to that boundary resulting in coalescence and loss of rural identity.</p> <p>Proximity to SDNP means size of site will inevitably impact the rural vista.</p> <p>Green field site with no immediate infrastructure.</p> <p>The Bevern Stream and its tributaries includes habitats of interest and concern.</p> <p>The site includes areas of designated Ancient Woodland and areas of woodland with TPOs.</p> <p>Lack of access to the strategic highway network.</p> <p>Size inappropriate for rural location.</p> <p>Previous findings in SHLAA, concluded that site 11PL is 'not suitable' for development</p>
Plumpton	12PL	Land west of Riddens Close	0.4	Residential	6	-	No			<p>Whilst site is notionally 'brownfield' in that it has three existing dwellings on it, the owners have indicated that the site is not available, which accords with 2018 SHELAA classification "Not Deliverable or Developable – Not Available". Inadequate access via single track private lane.</p>
Plumpton	14PL	Land south of Riddens Lane	1.35	Residential	16	-	No			<p>Already included in PPNP has Outline permission for 20 units, however unresolved issues around inadequate access via single track private lane and flooding issues.</p> <p>Detailed application expected later this year.</p>
Plumpton	16PL	Land between West Gate and Chapel Road	4.5	Residential	40	-	No			<p>Suitability to be determined, especially on access issues.</p> <p>Significant proportion of site is unavailable by virtue of LGS classification (LGS5 in PPNP) as amenity / open countryside access. Section 106 order in place beyond duration of plan.</p>
Plumpton	17PL	Land at Woodley House, South Road	4	Residential	20	-	No			<p>Unsuitable site from Plumpton perspective. Not classified in 2018 SHELAA but would be rated "Filtered - Fails Proximity" as even further out than 07PL which carried that classification. Not contiguous or adjacent to built village.</p> <p>On border with Wivelsfield Green where suitability might score higher, but then risks start of coalescence.</p>
Plumpton	18PL	Land at Inholmes Farm, Station Road	2.45	Residential	30	-	No			<p>Unsuitable site in 2018 SHELAA "Not Deliverable or Developable - Not Suitable" on grounds of access and not adjacent or contiguous to built village.</p>
Plumpton	19PL	Land south of Inholmes Farm, Station Road	0.8	Residential	19	-	No			<p>On limits of proximity to services, but previously regarded by ESCC and LDC as essential green buffer to northern limit of village boundary.</p> <p>Not available previously – 2018 SHELAA classification "Developable - Suitable but only Available".</p>
Plumpton	20PL	Land north of the Old Police Station, Station Road	2.23	Residential	15	-	No			<p>On limits of proximity to services, but previously regarded by ESCC and LDC as essential green buffer to northern limit of village boundary.</p>
Plumpton	21PL	Land south of North Barnes Lane	1.2	Residential	17	-	No			<p>Site forms boundary of parish. 2018 SHELAA classification "Not Deliverable or Developable - Not Suitable". Inadequate access via single track private lane and flooding issues.</p> <p>Owner proposed leaving it undeveloped to mitigate unacceptable incursion into the countryside from 26PL.</p>
Plumpton	22PL	Land south of the railway line, Plumpton Lane	0.7	Residential	15	-	No			<p>Not adjacent or contiguous to built area. Access issues. 2018 SHELAA classification "Not Deliverable or Developable - Not Suitable".</p> <p>Site withdrawn from PPNP by owners in 2017.</p>

Plumpton	23PL	Land at Plumpton Racecourse	0.7	Residential	19	-	No			Not adjacent or contiguous to built area. Access issues. 2018 SHELAA classification "Not Deliverable or Developable - Not Suitable". Withdrawn from PPNP due to strong access objection from ESCC highways in 2017.
Plumpton	24PL	Land at Nolands Farm and North Barnes Lane	2.5	Residential	45	-	No			2018 SHLAA stated "Not Deliverable or Developable - Not Suitable" and planning refused in 2019 for 45 homes under LW/17/08 on grounds that: <ul style="list-style-type: none"> was not part of our neighbourhood plan represented an unacceptable incursion of development and urbanisation of open countryside, resulting in harm to the rural and natural character of the landscape around Plumpton village had access issues at Station Road. Note that the relationship to 10PL is unclear, and it appears to be duplicated by 10PL. Loss of amenity for Scout groups (local and regional)
Plumpton	25PL	Finns Farm, Plumpton	5.66	Mixed use	100	2,000	Yes			Not contiguous or adjacent to built area. 2018 SHELAA classification "Filtered - Fails Proximity". Popular footpath amenity / open countryside access Portion of site already included in LPP2 as GT01 (03PL).
Plumpton	26PL	Nolands Farm, Plumpton	5	Residential	100	-	Yes			Encompasses 10PL and 24PL. 2018 SHLAA stated 24PL as "Not Deliverable or Developable - Not Suitable". Represent extension of eastern built line to parish boundary, risking coalescence and loss of rural identity given 11PL. Size and proposed density regarded as too high for rural setting. Loss of amenity for Scout groups (local and regional)
Plumpton	28PL	Land adjoining Riddens Lane	1.54	Residential	15	-	Yes			Appears to be a subset of 09PL which was rated in 2018 SHLAA stated "Not Deliverable or Developable - Not Suitable". Inadequate access via single track private lane.
Plumpton	29PL	The Rectory and Land to the East, Station Road	3.53	Residential	20	-	Yes			Encompasses 04PL which is part of the PPNP with commencement anticipated in 2022. Non 04PL element represents extension of eastern built line to parish boundary, risking coalescence and loss of rural identity given 11PL.
Plumpton	30PL	Land South of North Barnes Lane	0.6	Residential	10	-	Yes			Represents extension of eastern built line to parish risking coalescence and loss of rural identity given 11PL. Owner proposed leaving it undeveloped to mitigate unacceptable incursion into the countryside from 26PL. (check) Inadequate access via single track private lane.