



PLUMPTON PARISH NEIGHBOURHOOD PLAN 2017-2030

Pre-Submission Plan Working Draft



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June 2017

Plumpton Parish Neighbourhood Plan 2017–2030 Pre-Submission Plan – June 2017

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Foreword

The Localism Act 2011 and the associated Neighbourhood Planning (General) Regulations give local communities the opportunity to take direct control of certain aspects of the planning process in their areas.

Plumpton Parish Council applied for designation of the parish for the purposes of producing a Neighbourhood Plan in November 2013. The parish as a whole was designated as a Neighbourhood Area by Lewes District Council (LDC) in April 2014.

The Parish Council then set up the Plumpton Parish Neighbourhood Plan Steering Group (hereafter referred to as the Steering Group) and this group was charged with preparing the Neighbourhood Plan that would lead development in the parish through to 2030. The group was fully constituted and given clear terms of reference and initially comprised four parish councillors and eight residents who volunteered for this important task.

The Steering Group, working with outside advisers, held regular and frequent meetings with the initial objective of defining a Vision Statement for the parish for the period of the Neighbourhood Plan. The Vision Statement is set out in Section 5 of this plan.

There were many considerations for the Steering Group in drawing the plan together, arguably the most important being housing. Lewes District Council requires Plumpton Green to provide a minimum of 50 housing units during the plan period. This led to a call for landowners to come forward with sites that could be made available for development, which have been assessed according to national and local planning laws and guidance.

Following extensive consultations with the residents of the parish, including a parish-wide questionnaire, a draft plan was published in June 2016. A statutory Regulation 14 consultation, seeking feedback from both residents and statutory consultees such as Lewes District Council and East Sussex County Council, followed.

This revised draft plan responds to that feedback while maintaining the core principles of the original Vision Statement and the parish preferences expressed throughout the plan process.

The policies in this plan:

- allocate small-scale, individual housing developments in the centre of Plumpton Green that:
 - are low in density;
 - retain the rural character of the village;
 - protect existing landscape and natural features;
 - allow easy access to village amenities; and
 - maintain the 'green gap' to the north that is so important to many residents;
- offer local businesses the support they need to grow;
- designate Local Green Spaces that have been identified as particularly special and significant to the parish's population, in order to preserve them for future generations;

- seek to protect important community assets so that they remain available to the community.

The Plumpton Parish Neighbourhood Plan (PPNP) will form a significant part of the planning process for the parish over the next 15 years. When considering planning applications, all relevant planning authorities, but especially Lewes District Council and South Downs National Park Authority, will take full account of these policies.

Nick Beaumont / Catherine Jackson

Co-Chairs, Plumpton Parish Neighbourhood Plan Steering Group

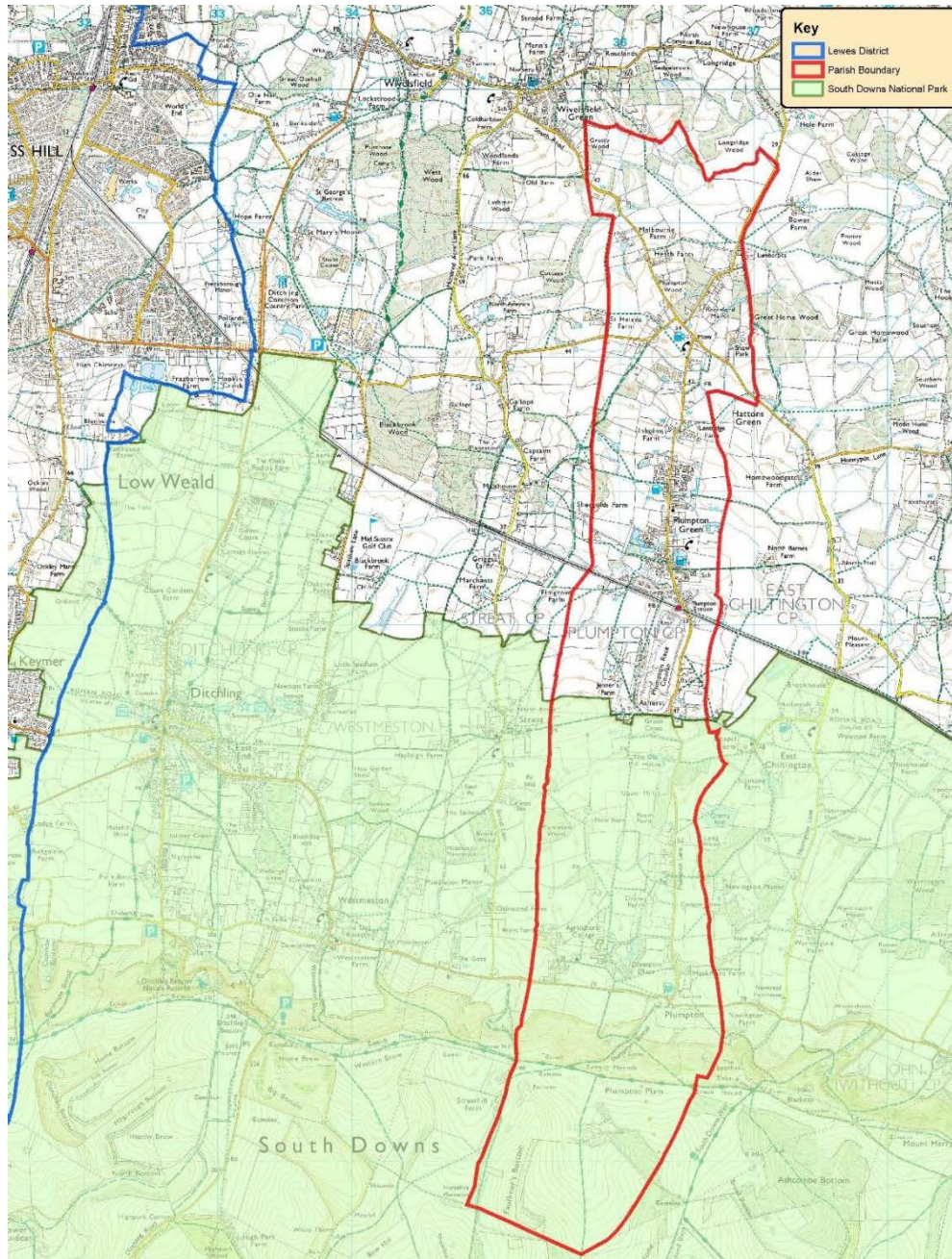
1. Introduction and background

1.1 Abbreviations used in this document:

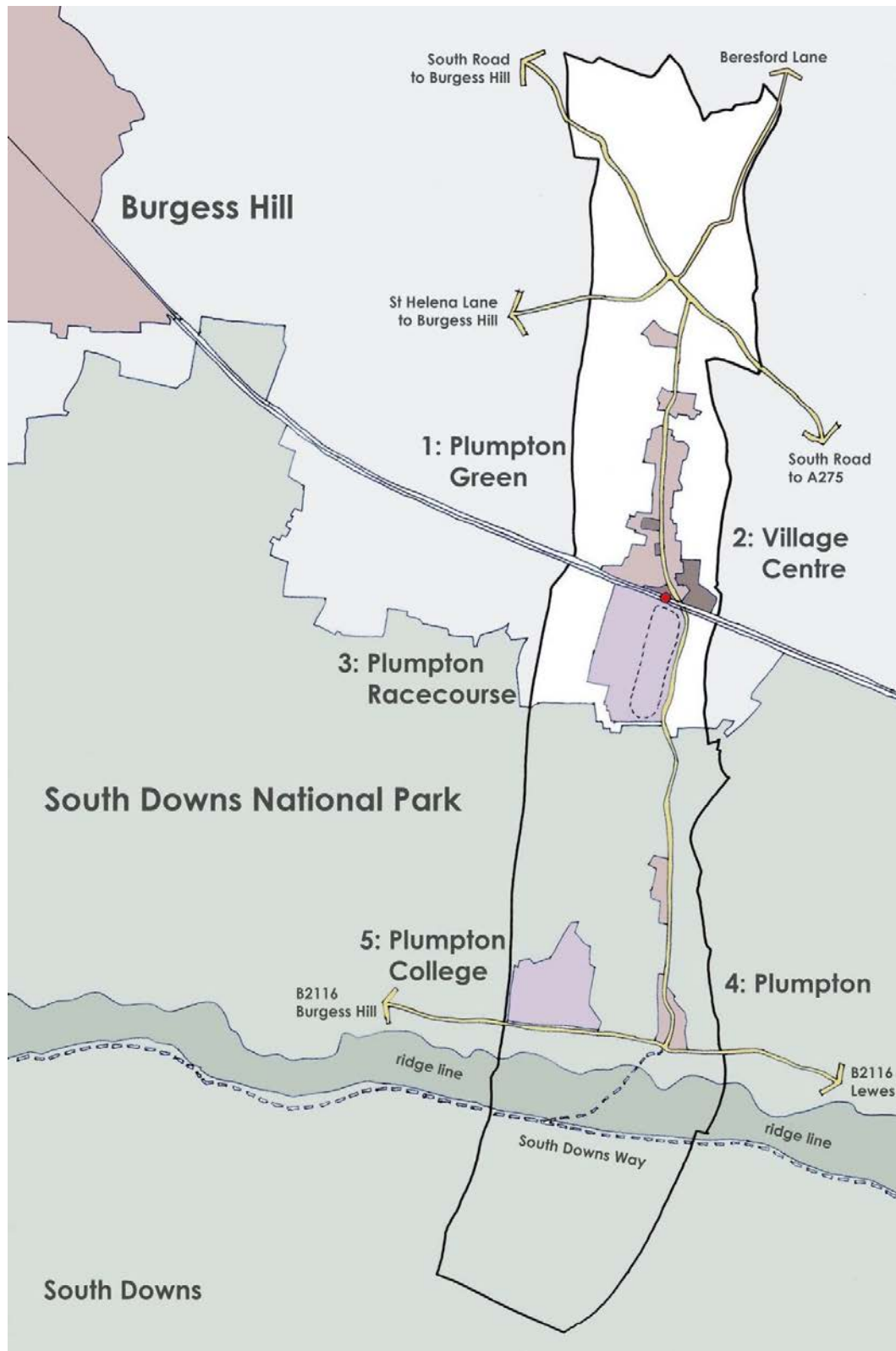
- JCS Joint Core Strategy
- LDC Lewes District Council
- NPPF National Planning Policy Framework
- PPC Plumpton Parish Council
- PPNP Plumpton Parish Neighbourhood Plan
- SA Site Assessment Report
- SDNP South Downs National Park
- SDNPA South Downs National Park Authority
- SEA Strategic Environment Assessment
- SHELAA Strategic Housing and Economic Land Availability Assessment

1.2 PPC is preparing a Neighbourhood Plan for the area designated by the relevant local planning authorities, including LDC and SDNPA, under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in red on Map A below and in more detail on Map B.

Map A: The Designated Plumpton Parish Area



Map B: Plumpton Parish



- 1.3 The purpose of the PPNP will be to make planning policies that aim to protect the character of the parish and encourage development proposals

that are of benefit to the local community. Where planning frameworks allow, those policies will then guide LDC and other statutory bodies, such as the SDNPA, in determining planning applications in the area, with due regard for Plumpton parishioners' preferences.

- 1.4 Neighbourhood plans provide local communities with the chance to influence the shape of development in their areas. Once approved at a referendum and subsequently adopted by the planning authorities of LDC and SDNPA, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry weight when these authorities are determining planning applications in the parish.
- 1.5 Neighbourhood plans can therefore only contain land-use planning policies that are directly related to planning.
- 1.6 Although there is considerable scope for the local community to decide on its planning policies, neighbourhood plans must meet some 'basic conditions'. These are:
 - Is the plan consistent with national planning policy?
 - Is the plan consistent with local planning policy?
 - Does the plan promote the principles of sustainable development?
 - Has the process of making of the plan met the requirements of the European environmental standards?
- 1.7 In addition, PPC must be able to show that it has properly consulted local people and other relevant organisations during the process of making its Neighbourhood Plan and has followed the 2012 Neighbourhood Planning Regulations.
- 1.8 These requirements will be tested by an independent examiner once the Neighbourhood Plan is finalised. If satisfied, the examiner will recommend to LDC that the plan goes to a referendum of the local electorate. If the plan is supported by a simple majority of the turnout then it becomes adopted as formal planning policy for the area.

The pre-submission plan

- 1.9 The pre-submission plan (this document) is the opportunity for PPC to consult on the proposed policies of the Neighbourhood Plan. The PPC has examined existing national and local planning policies and how they may affect this area. It has also already sought some local community opinions on local planning issues that the Neighbourhood Plan might help address.

- 1.10 The contents of this plan are therefore presented to obtain the views of the local community and other organisations on its proposed vision, objectives and land-use policies. The final version of the plan will take into account representations received in response to this version.
- 1.11 The PPC requested a screening opinion from LDC in respect of the need for PPC to prepare a Strategic Environment Assessment (SEA) under the EU directives 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations. LDC's screening opinion concluded that the PPNP requires an SEA, given that the contents of the plan may lead to significant environmental impacts.
- 1.12 An SEA scoping report was published for a five-week consultation period starting in June 2015.
- 1.13 Since then, a Sustainability Appraisal (SA) Report (incorporating an SEA) has been prepared to inform the Neighbourhood Plan. The SA considers the social, economic and environmental impacts of the policy options and policies contained in the draft Neighbourhood Plan. The SA/SEA has been published alongside the pre-submission plan for the six-week statutory consultation, also known as the Regulation 14 period.

The next steps

- 1.14 Once this (second) consultation period has come to an end, the PPC will review the comments received and prepare a final version of the PPNP, known as the 'submission plan'. This will be submitted to LDC to arrange for its independent examination and then the referendum.

Consultation

- 1.15 If you have any comments to make on this pre-submission plan, please do so by 31 July 2017 at the latest:
- by filling out a consultation response form and returning it to the Village Shop; or
 - via the PPNP email address at np@plumptonpc.co.uk; or
 - by writing directly to the Parish Clerk: Anita Emery, Plumpton Parish Council, Elm Cottage, Church Street, Hartfield TN7 4AG.
- 1.16 The Parish Council website contains the necessary background information on the PPNP. The web address is www.plumptonpc.co.uk/neighbourhood-plan

2. The neighbourhood area

- 2.1 The parish of Plumpton is located in the county of East Sussex within the Lewes District Council authority. The parish lies to the north west of the district and is primarily a rural area with access to the urban conurbations of Lewes, Haywards Heath and Burgess Hill, the last two in a different local authority area. Further afield lie Brighton and the south coast towns.
- 2.2 In Saxon times, the Manor of Plumpton belonged to the church of Bosham, but after the Conquest became part of the Rape of Lewes.
- 2.3 In the Medieval Period, Plumpton Green was part of the waste or common lands of the Manor of Plumpton. Known as Plumpton Common, it was gradually colonised by small, dispersed farmsteads. The common was enclosed by the beginning of the 17th century, with the results still being evident in the areas of smaller fields edged by shaws, the most obvious example of this being the fields to the west of the Fountain Inn, being part of Little Inholmes Farm.
- 2.4 By the time of the tithe apportionment of 1842 there were about 10 properties located along the north-south 'drove' road, inside the edge of the manorial roadside waste and hence set back from the current Station Road.
- 2.5 The late Victorian and Edwardian period saw the arrival of the railway and widespread development of the brick-making industry. This era is evidenced from the listed Victorian station complex, the development of a roadside frontage of houses of the time (including small brickworkers' cottages and larger speculative housing) built on the verges of the original 'drove' road, plus other commercial properties, some of which have been lost or converted. In representing the origins of the area as a distinct residential settlement, separate from Plumpton, this arguably forms the most important historical character of the village.
- 2.6 The vast majority of housing in Plumpton Green was constructed during the second half of the 20th century. It comprises two distinct types:
 - individual speculative houses built as infills in the existing road network, being mainly larger detached houses fronting onto Station Road;
 - speculative developments and two local authority housing schemes built on either former brickworking areas or on agricultural fields. The brownfield sites, Chapel Road and Woodgate Meadow etc, occupy 'backland', i.e. land to the rear of existing housing, while the greenfield sites have tended to be built on lateral spurs jutting well into the surrounding farmland without direct impact on the rear of existing properties, e.g. East View Fields, West Gate

and Wells Close. The latter in particular provide another characteristic of this village.

- 2.7 The vast majority of these more modern houses have been built mainly in brick and tile. Although this was most likely due to economy and fashion, it means that they conform to possibly the most important vernacular materials of the village as a historic brickyard area set on Wealden Clay.
- 2.8 The parish is situated in a predominantly rural setting and is surrounded by farmland to north, east and west, and the South Downs to the south. With a current population of approximately 1,650 residents, it supports a thriving community with many social clubs and societies in a much beloved environment rich in wildlife and beauty.
- 2.9 A small amount of housing development has taken place over the last 30 years predominantly in two medium-sized developments. Most local employment is provided by Plumpton College and Plumpton Racecourse and small businesses on two commercial estates. The railway station in the parish provides regular train services to London, Eastbourne and Hastings. The parish also benefits from a primary school, a shop with post office and three public houses.
- 2.10 Much of the above information on historical aspects is abstracted from A Historic Landscape Characterisation of Plumpton Green, East Sussex (David Millum, 2016), which is included in the supporting documents.



3. Planning and policy context

- 3.1 The parish lies within LDC and the SDNPA in the county of East Sussex. Each of these administrations has policies and proposals that have a significant influence on the strategy and detailed content of the PPNP.
- 3.2 The NPPF published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The PPNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the PPNP:
- Supporting a prosperous rural economy (paragraph 28);
 - Good design (paragraph 58);
 - Protecting healthy communities (paragraph 70);
 - Protecting local green spaces (paragraph 76);
 - Conserving and enhancing the natural environment (paragraph 109);
 - Conserving and enhancing the historic environment (paragraph 126);
 - Neighbourhood planning (paragraph 185).
- 3.3 The Joint Core Strategy (JCS) was adopted by LDC on 11 May 2016 and the SDNPA on 23 June 2016, so now forms part of the development plan for the district. It therefore forms the local planning policy with which the Neighbourhood Plan must in general conform. While the 2003 Lewes District Local Plan has been superseded, some of the 'saved' policies of the 2003 Lewes District Local Plan have been retained through the JCS (see list below), and so are still also part of the development plan.

The Lewes District Local Plan 2003

- 3.4 LDC undertook a review of its 2003 Local Plan 'saved' policies to determine their consistency with the NPPF, published in 2012. Following the adoption of the JCS, a number of the 'saved' policies have been superseded. They do not form part of the Local Plan and will not be used in future to determine planning applications. The retained policies relevant to the PPNP are the following policies:
- Policy ST3/4: Design, Form and Setting of Development. This policy sets out development criteria for new development;
 - Policy RES8: Replacement Dwelling in the Countryside. Outside the planning boundary, replacement dwellings are only permitted when the replacement dwelling is similar to the original;

- Policy RES10: Exception Sites. Principles are set out for affordable housing exception sites that may be granted outside the planning boundary;
- RES19: Provision of Outdoor Playing Space. In areas where provision is deficient, residential development is required to contribute towards outdoor sports and/or children's outdoor play spaces;
- Policy CT1: Planning Boundary and Key Countryside Policy. This policy aims to resist development outside existing planning boundaries unless it meets certain criteria. Plumpton Green is the only settlement in the parish that has a planning boundary;
- Policy H2: Listed Buildings. This policy resists development proposals that would adversely affect the architectural and historic character of listed buildings;
- Policy RE1: Provision of Sport, Recreation and Play. This policy sets minimum standards for the provision of outdoor public and private playing spaces.

The Joint Core Strategy (Local Plan Part 1) (JCS)

- 3.5 The Joint Core Strategy (JCS) sets out the strategic policy context for the Lewes District until 2030. This includes the parts of the district, and therefore of the parish, both within and outside the South Down National Park. It was adopted by LDC in May 2016 and by the SDNPA in June 2016.
- 3.6 It should be mentioned that the evidence base for the JCS and its emerging policies have been influential in the preparation and development of the PPNP, even before the JCS was adopted in May 2016. This is important in ensuring that the PPNP is consistent with the strategic policies for the district at the point at which it is adopted for the entire plan period.
- 3.7 There are two settlements in Plumpton Parish. The settlement hierarchy in the JCS identifies Plumpton Green, the main settlement in the parish, as a Service Village. A settlement of this size should provide around 30-100 housing units during the plan period. Plumpton, a separate settlement that lies at the southern part of the parish within the SDNPA, has been identified as a Hamlet. Given the characteristics of Plumpton, it is thought that new housing should not be focused in this location, and therefore no level of growth has been identified for it.
- 3.8 The JCS Spatial Policy 1 (Provision of Housing and Employment Land) establishes that a minimum of 6,900 net additional dwellings will be provided across the district up to 2030. The JCS Spatial Policy 2 (Distribution of Housing) breaks down this housing growth requirement between the settlements and sets that the planned level of growth for Plumpton Green will be a minimum

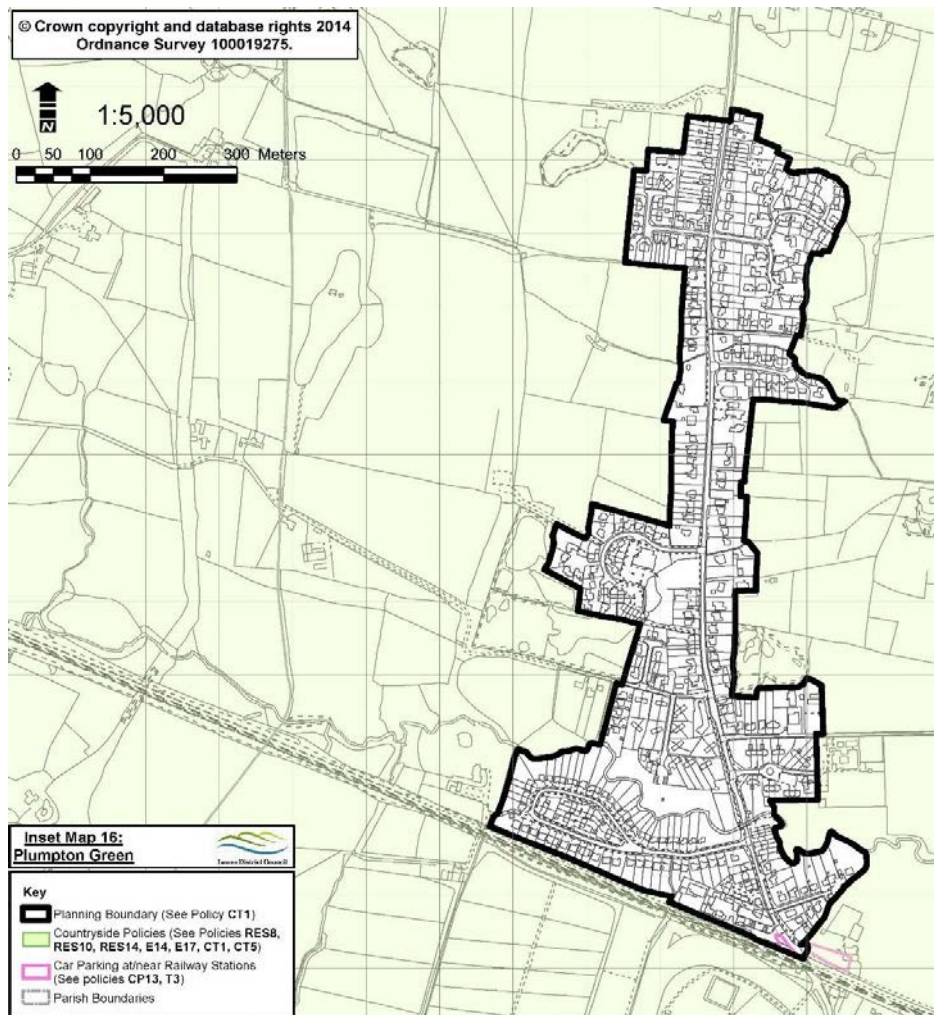
of 50 net additional units over the plan period up to 2030. Plumpton does not have a planned level of growth for the plan period. This means, in line with Spatial Policy 2, that new housing here will be limited to affordable housing that meets a local need on exception sites and currently unidentified infill developments within the planning boundaries. As Plumpton Green is the only settlement in the parish that has a planning boundary, this latter situation should not arise in Plumpton. Both settlements could contribute to the delivery of unidentified small-scale windfall (fewer than six units) sites during the plan period.

3.9 It should be noted that the JCS Spatial Policy 2 also states that an additional 200 net additional units will need to be allocated to settlements across the district in locations yet to be determined. It may involve some additional housing land allocations in Local Plan Part 2 beyond those identified in the Neighbourhood Plan. This could include Plumpton Green.

3.10 The following policies will play an important part in shaping Plumpton Parish during the plan period:

- Core Policy 1: Affordable Housing. This policy sets a district-wide target for the on-site provision of 40% affordable housing on developments of 11 or more dwellings;
- Core Policy 2: Housing Type, Mix and Density. This policy sets a policy framework for new development to provide an appropriate and flexible range of dwelling types, mix and density;
- Core Policy 4: Encouraging Economic Development and Regeneration. This policy looks to stimulate and maintain the local economy through focusing retail and services around hubs and safeguarding existing employment;
- Core Policy 6: Retail and Sustainable Town and Local Centres. This policy aims to retain a range of retail, employment, leisure, cultural and community uses and to maintain focused centres of these shops and services, in order to maintain their vitality and viability. The policy also supports and retains local shops in areas not identified in the retail hierarchy;
- Core Policy 8: Green Infrastructure. This policy promotes the creation of increased green infrastructure by looking at how to deliver a network linking green corridors and green spaces for the use of the community.

Map C: Planning boundary at Plumpton Green as per the JCS



The South Downs Local Plan

- 3.11 The SDNPA is currently preparing a Local Plan for the entire National Park, which will replace the JCS in areas within the National Park when it is adopted (estimated adoption July 2018).

The Sites Allocation and Development Management Policies (Local Plan Part 2)

- 3.12 LDC is currently preparing the Local Plan Part 2: Site Allocations and Development Management Policies. It will constitute the second part of the Lewes District Local Plan, covering the area outside the South Downs National Park. Once adopted, it will replace the retained policies of the 2003 Lewes District Local Plan.

Other policies that influence the PPNP

- 3.13 East Sussex Local Transport Plan 2011-2026, and East Sussex Local Transport Plan Implementation Plan 2016-2021.
- 3.14 ESCC's planning guidance on parking for residential and non-residential development, as found at www.eastsussex.gov.uk/environment/planning/applications/developmentcontrol/tdc-planning-apps/
- 3.15 The PPNP, once adopted, will form part of the LDC and SDNPA development plan, alongside other adopted neighbourhood plans. It will provide the site allocation and additional development management policies more specific to Plumpton Parish to accompany those in the adopted development plan.

4. Community views on planning issues

- 4.1 The PPNP Steering Group has consulted with the local community during the course of the PPNP preparation process, and the PPNP is based on the results of these consultations, which have included meetings, open days and community surveys.
- 4.2 The PPNP Steering Group organised several consultation events for the village community, which were well attended.

First consultation drop-in

- 4.3 The first was a drop-in, open event on 29 April 2014 to launch the Neighbourhood Plan process to residents and gauge their views on the implications of the minimum housing development required by LDC.
- 4.4 The event was held in the village hall from 3.00pm to 7.30pm to allow as many people as possible to visit. A number of displays were created around six main themes:
 - village identity:
 - what makes Plumpton special?
 - why do we live here?
 - how do we feel about living here?
 - what would we like for the future of Plumpton?
 - housing;
 - transport;
 - business;
 - leisure;
 - wildlife and public spaces.

- 4.5 Residents were invited to post comments on the displays. A total of 168 comments were contributed by 108 residents. The PPNP village consultation April 2014 – summary report provides a detailed breakdown of the responses.
- 4.6 Broadly, what mattered most to residents was the rural nature of the parish, its green surroundings and tranquility, and its strong community spirit and character.
- 4.7 The majority agreed that some new housing was necessary, but with the following caveats: any new housing should be clustered in small sites, on brownfield sites where available (38% support); it should include affordable housing for older and younger people (31%); and views and green spaces should be protected (25%).
- 4.8 Residents supported encouraging and developing existing and new businesses within the parish and improving the economic activity of the village through tourism (e.g. cafe and cycle hire) in order to capitalise on its proximity to the South Downs National Park.
- 4.9 Infrastructure adequacy was a concern, and loss of space and poor broadband connectivity and utilities were all mentioned. Some commented that they didn't want Plumpton to become a 'dormitory', with only commuters living in the parish.
- 4.10 Transport and parking were also of concern: 33% of these comments wanted more parking provision, and specifically parking at the railway station (18%). Lower speed limits in and around the parish were mentioned in 19% of comments (although 10% did not want reduced speed limits), and 14% wanted more encouragement for green transport. Better train and bus services were requested by 11% in total.
- 4.11 Asked about access to leisure activities, residents favoured preservation of green spaces (34%), followed by better use of and improvements to existing village facilities (26%).
- 4.12 On wildlife issues and preserving wildlife habitats, 39% of comments concerned the potential negative impact of new housing, and 39% said the protection of wildlife should be a priority. An overwhelming 90% of responses favoured conservation of wildlife in general, and also of trees and hedges and natural public space.

Second consultation drop-in

- 4.13 The second consultation event took place on 16 September 2014 and was again an open drop-in, from 3.00pm to 8.00pm at the village hall. A total of

109 residents attended, of whom 43 had also been to the first consultation event. We thus reached in total 174 residents over the two events.

4.14 We again used display boards and tables to invite residents to comment on the following questions:

- What would we like for the future?
- What do we like about Plumpton and Plumpton Green now?

4.15 The following key topic areas were presented and residents' comments were invited on potential strengths, weaknesses, opportunities and threats:

- economy and local business;
- environment;
- transport;
- housing;
- heritage.

4.16 The PPNP village consultation event September 2014 – analysis of feedback document contains a detailed summary of the responses. The answers mostly echoed those in the first consultation event, although more people (58%) expressed concern about the prospect of housing development than felt more positively towards it (42%). The positive responses highlighted opportunities to invest in infrastructure and transport links, including pavements, as well as community life such as clubs and sports.

4.17 The most comments in relation to the future could be clustered under the themes of 'retain natural countryside and wildlife' (22%) and 'retain character of the village' (21%). Some 15% of comments supported 'small, discreet, affordable development'.

4.18 Asked what they liked about Plumpton parish now, again the majority (64%) of comments referred to its quiet/peace and landscape and its strength of community (41%).

4.19 On housing, the greatest number of comments related to the threats posed by any development: to the countryside, from flood risks, from increased road traffic and parking problems, and from damage to the village's rural character. There was also concern about maintaining public confidence if an existing covenant preventing development on one site was not honoured. Residents feared that existing services and infrastructure would not be able to sustain additional housing (19 responses). Opportunities identified included affordable housing for young and old, the opportunity to develop nature reserves, and improvements to flood defences (30 comments).

4.20 Overall, the event confirmed the conclusions from the previous consultation.

1. Sites should be small and spread evenly around the village, to include sites north and south as well as east and west.
2. Brownfield sites should be used wherever possible and open countryside, views and wildlife protected.
3. Affordable housing should be incorporated to provide housing for young families, young people who want to remain in the village and older residents who may wish to move on from larger homes.

First landowners/sponsors meeting

4.21 The next public meeting was an evening event on 6 January 2015 at the village hall, where we invited local landowners or their agents to present their housing development proposals to the PPNP Steering Group.

4.22 More than 100 village residents attended. There were six formal presentations:

- land south of Riddens Lane;
- land north of Wells Close;
- Fallbrook, Plumpton Lane (subsequently discounted as outside the development area);
- land at Little Inholmes Farm;
- land behind the school, North Barnes Lane;
- land to the rear of Oakfield, Station Road.

4.23 In addition, proposals for three sites for which no development plans had yet been prepared were informally presented to the PPNP Steering Group after the main meeting closed:

- land to the north of the Old Police House, Station Road;
- land at Inholms Farm, Station Road;
- land south of Inholms Farm, Station Road.

Second landowners/sponsors meeting

4.24 A second meeting with further owners/agents of land potentially available for development was organised on 3 March 2015. Parish residents were again invited to attend, and 110 came.

4.25 Proposals for development of a further six potential areas were presented:

- church Glebe land and the Rectory, Station Road;
- land to the north of The Old Police House, Station Road;
- land at Inholms Farm, Station Road;
- Nolands Farm, off Station Road;
- land east of Plumpton Lane, south of the railway line;
- land south of Inholms Farm, Station Road.

4.26 Again, members of the PPNP Steering Group and parish residents were invited to ask questions and offer comments. These further sites were taken forward for detailed consideration by the PPNP Steering Group.

Resident questionnaire

4.27 In January 2015, the PPNP Steering Group distributed a questionnaire to all parish households. The questionnaires were returned to a central collection site at the village shop or collected personally, door to door, by PPNP Steering Group members. In total, 632 questionnaires were distributed and 358 returned – a 57% response rate.

4.28 The questionnaire sought residents' views on where and what kind of housing development they would prefer, and what aspects of village life they wanted the Neighbourhood Plan to conserve and enhance. The summary findings were as follows.

Village layout – Parishioners were asked: 'Plumpton can be described as a Scarpfoot or linear parish, being long and narrow and having developed from the foot of the Downs. Would you:

- Prefer to maintain this characteristic with any development on a north-south axis? Yes/No
- Prefer to see the shape of the village change and expand width-ways on an east-west axis? Yes/no'

The majority (63%) of respondents preferred a). However, a sizeable minority (39%) preferred b). The validity of this question was later challenged, as discussed in point 4.39.

Development priorities – 45% of respondents supported development that would allow people to work locally and that would encourage tourism in the village.

Village qualities – The vast majority (91%) of respondents wanted all valued aspects of current village life preserved – e.g. its dark skies (no street lighting), clubs and societies, bus/train services, post office and shop, school, sports pavilion and village hall. Additional aspects to be preserved include the church (19%), pubs (13%) and railway crossing gates (9%).

Quality of life – 95% of respondents said the countryside, footpaths and views of the South Downs significantly contributed to quality of life, but there was no significant interest in

improving cycle access.

Wildlife – 90% wanted wildlife and habitat conservation measures incorporated into new developments.

Open spaces – The three most valued open spaces were: the playing field (22%); the South Downs (18%); and the network of footpaths (18%).

Development size and timescale – 87% favoured development phased over a long period of time and limited to no more than 10-20 units per site.

Type of development – The majority (74%) of respondents wanted medium-size (3-bed) units or a combination of small and medium-size units (81%); warden-assisted accommodation (77%); and retirement homes (71%). Most respondents (80%) were opposed to 4-5 bedroom homes and combinations of different-sized units that included 4-5 bed homes (61%). They were also opposed to flats in small blocks (60%). Respondents were ambivalent about including a care/nursing home, with 55% for and 45% against.

Community management – 68% supported a community-led approach to the management of village assets, including housing developments.

Business/employment – 69% wanted more business and employment opportunities. The employment most people wanted to see develop locally was agriculture, followed by trades, leisure, tourism, business support and retail. However, only 43% of respondents overall supported the identification of land for business development; 57% opposed this.

Business benefits – local business owners wanted better public transport, high speed broadband, and more patronage from residents. Least important to them were more parking provision, more housing, land for expansion and shared work/office space.

Roads and footpaths – 50% of respondents felt that local roads were poorly maintained; 54% said local footpaths were well maintained. But 82% had no particular view about cycle paths, and 84% thought the same about bridleways. Respondents were divided on whether pavements were well maintained. Most people either had no particular view (47%) about parking conditions or thought that parking areas were poorly maintained (41%).

Parking – 55% of respondents did not want parking charges at the station and 68% did not want parking charges at the playing field; 28% supported parking charges at the station and 18% at the playing field, and 16% had no particular view.

Renewable/sustainable energy – 56% had no particular view about sustainable energy or felt it wasn't important; 44% supported more use of sustainable energy by the community.

Young people's questionnaire

- 4.29 The questionnaire included a young people's section, 65 of which were returned. Their responses are summarised below.

What do you most like about living here? Mostly, the young people liked living in the countryside, the fields and the parish's proximity to the South Downs (33%); the friendliness of the community (29%); the playground and playing fields (17%); and the peace and quiet (17%).

What do you like least about living here? The largest number (9) said there was nothing or not enough to do; six said there was not enough transport; six had concerns about speeding traffic or dangerous roads; four were worried about development; four wanted playground facilities for older children.

Will anything stop you from setting up home in Plumpton when you grow up? Nine were concerned about high house prices/high rent; eight didn't want to stay in a small village; seven wouldn't want to stay if the village got too big; five said they wouldn't be able to find employment locally and three said they would move if new housing was built in the 'wrong place'.

Bus services. Only 13 said they used the local bus services, either to get to school or to go to Lewes or Haywards Heath. Five said they would use the service more often if it was more frequent and on time.

Events for young people. Respondents suggested a range of activities: a drama club; social activities for older children/teenagers; a cycling club; gymnastics; music; and swimming. They welcomed the new Youth Club (now closed), but wanted it to meet more frequently.

Facilities for young people. Respondents suggested a swimming pool, better provision for teenagers at the playing fields, including a covered/sheltered area where they could hang out, and a roller-skating rink.

Cycling and walking. Several said they were put off walking or cycling more by the speeding traffic, the poor surface condition of the roads and pavements, the lack of pedestrian walkways along Plumpton Lane and north up to the Plough public house, and the lack of cycle paths.

Preferred sites drop-in event

- 4.30 A final village consultation event took place on 15 September 2015 from 3.00pm to 7.00pm to present to the village the preferred sites that the PPNP Steering Group proposed to include in the draft PPNP. The event presented: details of all the sites put forward for consideration for inclusion in the PPNP; how each was assessed on a range of objective measures of suitability, achievability, availability and acceptability; which sites were recommended for inclusion by the PPNP Steering Group; and the number of houses allocated to each site.

- 4.31 The selected sites at this time were:

- land south of Riddens Lane (16 units);
- land north of Wells Close (6 units);
- land to the north of The Old Police House, Station Road (12 units);
- land south of Inholms Farm, Station Road (12 units);
- land south of the railway, east of Plumpton Lane (12 units, plus provision for station parking).

4.32 These sites would deliver 58 housing units, slightly above the 'minimum 50' required by LDC.

4.33 The rejected sites were:

- Church Glebe land and the Rectory, Station Road;
- Nolands Farm, off Station Road;
- land at Inholms Farm, Station Road;
- land at Little Inholms Farm;
- land behind the school, North Barnes Lane;
- land to the rear of Oakfield, Station Road.

4.34 In total, approximately 154 residents visited the display.

2016 draft plan and Regulation 14 pre-submission consultation

4.35 Prior to completion of the draft plan a further potential housing site at Plumpton Racecourse (for 19 units) came forward, which also offered the additional benefit of car parking for railway station users. With an already existing policy on supporting the sustainability and growth of the racecourse in place it was felt this site should be considered and a site assessment was carried out. This proved positive and the site was allocated in the pre-submission plan, with the Riddens Lane site moved to a reserve site.

4.36 The statutory six-week Regulation 14 pre-submission consultation on the draft plan began on 9 May 2016 and ended on 28 June 2016. There were public consultation events on 18 May and 12 June where members of the Steering Group were available to answer questions and receive feedback.

4.37 In addition to individual responses from some 100 parishioners, the consultation generated six responses from statutory bodies, the most significant being that from LDC. LDC's response made clear that it regarded some of the sites in the draft plan as less sustainable than others included in the LDC Strategic Housing and Economic Land Availability Assessment (SHELAA). Sites deemed suitable, achievable and available could still be given planning permission, even if not included in the PPNP or in Lewes District Local Plan. A concern to the PPNP Steering Group was that, if chosen

sites were less sustainable in the eyes of LDC, then their inclusion in the PPNP would be less defensible, and raise the likelihood that other, more sustainable sites might successfully apply for planning permission in addition to the NP allocation.

- 4.38 LDC further advised in its response its preference for sites to be within a notional planning boundary extending from the railway in the south to the Old Police House and Trillium in the north, in order to both reflect sustainability issues and preserve the current green space around the village settlement. This advice was directly relevant to Policies 2.2 and Policy 2.3 in the 2016 draft plan.
- 4.39 In addition, the Regulation 14 consultation resulted in a number of responses challenging the principle established in the 2015 resident questionnaire of 'maintaining' the parish's 'characteristic Scarpfoot parish linear development'. While the parish itself is indeed linear, the Plumpton Green settlement long ago ceased to develop along those lines, and has in recent years developed only to the east and west. Linear development also contravenes established best-practice planning principles that discourage ribbon development and rural sprawl. In this respect, the questionnaire was misleading, as option b) did not represent change in principle, as this had been the prevailing planning policy for many decades, and reflects LDC's preference to keep the village within the notional planning boundary, which limits east-west expansion to existing development boundaries.
- 4.40 Following the consultation, the landowners withdrew the site south-east of the railway (Policy 2.4 – 2016 draft plan) while the racecourse site (Policy 2.1 – 2016 draft plan) remains currently undeliverable, because safe pedestrian access cannot be provided at the railway crossing. Therefore, this site had to be dropped from the primary allocation list.
- 4.41 For all these reasons, it was decided to review the site allocations and submit a revised draft plan for Regulation 14 consultation.
- 4.42 A further significant factor in the decision to revise the plan was LDC's advice that it has to allocate 200 additional units across the district in its Local Plan Part 2 process. As the SHELAA process revealed, there are several sites in Plumpton Green that are suitable, available and deliverable. Therefore, Plumpton Green is likely to be required to provide some of these additional units. LDC advised that if the PPNP allocated sites for more than the minimum required, this would put the parish in a stronger position to guide development up to 2030. This meant reviewing some of the previously rejected sites to find substitutes for the withdrawn site and the racecourse, and to provide sites for some additional housing.

5. Vision, objectives and land use policies

Vision

5.1 The vision for the parish in 2030 is:

The parish of Plumpton will have retained its character and identity as a rural village with a strong sense of community and strengthened its relationship to the landscape setting through improved public access, the development of new open space amenities and the enhancement of its biodiversity and landscape assets.

Community facilities will have expanded and become more varied to meet the changing needs of residents, with the school, village hall, shops, station and recreation amenities all thriving and creating a stronger village centre. The parish's natural assets will provide benefits for pedestrian and cycle movements through improved connectivity and additions to the network of footpaths, bridleways and public rights of way, many of which will directly connect to the new developments.

The parish will have a strong, positive and supportive working relationship with Plumpton Racecourse and Plumpton College, which in turn will have led to the parish benefitting through an increase in tourism, visitors, support for local businesses and a greater range of facilities being available to the parish.

The parish will have continued to support local employment businesses and facilitated new employment opportunities within the parish for local people and to support the services within the parish.

The parish will also enjoy a positive relationship with the SDNP, which will have become more accessible to the community for recreation and leisure. The parish and SDNP will have worked together to protect their shared setting and to define a role for the parish as a gateway to the park.

There will have been a modest growth in housing numbers through the provision of new homes purposely designed to meet local needs, including homes for people wishing to downsize and for young families, and to provide a balance of dwelling types and ownership structures to serve the community over the long term. These new homes will have been provided on sites that do not detract from the character and setting of the parish.

Objectives

5.2 To achieve this vision, a number of key objectives have been identified, as follows:

1. to protect the character of the parish and future growth through maintaining the spatial and qualitative relationships between the areas;
2. to retain and enhance existing community services and amenities to support a wider range of parish needs and reinforce the identity and purpose of the village centre. To work with Plumpton College and Plumpton Racecourse to integrate their longer-term plans with these objectives;
3. to identify sites for development that are sympathetic to the scale, topography and character of the parish and that will not have a detrimental impact on the setting. Ensure new development is designed to offer potential for wildlife habitat maintenance and enhancement;
4. to conserve and enhance the historic environment of the parish including its archaeological interest using the Historic Environment Record and East Sussex Record Office as the primary evidence base;
5. to plan for some housing to meet local needs, in particular for young families and local people wishing to downsize;
6. to secure the future of the existing employment uses within the parish and plan for their growth to serve parish needs;
7. to plan for increased public access to and enjoyment of local green spaces and the SDNP as a recreation, education and leisure amenity, while recognising that areas of significant biodiversity should be retained and enhanced; to integrate the existing network of rural lanes, bridleways and footpaths, and improve and extend safe pedestrian and cycling routes.

Monitoring and review policies

5.3 The PPNP will be monitored by all statutory planning authorities and the PPC, using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity, but other data collected and reported at a parish level relevant to the PPNP may also be included. It is expected that the PPNP will be formally reviewed on a five-year cycle or to coincide with the development and review of the development plan for Lewes, if this cycle is different.

Land use planning policies

- 5.4 The planning policy context and the community engagement work already undertaken have raised a number of issues that the PPNP has considered:
- what are the most important characteristics of the Parish that new development should respect?
 - what sites are either available now or may become available for development in the plan period that the PPNP should influence through the use of design and development principles that deliver the plan's objectives, if indeed the sites are suited to development at all? What are the design characteristics of the area that could be included in a policy?
 - is there a need for a local employment policy to refine the existing Local Plan protection policies?
 - what community facilities would be on the list of those to be protected from change of use?
 - which spaces meet the criteria for designation as local green spaces?
- 5.5 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access, etc.
- 5.6 The purpose of these policies is to encourage planning applications for things the local community wants to see happen, and to discourage applications for developments that they do not want to happen.
- 5.7 The PPNP deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents, the NPPF and the policies of the JCS will continue to be used.
- 5.8 Set out below are the proposed policies of the PPNP. Each policy has a number and title, and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and any other relevant background information. At the end of this document is the Policies Map (page 64). A policy that refers to a specific site or area is shown on the map with the relevant policy number.

Policy 1: Spatial plan for the parish

New development proposals within the planning boundary for Plumpton Green (see Map C) will be supported, provided they accord with the other provisions of the PPNP and the relevant development plan. (NB: The planning boundary as referred to above will be extended to incorporate the sites allocated for residential development in Policy 7).

New developments outside the planning boundary will not be supported.

- 5.9 This policy sets out the spatial plan for the parish, and directs future development within the planning boundaries. Housing will be provided in small-to medium clusters in sustainable sites around the centre of Plumpton Green village, maintaining green gaps to the north and south of the village to retain the character of the existing settlement and the agricultural nature of the parish.
- 5.10 This policy makes it clear that development should primarily be considered within the existing planning boundary. Within Plumpton parish, there is only the planning boundary at Plumpton Green. However, it is accepted that there may be some windfall development over the life of the Neighbourhood Plan on small, unallocated sites, such as extension or erection of homes for individual households. This policy sets out under what conditions this type of development will be supported.
- 5.11 This policy conforms to Policy CT1 Planning Boundary and Key Countryside Policy and is in line with Policy SP1 and SP2 of the LDC JCS in terms of providing for future housing and employment land to meet the parish's need.

Policy 2: New-build environment and design

New developments, including alterations to existing buildings, will complement the architectural and historic character of the surrounding area. This will be achieved by reflecting the scale, density, massing, landscape design and material of the surrounding buildings (as set out in the published Design Statement) and by ensuring new developments:

- 1. use high-quality building materials reflecting the local vernacular finishes and landscaping that complement the surroundings;*
- 2. are no more than two storeys in height, although this would not preclude the use of roof space;*
- 3. do not use street lighting, to avoid light pollution;*
- 4. in the areas within, and in the setting of, the South Downs National Park, avoid any detrimental impact on its landscape and natural beauty;*
- 5. where development sites are adjacent, maintain a clear separation between them by means of a green landscape buffer.*

- 5.12 This policy requires all development proposals to deliver high-quality schemes that reflect the character of the parish. It also acknowledges that part of the parish lies within the SDNP, and therefore the design of any proposed housing development must accord with the SDNPA development plan and must be appropriate to the SDNP setting.
- 5.13 Every effort should be given to the maintenance and enhancement of local ecological features and habitats, such as ponds, watercourses, meadows, ancient woodlands and hedgerows, which in turn sustain wildlife habitats and corridors (see also Policy 5).
- 5.14 A green buffer between adjacent sites will ensure sites do not de facto merge to become one site that is larger than the small scale (less than 20 units) preferred by parishioners, and will help retain the rural character of the village, also valued by parishioners.
- 5.15 This policy builds on national (chapter 7 of the NPPF) and local planning policy. It is in line with retained Policy ST3 Design, Form and Setting of Development and ST11 Landscaping of Development of the 2003 LDC LP and Policy CP10 Natural Environment and Landscape Character of the LDC JCS. Policy CP8 Green Infrastructure also encourages a network of green spaces to improve the green infrastructure in the district.

Policy 3: Associated infrastructure

New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

New development will only be supported if sufficient infrastructure capacity is either available or is delivered along with the new development to serve it for its anticipated lifetime.

- 5.16 This policy reflects the expressed concerns of parishioners about the capacity of current infrastructure, and intends to ensure that all developments are accompanied by the infrastructure necessary to support them. It recognises that there is no single statutory body responsible for providing and maintaining infrastructure, even with water management and other such amenities where residents may regard all aspects of supply, distribution and removal as a single factor in development.
- 5.17 This policy is in line with policy CP7 Infrastructure of the LDC JCS.

Policy 4: Provision of adequate parking

New developments, including alterations to existing buildings, must make adequate provision for off-road parking for the numbers and types of vehicles likely to be generated by the development. Parking provision for all new development should:

- 1. be appropriately located or screened to minimise landscape impact;***
- 2. include off-road parking provision at the following minimum ratios:***
 - one parking space per 1-2 bed home for older residents;***
 - two parking spaces per 3-bed home;***
 - three parking spaces per 4-bed or larger home.***

Proposals for residential extensions should not reduce off-road parking below these levels.

In addition, new developments should make provision for off-road visitor parking and cycle parking, in accordance with the scale recommended by ESCC.

- 5.18 This policy reflects the expressed concern of parishioners about the management of parking and traffic within the parish, and intends to ensure that all developments give explicit consideration to the parking provision necessary to support that development. The policy is aligned to ESCC parking guidance for residential and non-residential development, further details of which can be found at www.eastsussex.gov.uk/environment/planning/applications/developmentcontrol/tdc-planning-apps/
- 5.19 The design of new development must acknowledge the dependence of village life on private transport, and provide adequate off-road parking to accommodate this. Inadequate parking provision results in on-road parking and creates hazards to public safety for both pedestrians and road users. Poor and inconsiderate parking creates access problems for essential services.

Policy 5: Landscape and biodiversity

Layout and landscape schemes of new development will have regard to the following principles.

- 1. Trees and hedges make a valued contribution to the local landscape. Existing trees and hedges, including those that are not covered by relevant protection, should be retained and protected. Where this is not feasible, they should be replaced with native species of local provenance.*
- 2. Ornamental plantings may be acceptable within the development providing they are in harmony with local landscape character. Boundaries to the countryside and within areas provided for wildlife preservation should be planted with native species of local provenance.*
- 3. Natural screening should be preserved.*
- 4. New development must consider providing for wildlife, particularly threatened species, including in the built structure.*
- 5. Developments must retain existing green corridors, ponds and other wildlife habitats and be landscaped to provide green corridors between open countryside and existing wildlife habitats.*
- 6. New developments should provide landscape screening.*

5.20 This policy governs the impact of new development on the intrinsic character and beauty of the parish by requiring that all development takes into account the diversity of its landscapes and heritage and its wildlife habitats (see PPNP Landscape and Biodiversity Evidence Report in the evidence base).

5.21 Any development that would have a significant adverse impact on the countryside or the defining characteristics of the landscape and heritage will not be supported. The distinctive views of the surrounding countryside that are enjoyed from the many public vantage points in and around Plumpton Green should be protected and preserved. Developments should also ensure the conservation and enhancement of the natural beauty of the parish and its setting, and pay due regard to the SDNP aims and management plan.

5.22 The policy also prioritises the protection and conservation of specific sites and species. Any development must provide appropriate mitigation and/or

compensation for any adverse impact on habitat and biodiversity.

- 5.23 This policy is in line with retained Policy ST3 Design, Form and Setting of Development and ST11 Landscaping of Development of the 2003 LDC LP and Policy CP10 Natural Environment and Landscape Character of the LDC JCS. Policy CP8 Green Infrastructure also encourages the network of green spaces to improve the green infrastructure in the district.

Policy 6: Sustainable drainage and wastewater management

Where feasible and relevant, new developments will incorporate Sustainable Drainage Systems (SuDS) such as:

- 1. permeable driveways and parking areas;*
- 2. rainwater re-use;*
- 3. green roofs;*
- 4. soakaways and filter strips;*
- 5. retention of wetland basins;*
- 6. appropriate use of existing watercourses;*
- 7. drainage schemes that provide enhancement or creation of wildlife habitat;*
- 8. appropriate foul water drainage.*

These should be designed to manage the risk of flooding, groundwater flooding, flash flooding and surface water run-off over land, and the impact on the sewerage network.

New developments will be required to assess whether there is adequate sewerage capacity both on and off the site to serve the development and to ensure that it would not lead to problems for existing and new users.

New development will only be supported if sufficient infrastructure capacity is either available or is delivered along with the new development to serve it for its anticipated lifetime (see also Policy 3).

- 5.24 This policy addresses the separate but related issues of surface water and wastewater, as well as associated wastewater sewerage infrastructure and wastewater treatment. Surface water is essentially rainfall, but also includes rainfall that arrives in the parish via natural watercourses. Surface water is relatively clean from an environmental perspective, but can contain contamination from domestic and non-domestic human activity.
- 5.25 This policy ensures that all new development will be provided with adequate infrastructure to serve it for its anticipated lifetime.
- 5.26 Development proposals are expected to adhere to the relevant sections of the National Planning Policy Framework, and especially to paragraph 45 of the National Planning Policy Guidance that directs sustainable development. Developments must also adhere to Part H3 of the Building Regulations.
- 5.27 The issue of surface water and other drainage is of major concern to parishioners, expressed during the consultation meetings and in the resident

questionnaire. The site assessment process also reflected the need to address concerns regarding significant problems with flooding, surface water flooding, flash flooding and wastewater conveyance. This policy responds to those concerns by requiring developers to mitigate the effect of additional waste and surface water.

- 5.28 Developers will be required to demonstrate that there is adequate wastewater capacity both on and off the site to serve the development, and that the development will not lead to problems for existing or new users. In many cases, it will be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of the existing wastewater infrastructure. SuDS initiatives will be required to be linked to an updated and increased sewage capacity within the village.
- 5.29 Whenever possible, sustainable drainage systems should be designed to enhance and increase both the quality and quantity of habitats for wildlife. They should also aim to protect and enhance the ground water quality. These initiatives in turn will provide an increase in local amenity and social value and associated educational opportunities.
- 5.30 Several areas surrounding the existing housing settlement are within Flood Zones 2 and 3, and are considered to be within the 1-in-30-year surface flood risk guidelines. Due to the nature of the soil structure, surface water overflow from the stream and ditch network infiltrates and lies in fields surrounding the settlement, which allows for its gradual dispersal. Site development will be expected to reflect the need for natural field flood plains to be maintained.
- 5.31 The PPNP takes into consideration the position of housing within the sites, the placement of the sites in relation to existing and future housing, and the number of units that can be sustained on each site. Development of sites will be guided by the topography of the land, which is served by a complex and inter-related network of natural drainage components.
- 5.32 The policy is in line with Policy CP12 (Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability) of the JCS.
- 5.33 This policy prioritises the flood risk mitigation measures included in the policy to reflect the specific surface water flooding threats and the natural drainage capacity of local streams and ditches (see Map D: Flood risk in Plumpton Green) in Plumpton Green. Further details and references are to be found in the Landscape & Biodiversity Report.

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Policy 7: New housing

New housing on sites allocated in the PPNP, and ideally also on any small windfall sites, will conform to the following:

- 1. The type of housing will meet local needs, in particular for young families and people wishing to downsize;*
- 2. The mix of housing will respond to local needs and comprise one-to-four-bedroom homes, with a predominance of one-to-three-bedroom homes;*
- 3. Housing will be sympathetic to the scale, topography and setting of the parish;*
- 4. Housing will be provided in small-to-medium clusters around the village centre;*
- 5. Affordable housing will be included, in line with the requirement of the Lewes District Joint Core Strategy;*
- 6. Appropriate surface water drainage will be provided so there is no increased risk of flooding to properties downstream of any site;*
- 7. Landscaping buffers and screening and appropriate access will be provided;*
- 8. Proposals for new housing will be expected to be accompanied by a comprehensive assessment of the impact of the proposal on wildlife. All protected and wider species and their habitats will be accommodated, and any ancient hedges on a site will be preserved;*
- 9. Proposals for new housing will be expected to be accompanied, as a minimum, by an archaeological desk-based assessment and in some cases the results of geophysical survey and evaluation trial trenching;*
- 10. New housing development will conform with the other provisions of the PPNP, the LDC Development Plan, SDNPA policy and all other relevant statutory requirements.*

5.34 This policy identifies housing sites for 68 units. Plumpton is required to provide a minimum of 50 units up to 2030 through allocation, but LDC will have to allocate 200 additional units across the district in its Local Plan Part 2 process. The LDC SHELAA includes sites in Plumpton Green that are suitable, available and deliverable. Therefore, it is possible that some of these additional 200 homes could be allocated on sites in the parish. LDC has not made any decision to date on this matter, but has advised the PPNP Steering Group that allocating sites for more than the minimum required would put us in a stronger position to guide development in our parish up to 2030.

5.35 It is acknowledged that there may be additional 'windfall' units approved in

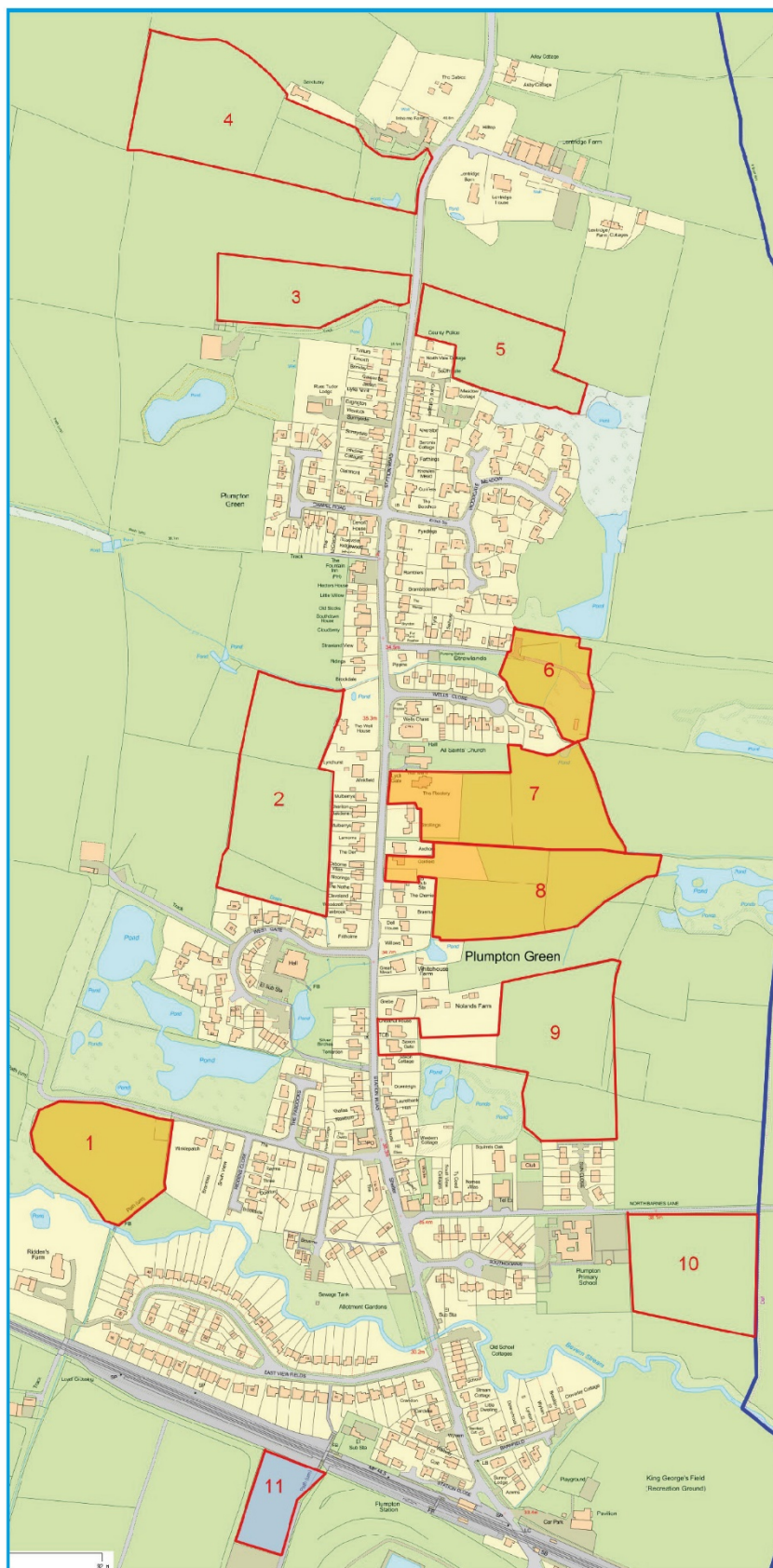
Plumpton, but these would be small developments.

- 5.36 Of the existing housing stock, many of the smaller (one- to-three-bedroom) homes have been extended and enlarged, which has reduced the available stock of smaller houses in the village for first-time buyers and downsizers. In accordance with the preferences expressed by parishioners in the Neighbourhood Plan questionnaire, in the public consultations and in a housing needs survey carried out in 2010, all the proposed sites will be required to provide a mix of houses with between one and four bedrooms, with a predominance of one-to-three-bedroom homes, of no more than two storeys high, rather than larger, detached houses, although the policy allows for some larger homes.
- 5.37 The key development principles of this policy conform to Policy ST11 Landscape of Development and are in line with Core Policy 2 Housing Type, Mix and Density and Core Policy 13 Sustainable Travel of the JCS.

Map E: Map of available and recommended sites

Key to sites

1. Riddens Lane
(Policy 7.1)
2. Little
Inholmes Farm
3. Land at Shaw/
Inholms Farm
4. Inholms
Farm north
5. Lentrudge/
Old Police
House
6. Wells Close
(Policy 7.2)
7. Glebe land
(Policy 7.3)
8. Land rear of
Oakfield
(Policy 7.4)
9. Land east of
Nolands Farm
10. Land behind
school
11. Racecourse
land
(Policy 7.5)



Policy 7.1: Riddens Lane, Plumpton Green

The land, as shown on Policy Map E amounting to 0.6ha, is allocated for residential development for up to 16 new homes.

In addition to conforming to the policies contained in the PPNP, LDC District Local Plan, SDNPA Development Plan and all other applicable statutory requirements, development in this location will:

- 1. upgrade Riddens Lane with a suitable surface to provide safe access for vehicles and pedestrians between the site and Station Road;***
- 2. be confined to the northernmost portion of the site to mitigate flood risk (Flood Zone 3) in the southern section.***

Key: The yellow areas are the sites recommended for inclusion in the Plumpton Parish Neighbourhood Plan. The blue site is the proposed reserve site.

- 5.38 This policy allocates land adjoining Riddens Lane (SHELAA site 14PL) for residential development in the central area of Plumpton Green, to the west of Station Road.
- 5.39 This is a greenfield site that is naturally well screened from the village and from the South Downs and would have a minimal impact on existing adjoining properties.
- 5.40 This site is located in the central area of Plumpton Green, to the west of Station Road. It is small in scale and assesses well against the suitability and acceptability criteria. It is close to the village centre and amenities and within walking distance of many local services and the train station.
- 5.41 The area is included in an Archaeological Notification Area (ANA) assigned in 2008, enlarged in 2011 and the record amended following a preliminary survey in 2014. Further research is expected on the area before development is approved.
- 5.42 Development on this site will need to conform to other policies in the PPNP, in particular policies 2 to 6. Obtrusive features such as lighting will be kept to a minimum, in accordance with the New Built Environment and Design Policy, which also dictates that style, materials used and landscaping should be appropriate, to minimise impact on the setting. Natural screening should be preserved and steps taken to mitigate the effects of development on wildlife and biodiversity. Full regard would need to be paid to managing utilities needs and flood risk resulting from the development of the site.

- 5.43 The site will provide 40% affordable housing, in line with the requirement of the LDC JCS where a proposed scheme will deliver more than 11 units.
- 5.44 Riddens Lane will need to be upgraded with a suitable surface and traffic calming measures to provide safe access for pedestrians and vehicles. There are concerns about the impact of additional vehicles on traffic flow where Riddens Lane enters onto Station Road at a busy intersection. There is also often poor visibility at this junction, due to parked cars on Station Road.
- 5.45 There is presence of protected species and wider species and habitats. These must be preserved, along with the ancient hedges. There are no known ancient trees on the site. Geological interest is also in evidence and the site is within an Archaeological Notification Area.
- 5.46 The higher, northern part of this site is within Flood Zone 1. The lower southern part falls within Flood Zone 3, where it slopes down to a natural water course. Development should be confined to the higher, northern portion, to mitigate flood risk. Surface water issues will need to be addressed and wastewater/sewage infrastructure put in place.

Policy 7.2: Wells Close, Plumpton Green

The land, as shown on Policy Map E amounting to 0.45ha, is allocated for residential development for up to 12 new homes subject to the condition below.

In addition to conforming to the policies contained in the PPNP, LDC District Local Plan, SDNPA Development Plan and all other applicable statutory requirements, development in this location is specifically designated to:

- 1. provide 12 x one- and two-bed units specifically designated for older people.***

- 5.47 This policy allocates land adjoining Wells Close (SHELAA site 13PL) for a housing scheme designated for elderly people seeking to downsize, in a central location in the village to the east of Station Road between Wells Close and Strawlands. This meets a stated preference of the village to provide more homes for older people.
- 5.48 The site was formerly a coal yard, and is adjacent to the planning boundary and close to most village amenities.
- 5.49 Development on this site will need to conform to other policies in the PPNP, in particular policies 2 to 6. Obtrusive features such as lighting would be kept to a minimum, in accordance with the New Built Environment and Design Policy, which also dictates that style, materials used and landscaping should be appropriate to minimise impact on the setting. Natural screening should be preserved and steps taken to mitigate the effects of development on wildlife and biodiversity. Full regard will need to be paid to managing utilities needs and flood risk potentially resulting from the development of the site.
- 5.50 The site will provide 40% affordable housing, in line with the requirement of the LDC JCS where a proposed scheme delivers more than 11 units.
- 5.51 This site assessed well against the sustainability framework, with a number of positives against the social and environmental objectives. The site is centrally located and within easy reach of most village services and facilities. Access to Station Road is good. The site is also well screened and unlikely to have an adverse landscape impact. However, the site is located in an area of surface water flood risk.
- 5.52 The site is likely to have an impact on neighbouring properties, but there is some natural screening and it is only partially visible from the Downs.

- 5.53 There is presence of protected/wider species and habitats, which should be preserved, but no ancient trees or hedges or evidence of geological or archaeological interest.
- 5.54 There are no listed buildings within the vicinity.
- 5.55 The site is within Flood Zone 1. There is evidence of surface water running into a natural water course, and mitigation and wastewater/sewage infrastructure would need to be put in place.

Policy 7.3: The Glebe, Plumpton Green

The land, as shown on Policy Map E amounting to 1.5ha, is allocated for residential development for up to 20 new homes.

In addition to conforming to the policies contained in the PPNP, LDC District Local Plan, SDNPA Development Plan and all other applicable statutory requirements, development in this location will:

- 1. be designed to include landscape buffers between it and the site allocated for residential development in Policy 7.4, to emphasise the separation of the sites;***
- 2. be designed to avoid proximity of houses to existing properties, and the Church and cemetery.***

- 5.56 The site is located centrally in Plumpton Green to the east of Station Road and All Saints Church, and is currently Grade 3 agricultural use.
- 5.57 Overall this site assessed well against the social objectives due to its central location, near to village amenities. Development of the site will affect a number of adjoining properties and, notably, the Church and cemetery. There are no listed buildings in the vicinity, but development of the site may require demolition of the Rectory, which is not supported. The site adjoins another recommended site (see Policy 7.4), also promoting 20 houses. Both sites have potential for further development, which would not be supported.
- 5.58 The site is partially screened from the Downs. Access would be directly onto Station Road at a point with good visibility.
- 5.59 There is presence of protected species, and ancient trees and hedges, which should be preserved, and minor geological interest is also in evidence. There are no known significant wider species or habitats or evidence of archaeological interest. There are three tree preservation orders (TPOs) on the site, two at the proposed access.
- 5.60 The site is within Flood Zone 1. The site assessment and, in particular the sustainability appraisal, highlighted surface water flood issues on the site, which is located in an area with a 1-in-30-year surface water flood risk. This would require mitigation.
- 5.61 Development on this site will need to conform to other policies in the PPNP, in particular policies 2 to 6. Obtrusive features such as lighting would be kept to

a minimum, in accordance with the New Built Environment and Design Policy, which also dictates that style, materials used and landscaping should be appropriate to minimise impact on the setting. Natural screening should be preserved and steps taken to mitigate the effects of development on wildlife and biodiversity. Full regard will need to be paid to managing utilities needs and flood risk potentially resulting from the development of the site.

- 5.62 The site will provide 40% affordable housing, in line with the requirement of the JCS where a proposed scheme delivers more than 11 units.
- 5.63 The main concern about this site is its proximity to another proposed site (see Policy 7.4), and to Wells Close. Together this has the potential to create an area of development of a size that would be unacceptable to parish residents and is contrary to the policy preference for small-scale, distinct pockets of development to preserve the rural character of the village. This concern is addressed in Policy 2 and also in policies 7.3 and 7.4.

Policy 7.4: Land rear of Oakfield, Plumpton Green

The land, as shown on Policy Map E amounting to 1.5ha, is allocated for residential development for up to 20 new homes.

In addition to conforming to the policies contained in the PPNP, LDC District Local Plan, SDNPA Development Plan and all other applicable statutory requirements, development in this location will:

- 1. be designed to include landscape buffers between it and the site allocated for residential development in Policy 7.3, to emphasise the separation of the sites;***
- 2. be designed to avoid proximity of houses to existing properties along Station Road.***

- 5.64 The site is located centrally within Plumpton Green to the east of Station Road, and currently Grade 3 agricultural use.
- 5.65 Overall, this site assessed well against some of the social objectives due to its central location, near to village amenities. Access would be directly onto Station Road at a point where visibility is good. Development of the site will affect a number of adjoining properties. It is adjacent to another proposed site (see Policy 7.3), also promoting 20 houses. Both sites have potential for further development, which would not be supported.
- 5.66 There is presence of protected/wider species and habitats, which should be preserved, along with the ancient trees or hedges and minor geological interest also in evidence. There is no known evidence of archaeological interest. There is a listed building within the vicinity but no impact is anticipated.
- 5.67 The site is within Flood Zone 1. There is evidence of surface water issues which would need to be addressed, and wastewater/sewage infrastructure put in place.
- 5.68 The site's development would mean the loss of the garage business. However, the garage itself is understood to be on a short-term lease. The site of the garage business has previously been granted planning permission for conversion to residential use. There are two other garages in the parish.
- 5.69 Development on this site will need to conform to other policies in the PPNP, in

particular policies 2 to 6. Obtrusive features such as lighting would be kept to a minimum, in accordance with the New Built Environment and Design Policy, which also dictates that style, materials used and landscaping should be appropriate to minimise impact on the setting. Natural screening should be preserved and steps taken to mitigate the effects of development on wildlife and biodiversity. Full regard will need to be paid to managing utilities needs and flood risk potentially resulting from the development of the site.

- 5.70 The site will provide 40% affordable housing, in line with the requirement of the JCS where a proposed scheme delivers more than 11 units.
- 5.71 The main concern about this site is its proximity to another proposed site (see Policy 7.3), which has the potential to create an area of development of a size that would be unacceptable to parish residents and is contrary to the policy preference for small-scale, distinct pockets of development to preserve the rural character of the village. This concern is addressed in Policy 2 and also in policies 7.3 and 7.4.

Policy 7.5: Land at Plumpton Racecourse, Plumpton Green

The land, as shown on Policy Map E amounting to 0.7ha, is allocated as a reserve site for residential development for up to 19 new homes and for the provision of extra car parking spaces.

In addition to conforming to the policies contained in the PPNP, LDC District Local Plan, SDNPA Development Plan and all other applicable statutory requirements, development in this location will:

- 1. include measures to prevent parking on Plumpton Lane and along the new access road;***
- 2. include landscaping to clearly define the boundaries of the development.***

This site will be released by the local planning authority for development if safe pedestrian access can be provided between the site entrance and local facilities, to the satisfaction of the Highway Authority.

- 5.72 This site is proposed as a reserve site, despite being south of the railway and so outside LDC's notional planning boundary. It is included as it offers the significant benefit of parking for station users and would help fund necessary improvements to the racecourse to secure its future as a major parish business. As reserve site, it would only be considered for use if one of the primary sites included in the plan proved to be undeliverable or if LDC required Plumpton to deliver more houses.
- 5.73 The site is located at the north-western corner of the racecourse, to the south of Plumpton Green and the railway line, west of Plumpton Lane, and is currently vacant. It is primarily amenity grassland, incorporating some hard standing and a large bund of industrial hard waste. The site is contained within the boundary of the racecourse and so would not result in the development of open greenfield land.
- 5.74 This site assessed positively and neutrally against some aspects of the sustainability framework. It assessed well against the social objectives due to its close proximity to village services and the inclusion of car parking for station users. The site would also have a positive impact on the local economy by helping to secure the future of a key village business.
- 5.75 Although part of the racecourse and adjoining the station, development of the site would have visual impact on some properties in East View Fields. The site is partially screened and partially visible from the Downs.

- 5.76 Development on this site will need to conform to other policies in the PPNP, in particular policies 2 to 6. Obtrusive features such as lighting would be kept to a minimum, in accordance with the New Built Environment and Design Policy, which also dictates that style, materials used and landscaping should be appropriate to minimise impact on the setting. Natural screening should be preserved and steps taken to mitigate the effects of development on wildlife and biodiversity. Full regard will need to be paid to managing utilities needs and flood risk potentially resulting from the development of the site.
- 5.77 The site will provide 40% affordable housing, in line with the requirement of the JCS where a proposed scheme delivers more than 11 units.
- 5.78 There is presence of protected species, which should be preserved, but no evidence of ancient trees and hedges. There is no indication of significant wider species and habitats or geological interest and no knowledge of archaeological interest.
- 5.79 The site is within Flood Zone 1, although a small area is also within an area of 1-in-30-year surface water flood risk. These risks should be mitigated.
- 5.80 Access to Plumpton Lane for vehicular traffic would be via a new road at the northern end of the racecourse, running parallel with the railway and exiting onto Plumpton Lane by the level crossing.
- 5.81 The site can currently only be recommended for inclusion as a reserve site as there is no safe pedestrian access from the site to the village centre.

Policy 8: Local employment

New development proposals that result in the loss of an existing employment or business use will be resisted, unless it can be demonstrated that its continued use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided they conform with all policies in the PPNP.

- 5.82 This policy is designed to secure the future of the existing employment uses within the parish and plan for their growth to serve parish needs.
- 5.83 Comments made during the consultation events made it clear that parishioners wished to see existing businesses preserved as far as possible and that they had no wish to see Plumpton become a dormitory community.
- 5.84 The Neighbourhood Plan questionnaire and a separate survey of local businesses carried out for the Neighbourhood Plan resulted in similar comments. This policy is intended to respond to those concerns.

Policy 9: Plumpton Village Centre

Development proposals to change the use of existing shops or commercial units in the village centre and elsewhere in the parish will be resisted, unless it can be demonstrated that their continued use is no longer viable.

- 5.85 Over the past 25 years the centre of Plumpton Green has lost one general store, one public house and a garage to housing. The remaining businesses in the village centre, in particular the village shop/post office, are important to the community as a whole but especially to residents without their own transport, as public transport services are limited. Development proposals that might negatively affect the remaining facilities and businesses will be resisted.
- 5.86 This policy aims to ensure existing village community facilities and amenities will be retained and, where possible, enhanced to support a wider range of parish needs and reinforce the identity and purpose of the village centre, particularly as the village expands with the planned new housing this plan considers.
- 5.87 This policy is in conformity with Policy CP6 Retail and town centre of the LDC JCS in supporting and retaining local shops in the parish.

Policy 10: Plumpton College

New development at Plumpton College will preserve the special qualities of the South Downs National Park and the significance or setting of any heritage assets within and surrounding the college grounds.

New development must be appropriately located and necessary for the sustainable growth of the college.

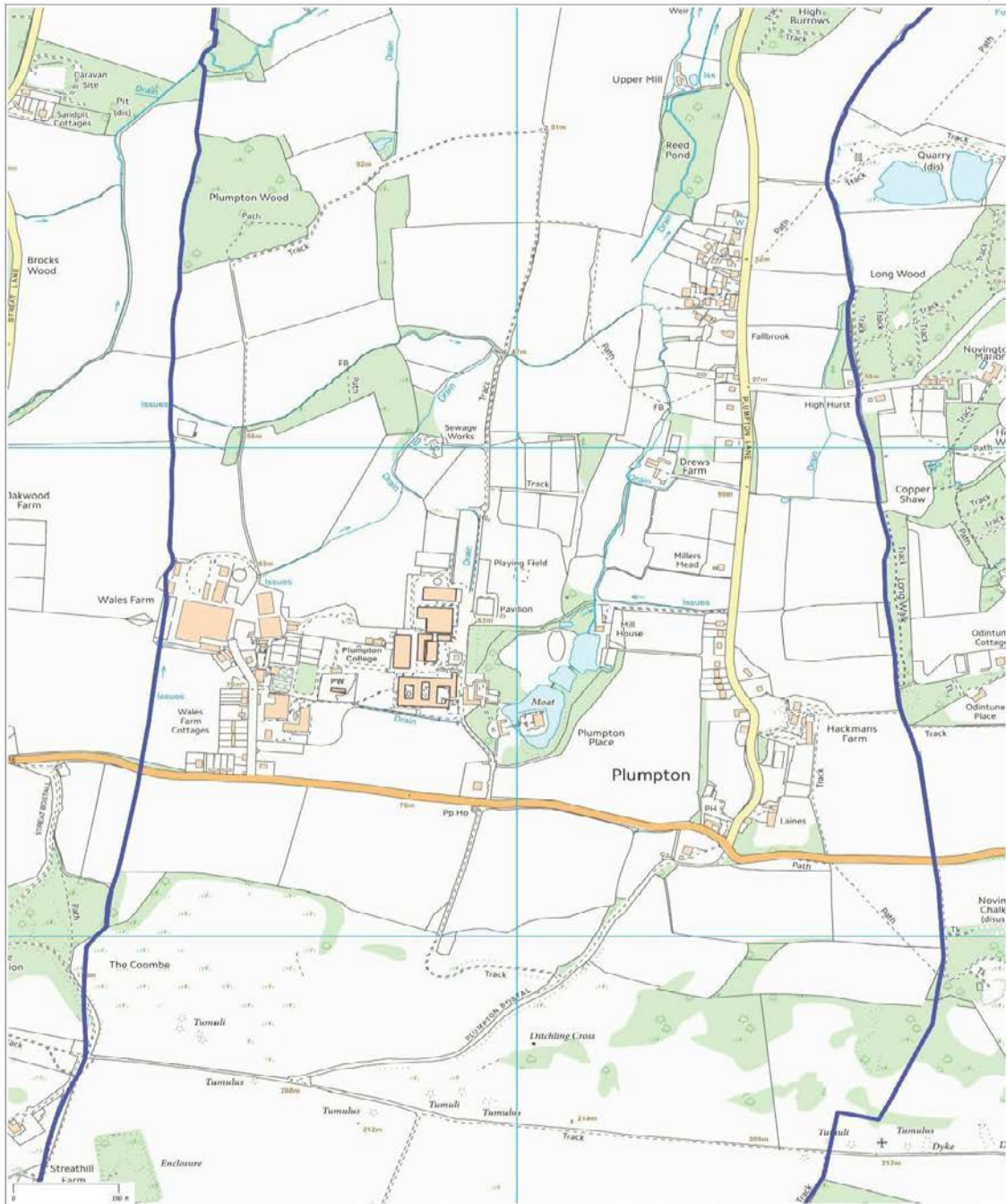
In accordance with SDNPA policy, separation of the two areas to the east and west of the church must be maintained. All development proposals should be submitted against a full estate plan for the college.

- 5.88 Plumpton College is a major local employer. According to the survey of local businesses carried out for the PPNP, some 25 of its staff live in the parish. There are plans to expand, with the potential to create further employment. The survey also showed that the college uses local businesses in the parish.
- 5.89 The college has a history of being involved in the village through allowing the use of its extensive facilities for village activities and contributing to village events. The college is much valued by local residents, who wish to see it prosper and develop. This policy is intended to respond to the wishes of parishioners by supporting development and expansion and continued integration.
- 5.90 The policy reflects the above concerns and intends to draw attention to the relevant SDNPA policies, especially the need to consider any development plans at Plumpton College within an overall estate plan, rather than in isolation. In light of previously withdrawn planning applications, attention is specifically drawn to the importance of retaining the gap between the two areas of the college (to the east and west of the church), which acts to maintain the setting of the listed church as an important heritage asset, and also the landscape setting of the complex.
- 5.91 The policy conforms with Core Policy 7 Infrastructure and Core Policy 5 The Visitors Economy in supporting the improvement of skills and education levels.

Map F: Plumpton College



Plumpton CP



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Policy 11: Plumpton Racecourse

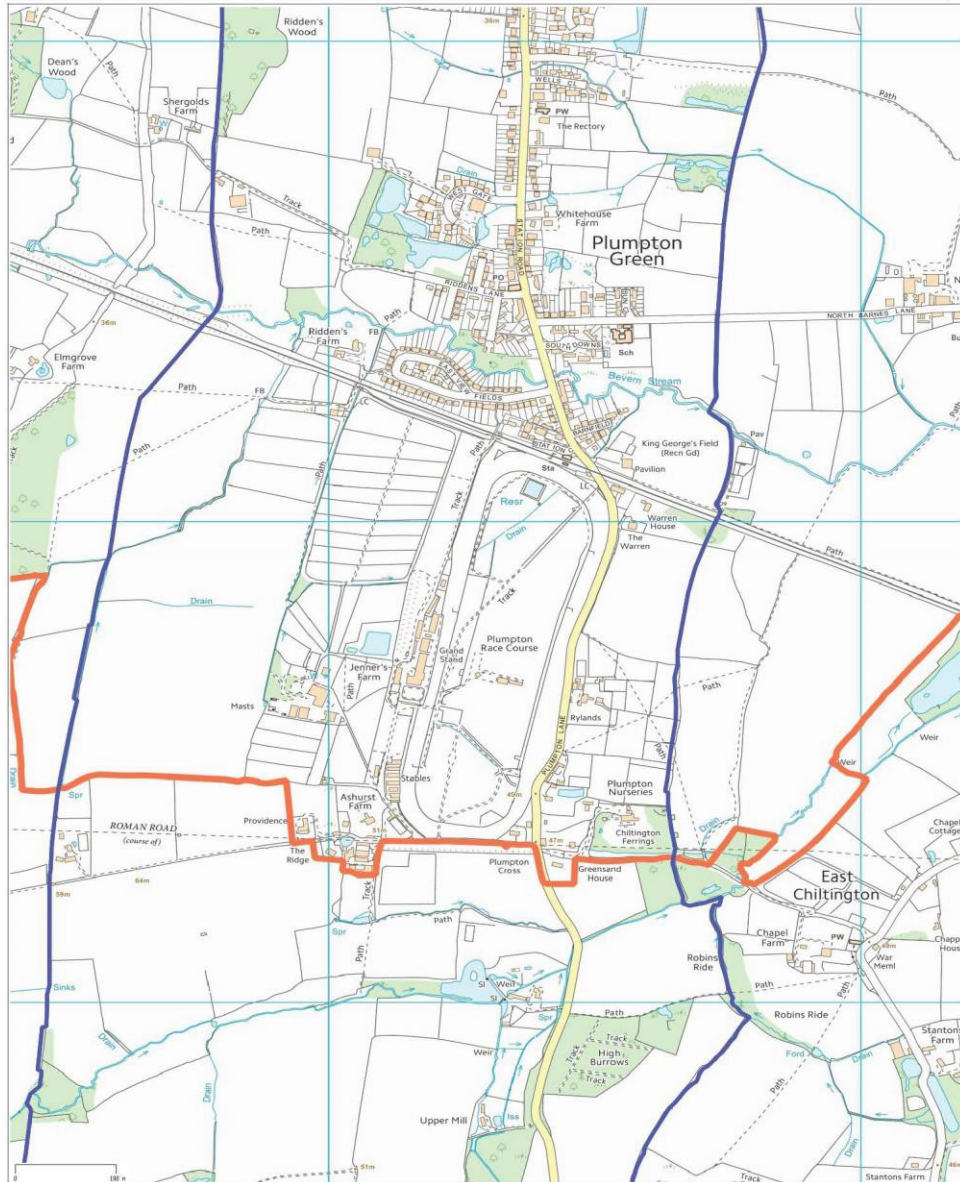
Any development at Plumpton Racecourse will maintain, and if possible enhance, the valued Ashurst Farm Meadow Site of Nature Conservation Interest (SNCI) and preserve the special qualities and setting of the South Downs National Park.

1.1 New development must be appropriately located and necessary for the sustainable operation of the racecourse.

1.2 Any new development should be considered within wider estate and business plans, not in isolation.

- 5.92 Plumpton Racecourse is the second biggest local employer, albeit with a much smaller workforce than Plumpton College. Racedays bring a large number of people into the village and provide business for the village shop/post office and the local pubs. Many racegoers come by train and contribute to maintaining the station as an important stop on the London to Eastbourne line.
- 5.93 The racecourse also provides a base for Plumpton Rugby Club and has resources that it makes available from time to time for village events. This policy is intended to encourage the growth and development of the racecourse and its continued integration with the village.
- 5.94 The policy reflects the above concerns and intends to draw attention to the relevant SDNPA policies, and especially the need to consider any development plans at Plumpton Racecourse within overall estate and business plans, rather than in isolation.
- 5.95 This policy is in conformity with Core Policy 4 of the JCS in supporting the rural economy and ensuring its sustainability.

Map G: Plumpton Racecourse



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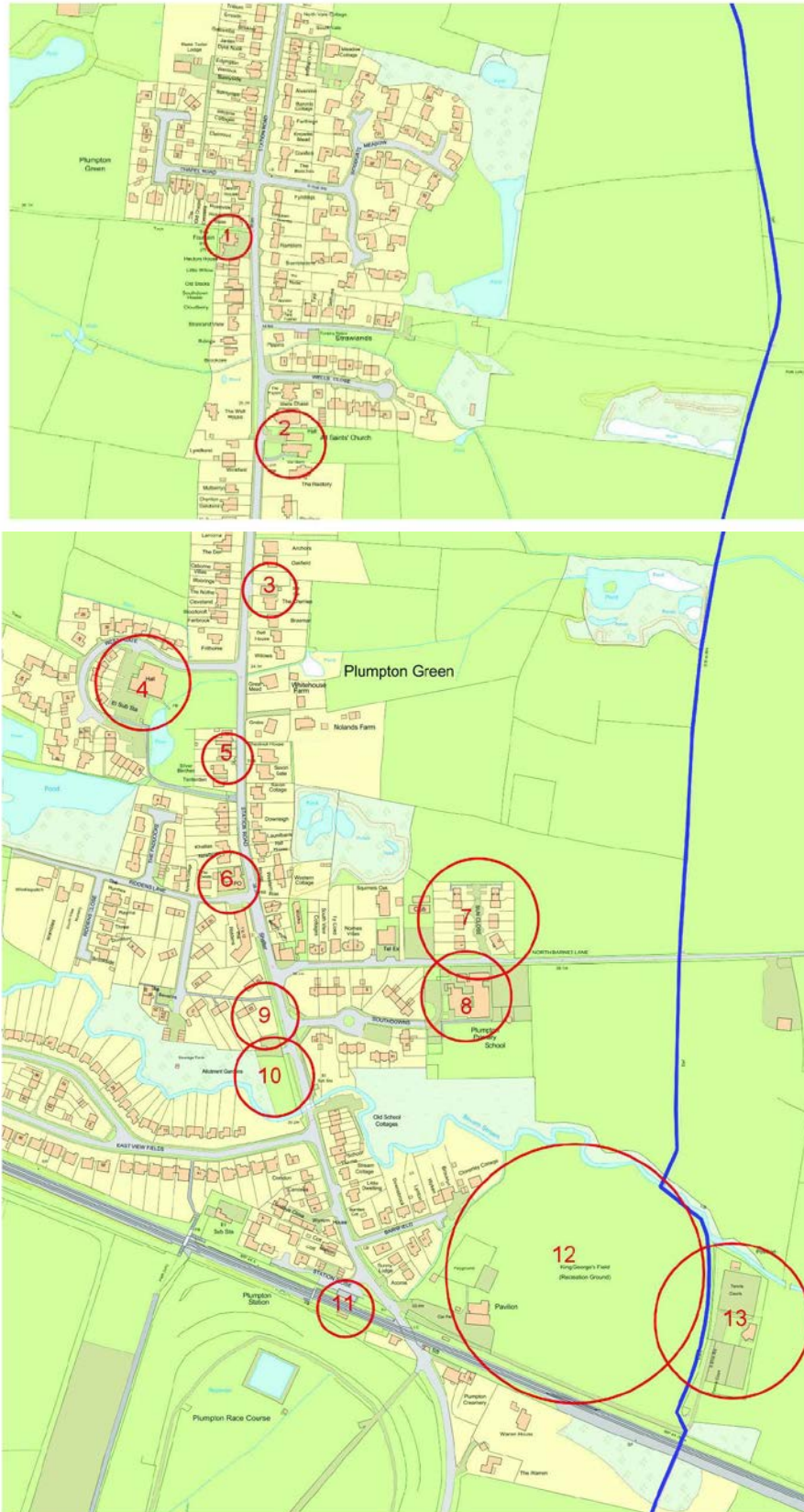
Policy 12: Community facilities

The PPNP will support proposals to improve the viability and current community use of the following buildings and facilities. Extension or partial redevelopment of existing buildings will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not be detrimental to adjoining residential properties.

New development that will result in the loss of a facility will be resisted unless it can be demonstrated that its benefit to the community is no longer viable, relevant or necessary.

- 5.96 This policy serves two purposes: it first sets out which community facilities should be protected; and secondly it makes provision for their improvement to support their ongoing viability.
- 5.97 The facilities selected are all highly valued by the local community and collectively deliver a wide range of community benefits. Unless those benefits are no longer required by the community, then the policy requires they are protected.
- 5.98 In due course, the Parish Council will make applications to the District Council for the designation of some or all of these facilities as Assets of Community Value under a separate provision of the Localism Act, which will remove the permitted development right for certain changes of use. This allows the community time to put together a bid for any of these assets should they ever come up for sale.
- 5.99 The policy also encourages the improvement of community facilities to enable them to remain viable. This may require new development to extend an existing facility, and this will be supported in principle, provided any concerns about additional car parking or local amenities can be satisfactorily resolved.
- 5.100 This policy conforms to Core Policy 7 Infrastructure of the JCS.

Map H: Assets map



Assets map key

Asset (map reference)	Owner
Pubs: Fountain Inn (1), Half Moon and Plough	Privately owned
All Saints Church and annex (2), St Michaels Church	Diocese of Chichester
Garages: Brighton Garage Services (3), RW Motor Engineering, Beetle Garage	Privately owned
Village Hall, car park and designated village green (4)	PPC
Red phone box (5)	PPC
Post Office and General Stores (6)	Privately owned
Public Housing – a mix of sizes including flats for older people, affordable housing, private owned and rented (7)	LDC. Affordable Housing in Sun Close, part privately owned and part-owned by Housing Association
Plumpton Primary School (8)	East Sussex County Council (ESCC)
Parking area adjacent to allotments (9)	LDC
Allotments (10)	PPC
Station and adjoining car park (11)	Network Rail
King George V Playing Field, Pavilion, play area, woodland walk, basketball courts, skate park, and parking area (12)	PPC
Tennis Club Pavilion and four tennis courts (13)	Tennis Club but partly on PPC land
Benches	PPC
Extensive network of footpaths	Privately owned but administered by ESCC

Policy 13: Local Green Spaces and Open Spaces

The PPNP designates Local Green Spaces (LGS) in the following locations (see corresponding green areas of Policies Map):

Site: LGS1 – King George V Playing Fields (including tennis courts) – a large area of amenity grassland to the east of Station Road, between the railway and the Bevern Stream;

Site: LGS2 – Beverside Pocket Park and allotments – allotments and wooded wetland alongside and north of Bevern Stream, west of Station Road;

Site: LGS3 – Village Green – area of public land situated between the village hall and Station Road;

Site: LGS4 – Riddens Wood – a small area of woodland on the western border of the parish, adjacent to Little Inholmes Farm;

Site: LGS5 – Fields on Little Inholmes Farm to the north of West Gate;

Site: LGS6 – Field between Trillium and Inholms Farm, west of Station Road;

Site: LGS7 – Field east of Station Road between the Old Police House and Lentrige Barn/House.

Proposals for development in a Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreation purpose or are required for a statutory utility infrastructure purpose.

- 5.101 This policy proposes a number of important green spaces in the parish to be protected from development by their designation as Local Green Spaces in accordance with the NPPF.
- 5.102 In each case, the green spaces are an integral part of the parish and are therefore regarded as special to the local community. The PPNP Local Green Spaces and Green Infrastructure report (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, or they are ancillary to a public recreation use or they are required for utilities development.
- 5.103 This policy mainly conforms to paragraphs 76-78 of the NPPF but is also in conformity with RES19, RE2 Existing and Related Activities to some extent.
- 5.104 A list of proposed Local Green Spaces with a map and further information can be found in the Local Green Spaces and Green Infrastructure report. The Policies Map on page 64 also shows a map of all the proposed Local Green Spaces listed above.

6. Neighbourhood Plan implementation

- 6.1 The PPNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development management

- 6.2 Most of the policies contained in the PPNP will be delivered by landowners and developers. In preparing the PPNP, care has been taken to ensure, as far as possible, that the policies are achievable.
- 6.3 While the local planning authority will be responsible for the development management, the Parish Council will use the PPNP to frame its representations on submitted planning applications. It will also work with LDC to monitor the progress of sites coming forward for development.

Community infrastructure projects

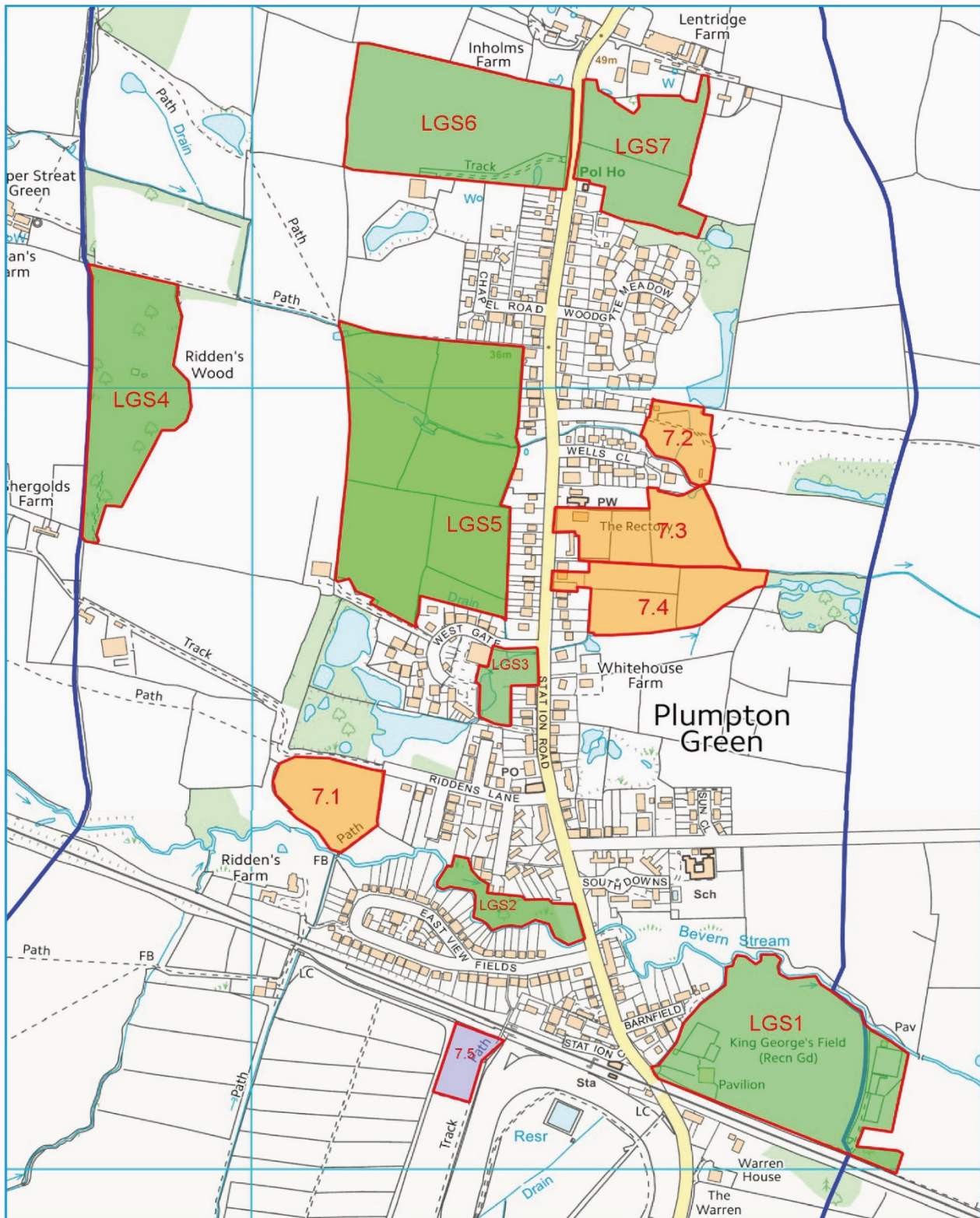
- 6.4 The Parish Council proposes some or all of the following projects for investment of future community infrastructure levy funding allocated by the local planning authority to the Parish Council, in line with the Vision Statement's intention to enhance community facilities:
- a play space/play park if the need is identified;
 - a larger play/sports area, possibly for all-weather use;
 - a cycle path network to connect the railway station and South Downs National Park;
 - additional footpaths at the north and south of the parish to provide safer pedestrian access where there are no pavements;
 - a bridleway network at the north and south of the parish;
 - additional facilities at the King George V playing fields, including a replacement sports pavilion;
 - a community orchard;
 - a site for additional allotments.
- 6.5 This provides the local community with an indication of the priorities for investing the funds to improve local infrastructure as a result of new development in the parish.
- 6.6 The Steering Group welcomes feedback and further proposals for use

of this funding.

- 6.7 Once the PPNP is formally adopted, PPC will receive 25% of all Community Infrastructure Levy (CIL) receipts from development in the parish (against 15% without a Neighbourhood Plan in place). The Parish Council will have the opportunity to bid for additional CIL monies to match-fund local projects.
- 6.8 In addition, other policies of the Neighbourhood Plan require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme acceptable in planning terms in line with paragraphs 173 and 204 of the NPPF.
- 6.9 New development will:
- make use of existing footpaths where possible and develop new pathways that link into the existing structure to improve and extend safe pedestrian, cycling and bridle routes;
 - plan for increased public access to local green spaces and the SDNP as a recreation, education and leisure amenity, while recognising that areas of significant biodiversity should be protected and enhanced;
 - identify local green spaces, safeguard and improve their biodiversity and, where appropriate, integrate them with the pedestrian and cycle network.

7. Policies map

Housing Sites (Policy 7) and Local Green Spaces (Policy 13)



8. Annex – Evidence base

The list below contains all the documents collected and reviewed in the process of preparing this report. All are available to view on Plumpton Parish Council's Neighbourhood Plan website (www.plumptonpc.co.uk/neighbourhood-plan)

PPNP Vision Paper (2014)

PPNP Village consultation April 2014 – summary report (2014)

PPNP Village consultation April 2014 – analysis of feedback (2014)

PPNP Village consultation event September 2014 – feedback (2014)

PPNP Village consultation event September 2014 – analysis of feedback (2014)

PPNP Village questionnaire: preliminary results (2015)

PPNP Village questionnaire – brief outline of results (2015)

PPNP Village questionnaire – complete raw data (2015)

PPNP Business and Employment Topic Group Report (2015)

PPNP Sustainability Appraisal Scoping Report (2015)

A Historic Landscape Characterisation of Plumpton Green, East Sussex (2016)

PPNP Design Statement (2016)

PPNP Community Evidence (2016)

Responses to Regulation 14 consultation (2016)

PPNP Local Green Spaces and Green Infrastructure (2017)

Evidence Report from the Landscape and Biodiversity Topic Group for the Plumpton Parish Neighbourhood Plan (2017)

PPNP Sustainability Appraisal (incorporating Strategic Environment Assessment) (2017)

PPNP Site Assessment Report (2017)