

Plumpton Parish Neighbourhood Plan 2017-2030

Supporting Documentation

| | |
|--|-----|
| A Historic Characterisation of Plumpton Green, East Sussex | 2 |
| Design Statement | 9 |
| Landscape and Biodiversity State of the Parish Report | 12 |
| Community Evidence | 67 |
| Business and Employment Report | 96 |
| Site Assessment Report | 102 |

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

This HLC covers only the area of the modern village of Plumpton Green and will not look at those areas of the parish outside this specific location. It seeks to alert readers to the specific character of the village but not to make any firm recommendations. However its contents should be sufficient to assist in the preparation of such recommendations for the preservation of the unique character of the village and its immediate surroundings.

Medieval period

Plumpton Green is situated to the north of the demesne lands of the medieval manor of Plumpton, which was centred on the manor house and parish church of St Michael's at the scarpfoot, three kilometres to the south. It was formerly part of the waste or common lands to the manor, known as Plumpton Common, which was gradually colonised with small dispersed farmsteads during the medieval period.

Two potential examples of this early encroachment may be inferred by the names Riddens and Knowlands (now Whitehouse Farm) from references to Alice de Redene in 1297 and Wm Knollyng in 1332 (Short 1981, 26-27).

Post-medieval period

In the early years of Elizabeth I's reign the common was sold with a third already having been enclosed and the remainder being enclosed by the beginning of the 17th century. The results of these enclosures can still be seen in the smaller fields edged by shaws and in the names of farms ending in or incorporating the words ridde, rede, breche, broc, and inholmes (Short 1981, 2).

The most obvious extant example of this would be the fields to west of The Fountain, being part of Little Inholmes Farm, formerly part of Inholmes Farm i.e. an enclosed area of common land.

At the Tithes Apportionment 1842 (Figure 1)

The evidence from the tithes apportionment and accompanying map of 1842 by W. Figg and the map of Yeakell and Gardner of 1778 show the village in its pre-railway form. This shows ten properties dotted down the north-south linear feature of the road through the village with the last vestige of the manorial roadside waste to either side. All but Little Inholmes and the originally named Strollings, which were both demolished in the mid 20th century, are still extant in some form. These consist of:

Inholmes Farm : building possibly no longer exists?

Lentridge Farm: timber-frame house now part of larger property

The Well House: house extant, probably late 17th to early 18th century as house and garden; an encroachment on the roadside waste.

Upper Strollings Farm (now Strollings) probably early 18th-century house, extant although built with many reused timbers and altered in late 20th century. An encroachment on the roadside waste.

Knowle Land Farm (now Whitehouse Farm) – 18th century brick built but with some timbers suggesting an earlier house of timber frame. Built beyond the edge of the waste and having a unique vestige of the waste to the front of the property retaining the historic character of this important period of the village's development. The new Village Green created when the Village Hall and West Gate development was built has also preserved this feature and conserved to some extent with Whitehouse Farm, the otherwise lost feature of having open farmland fronting onto Station Road; an aspect of the village that was still preserved late into the 20th century (Figure 2).

Stonings Farm (now Rylands Cottage) is arguably the oldest surviving building in the village, having a substantially complete small square panelled timber frame with extant evidence of unglazed windeyes. It probably dates from around 1600 and is situated beyond the roadside waste.

Western House: built just within the roadside waste so probably 18th century.

Riddens Farm is situated well into the enclosed lands some three fields back for the lane so could have an early origin as suggested by its name.

All those properties built as encroachments on to the waste have characteristic garden plots of very shallow depth the house built to the extreme rear of the plot 'clinging' to the rear boundary of the waste i.e. encroaching to the very minimum onto the manorial lands.

Late Victorian/Edwardian Period

This period is dominated by the arrival of the railway and the widespread brick making industry. This has left the village with a listed Victorian railway station complex, a frontage development of Victorian/Edwardian houses (some small brick workers' cottages and some larger speculative housing), a public house, village shop and a series of ponds which were formerly clay extraction quarries (see Figures 3 & 4). There are also several other former commercial buildings that have been converted into housing including most recently the former Sun Hotel/Winning Post public house. This forms arguably the most important character group of the village as it represents the origins of the area as a distinct residential settlement, separate from Plumpton. The preservation of the remaining properties is paramount to the historic character of the village especially as several important buildings from this group, such as the Plumpton Green Garage and Wells Builders' joinery shop, have been lost in recent years.

Later 20th century speculative residential development

The vast majority of housing in the village was constructed during the second half of the 20th century. It comprises two distinct types:

1. individual speculative houses built as infills in the existing road network being mainly larger detached houses fronting onto Station Road;
2. 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, do occupy 'backland' to the rear of existing housing while the greenfield sites have tended to be built on lateral spurs jutting well into the surrounding farmland e.g. East View Fields, West Gate and Wells Close. The latter in particular provide another characteristic of this village.

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.

David H Millum ACIfA (2016)

References

Short, B. (ed), 1981. *Scarpfoot Parish: Plumpton 1830-1880* (2nd ed. 2013). Plumpton, Plumpton Ancient & Modern. 135pp. (available from Plumpton Green Stores)

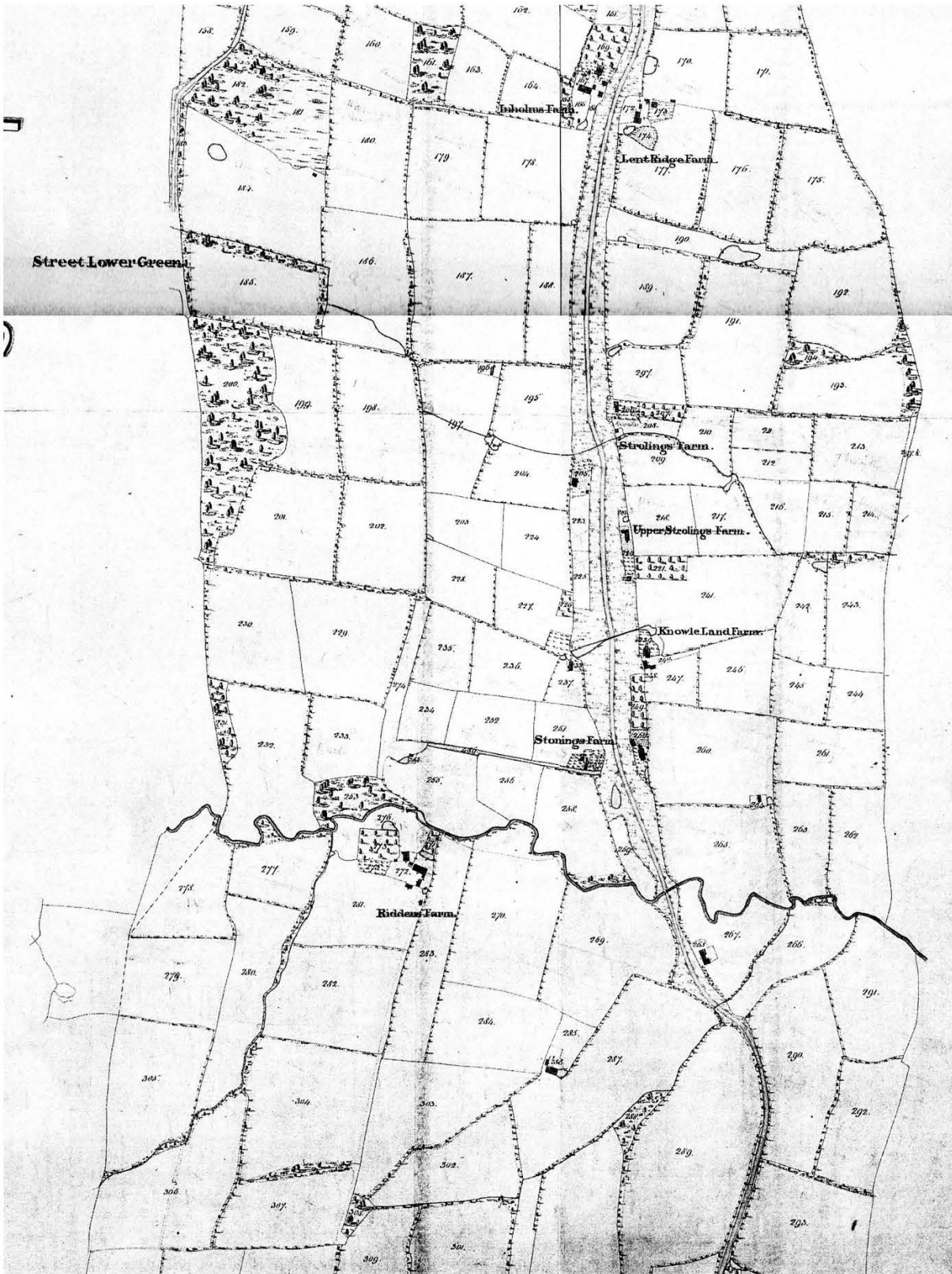


Figure 1: Northern half of the 1842 tithe map ESRO TD/E 95



- VPA - vestige roadside waste
- Current water features
- Current buildings
- Current boundaries

Modern OS lines data laid over image warped extract of the 1841 Plumpton tithe map

Figure 2: Showing the **vestige roadside waste** at the front of Whitehouse and Little Inholmes Farms, together with modern OS boundary and road lines from EDINA digimap, overlaid on a geo-referenced image from the 1841 tithe map ESRO TD/E 95.

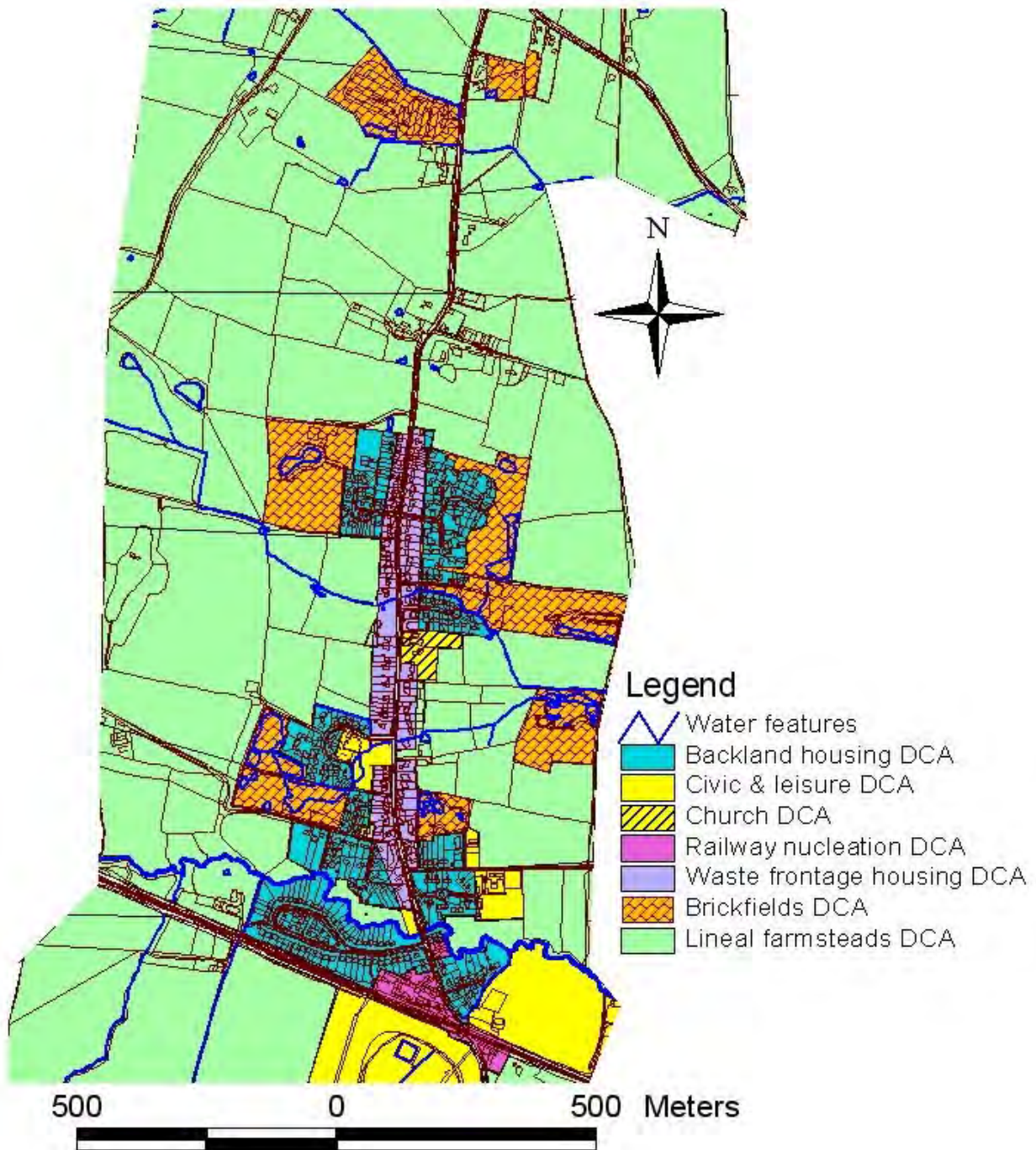


Figure 3: A plan of the Plumpton Green area showing the **Distinct Character Areas (DCAs)** from the Plumpton HLC Report (Millum 2009 unpublished)

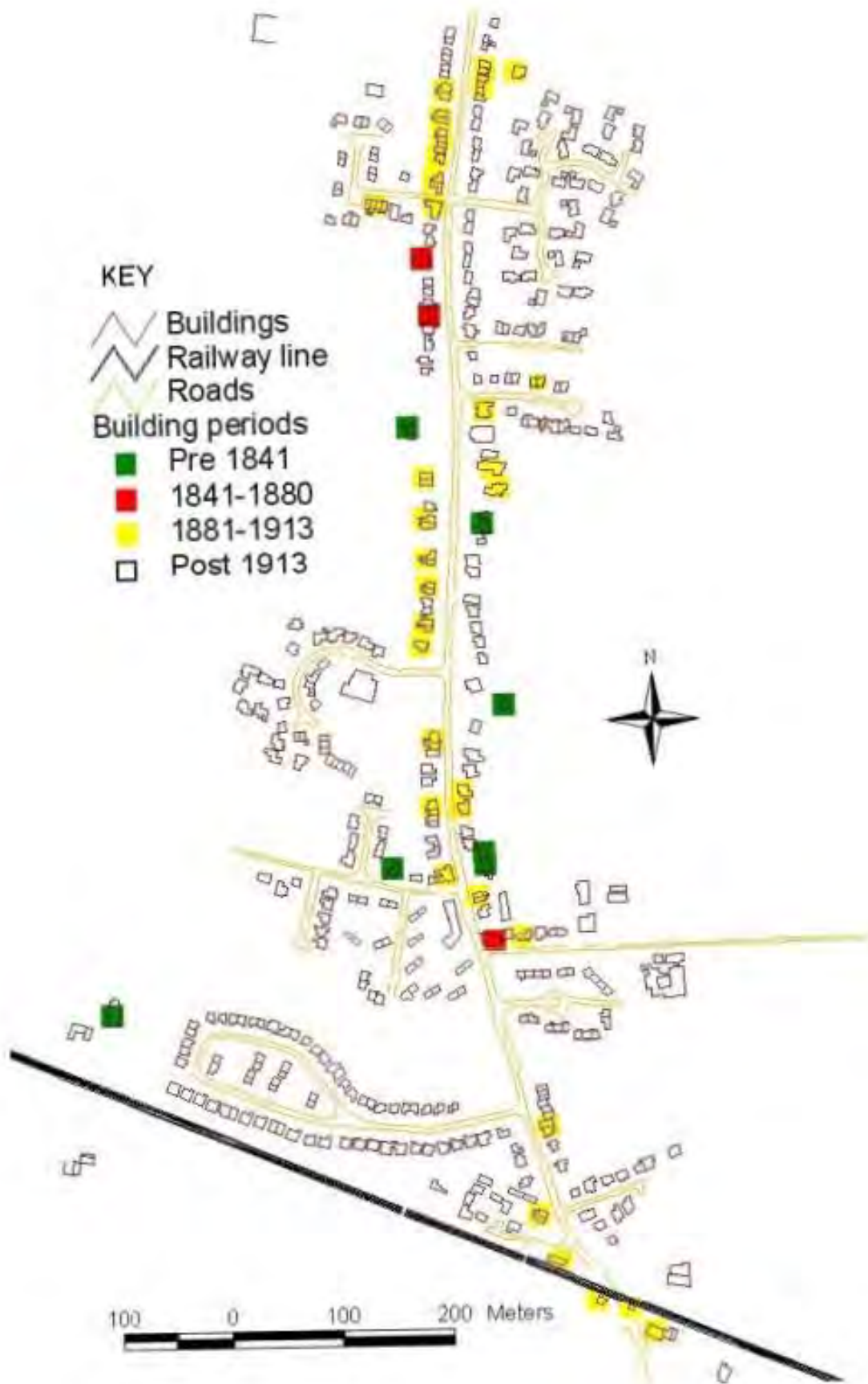


Figure 4: Map of building periods compiled from reference to tithe, early OS and EDINA OS lines data. (Crown copyright reserved)

Plumpton Parish Neighbourhood Plan Design Statement

DS 1 Introduction

This design statement has been prepared to guide the appearance of new development in Plumpton Parish in the lifetime of this Neighbourhood Plan. The aim is to ensure that housing and other development is sympathetic to and enhances the rural character of the Parish. This includes restrictions on the speed of traffic to help ensure safety of pedestrians and cyclists, low rise buildings so views are not obstructed, encouraging wildlife-friendly features, and encouraging and preserving open green spaces (see the evidence report of the Landscape and Biodiversity Topic Group). These guidelines will also apply to developments and changes to existing housing and environs, open spaces, walls, hedges and fences where planning permission is required.

DS 2 The settings of new developments

New developments will be in clusters of no more than 20 houses in one area. This reflects strong opinion of the village (see Policy 3 in the Neighbourhood Plan). Designs will be high quality, in keeping with the local landscape character and blend with the existing early 20th century and traditional Sussex buildings. The importance of dark night skies must be respected. Development proposals should not adversely impact on listed buildings and their settings.

DS 3 Types of residential development

Developments should have a high proportion of 2-3 bed houses suitable for small families. They should include some 1-2 bed starter homes and smaller homes built to Lifetime Homes standards for older people and those with disabilities. Proposals for sheltered housing, self-build schemes, flats or large houses will be considered on their merits.

DS 4 Ecological impact

Preference will be given to developments which incorporate a high level of ecological understanding, such as low embodied energy, low energy consumption, living roofs, etc. Sustainable drainage systems (SuDS) should be used to enhance the local biodiversity and for aesthetic enhancement. Solar water collectors and/or solar photovoltaic panels or tiles would be desirable unless there is a living roof.

DS 5 Energy efficiency

Rigorous standards for energy efficiency must be applied, reducing the ongoing ecological footprint of the building, mitigating climate change and ensuring low energy bills for residents. This is especially important in rural communities where fuel poverty can be an issue, and in Plumpton in particular where there is no mains gas. Passive housing design will be supported, whereby the house is insulated to the extent that heating is not required. This has been achieved in an affordable housing development in Burwash, East Sussex.

DS 6 Wildlife

The design of all development and housing should be as compact as possible, of a size and density to minimize impact on the existing local countryside.

Developments should seek to avoid damage to wildlife and its habitats, where damage will occur adequate mitigation or compensation will be expected.

Developments should preserve and create new corridors for wildlife. To this end the use of open fencing, such as post and rail or hedging, is to be encouraged, along with features such as open spaces, ponds and trees. Planting should incorporate a significant proportion of native species of local provenance.

Housing should incorporate bird, bat and other wildlife-friendly features into the structure of the new build as appropriate.

Where new access routes are planned, planting should include wildflower verges and native trees.

Where drainage and/or water retention is required, developers are required to use SuDS practices that provide increased benefit to wildlife and improve the aesthetic enhancement of the built area.

Incorporating green roofs to housing can enhance wildlife and should be incorporated into development proposals where appropriate.

Mini wind turbines on buildings should be avoided as a hazard to wildlife. For further details see the Landscape and Biodiversity evidence report.

DS 7 Roofs

Living roofs would be supported (see above). Roof materials should be in keeping with the surrounding buildings; tiles may be slate or local clay tile of a colour that blends. Solar roof tiles would be supported as part of a slate roof. Designs with soffits to accommodate bird and bat boxes, or bat tiles would be supported. Roofscapes should blend with the surrounding properties. Buildings should be maximum of two storeys, and positioned with consideration given to views to and from the Downs.



Traditional dwellings usually have chimneys which break up the roof line. Although it is recognised that the sources of home heating have changed, the construction of chimneys as a feature for new dwellings in the countryside is favoured. Chimneys would be preferred over flues. If there is no chimney, other features would be desirable to break up the roofline.

DS 8 Materials

Bricks should be Chailey stock or Chailey mixed stock and in keeping with the surroundings. Many houses in the Parish are tile hung and this feature will be considered. Flint is rarely used in Plumpton Green but since it is a local material it will be considered.

DS 9 Innovative designs

Innovative designs will be supported where it can be demonstrated that the design of the building is sympathetic to the landscape setting of the area in which it is to be built

DS 10 Layout and Landscaping

Buildings should be sited in a position to avoid damage to any tree. The overall aesthetics should be considered for unity while avoiding the use of straight lines. Buildings should be positioned with consideration given to the views from surrounding properties.



Provision for parking, garages, recycling and rubbish facilities and ancillary buildings to be unobtrusive. Provision should be made for adequate off-street parking.

Gardens to be of adequate size appropriate to the size of the dwelling, with provision made for rainwater harvesting. Porous material should be used for external surfacing such as driveways and parking areas.

Planting in common areas (such as access roads and open spaces) should show preference for native species of local provenance (e.g. public grassland, shrubs and trees), including development of wildflower verges. Where SuDS are required these should contribute to the aesthetics and to wildlife conservation and enhancement.

Consideration should be given to the safety of pedestrian access, areas for children to play around the site, and areas for social contact with neighbours while also maintaining privacy for residents. Ownership and funding for maintenance of the site must be addressed through conditions or legal agreements.

Adequate space to be provided between buildings to avoid a sense of overcrowding. Twittens and footpaths linking with existing footpaths will be welcomed, to encourage wildlife and for the convenience of residents.

Where possible all new cabling should run underground and consideration should be given to the siting of communication masts, television aerials and satellite dishes which should be unobtrusive.

Design features such as water gardens, ponds and swales should be incorporated where appropriate giving full consideration to wildlife and sustainable drainage (see SuDS requirements). Consideration to be given to play for children around water (shallow edged, densely reeded, safety notices, life belts, etc).

DS 11 Boundaries

Every effort should be made to ensure that existing hedges and trees are preserved and incorporated in the design and layout of developments. New boundaries and screening from existing buildings should preferably be of native hedges, or open fencing (such as post and rail fences) for aesthetics and for free movement of wildlife including, for example, hedgehogs. Boundaries to be owner-identified on deeds.



Plumpton's Living Landscape
A report on the state of the Parish

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

Contents

| | Page |
|---|------|
| Introduction | 3 |
| 1. Geology | 4 |
| 2. Land surface character and use | 5 |
| 3. Habitats | 7 |
| 4. Animal species | 11 |
| 5. Areas designated for conservation | 16 |
| 6. Features designated for conservation | 19 |
| 7. Designated public open spaces | 20 |
| 8. Other habitat features of national or county interest or importance | 22 |
| 9. Footpaths and bridleways | 23 |
| 10. Local Open Spaces and other features of public interest or concern | 24 |
| 11. Ecosystem services and sustainability | 26 |
| 12. Parish support for conservation of environment | 29 |
| 13. Development and Wildlife Conservation and Enhancement | 32 |
| 14. Available resources and other information | 41 |
| 15. List of organisations for consultation | 42 |
| Appendix 1: Tree Preservation Orders (TPOs) at May 2015 | 43 |
| Map 1. Map of South Downs National Park and UNESCO Biosphere Reserve (south of orange line) and Clayton to Offham Escarpment SSSI (green) | 48 |
| Map 2. Sites of Nature Conservation Importance | 49 |
| Map 3. Ancient Woodland (south) | 50 |

| | |
|---|----|
| Map 4. Ancient Woodland (north) | 51 |
| Map 5. Tree Preservation Orders (south) | 52 |
| Map 6. Tree Preservation Orders (mid) | 53 |
| Map 7. Tree Preservation Orders (north) | 54 |
| Map 8. Designated Open Spaces in Plumpton Green | 55 |

Introduction

At the outset of the preparation of a Neighbourhood Plan for the Parish of Plumpton, a Steering Group was established, and within that a number of Topic Groups. The Topic Group for Landscape and Biodiversity comprised Tony Hutson (Convenor), Catherine Dampney, Simon Farmer, Catherine Jackson and Denise Miller from the Neighbourhood Plan's Steering Group, who were later joined by Simon Harding.

The following report is a summary of the knowledge of the landscape and biodiversity of the Parish of Plumpton, and of human involvement and interest in the area.

This biodiversity assessment was ably assisted by the executive committee and members of the Plumpton Wildlife and Habitat Group (PWHG), established in 2009, which has collated available information on the Parish and carried out a range of surveys and other projects on the fauna and flora of the Parish.

The information on geology here presented owes thanks for help from Gerald Legg (formerly Booth Museum, Brighton) and Ron and Jane Croucher (formerly British Museum (Natural History)). We are also grateful for access to the information available to the Sussex Biodiversity Record Centre (SxBRC), based at the Sussex Wildlife Trust's offices at Wood Mill, Henfield. Data have also been assessed from a range of other specialist organisations, such as the Sussex Ornithological Society.

No attempt has been made to list all the recorded flora and fauna here. A Phase 1 Habitat Survey of the Parish has been published and further records are available from members of PWHG with a special interest and from SxBRC (and PWHG holds a report of their data). The report does try to highlight habitats and species important to the local area and of wider conservation concern.

Through the agency of questionnaires and other consultation, the report also includes information on which areas of the Parish, its landscape and wildlife are considered important by the local population.

This Biodiversity Assessment will form a part of the evidence base for Plumpton Parish Council's Neighbourhood Plan, to inform the policies affecting future development and allocation of land for housing and associated infrastructure requirements. It remains a background paper only and it is not a statement of Parish Council policy.

1. Geology

Plumpton is one of the so-called Scarpfoot Parishes – parishes developed on the northern foot of the South Downs but including a long strip of land to north and south that encompasses a range of substrata and soils to provide local resources for the inhabitants (Short, 1981).

The current Parish of Plumpton is c.8.6km long (north to south) and 1.5km at its widest. From the north, where it includes Upper Tunbridge Wells sand, it is crossed by about 13 major strata of various chinks, clays and sands running east–west, with Seaford Chalk at the southern end (British Geological Survey, 2006; Young & Lake, 1988). In addition, there are about five minor strata or lenses, such as small deposits of clay with flints on the Downs and narrow seams of fossiliferous limestone and red marker clay further north.

There are 17 County Geological Sites (COGS) in and around the Parish of Plumpton. These comprise five chalk pits (one of which is within the Offham to Clayton SSSI), six brick pits, three boreholes, one sand quarry, one exposure of Hythe Beds and one of Upper Tunbridge Wells Sand. These COGS are sites used for the selection of Regionally Important Geological Sites (RIGS), now called Local Geological Sites (LGS0), of which only the Novington sand quarry is recognised as a RIGS. Note also the UK Geodiversity Action Plan (ukgap.org.uk).

References

- Short, B. (ed). 1981. *Scarpfoot Parish: Plumpton 1830-1880*. University of Sussex, Brighton. 57pp. [Reprinted with additions 2013, published by Plumpton Ancient and Modern, Plumpton, 135pp.]
- British Geological Survey, 2006. *Brighton and Worthing. England and Wales Sheet 318/333. Bedrock and Superficial Deposits. 1:50,000 Geological Series*. British Geological Survey, Nottingham.
- Young, B, & Lake, R.D. 1988. *Geology of the country around Brighton and Worthing*. Memoirs of the British Geological Survey, Sheets 318 and 333 (England & Wales). HMSO, London. 115pp.

2. Land surface character and use

Plumpton bridges the South Downs and the Low Weald landscape areas.

Natural England's Agricultural Land Classification (ALC) provides a method for a broad assessment of the quality of farmland to enable informed choices to be made about its future use within the planning system (Natural England, 2012). It helps underpin the principles of sustainable development. The classification is related to climate, features of the site and the soil. Almost all of the Parish of Plumpton is classed as Grade 3 (Good to Moderate).

There are small areas, particularly a strip along the Downs scarp, classified as Grade 4 (Poor) and below that a further narrow band of Grade 5 (Very Poor). However, also running along the bottom of the scarp of the Downs, more or less along the road or to the north of it, is a narrow band classified as Grade 2 (Very Good). This, at the foot of the downland escarpment, forms a band of 'maam' soil, where the soil washed down from the hillside above has mixed with the Chalk and Upper Greensand below to create the best farming soils in the Parish.

Natural England's Natural Areas classification identifies sub-divisions of England, each with a characteristic association of wildlife and natural features. They attempt to interpret the ecological variations of the country in terms of natural features. Each Natural Area has a unique identity resulting from the interaction of wildlife, landforms, geology, land use and human impact. For the Parish of Plumpton, the northern parts of the Parish are included in NA 73 Low Weald and Pevensey, and the southern parts in NA 74 South Downs. See http://www.naturalareas.naturalengland.org.uk/Science/natural/na_search.asp

The South Downs National Park further divides the National Park into a number of Landscape Character Areas. Three of these occur in the Parish of Plumpton: the band of Major Scarps (the north face of the Downs), with Open Downland to the south and Scarp Footslopes to the north. See <http://www.southdowns.gov.uk/planning/planning-advice/landscape/>

Despite these broad land classifications, the varied geology of Plumpton gives rise to a variety of soil types and these in turn support a wide range of habitats: chalk grassland, woods, hedges and shaws (narrow strips of woodland separating fields), arable land and pasture. The northern part of the Parish is predominantly heavy Weald Clay and is most suitable for pasture and timber; the lighter sandier soils of the southern part of the Parish, below the Downs, are fertile, well drained and more suitable for agriculture.

The geology is very complex, however, and there are sandier patches in the north, as well as bands of Paludina Limestone (Winklestone or Sussex Marble) in the Weald Clay, which temper its acidity.

In general there is more arable to the south of the Parish and a predominance of pasture to the north. Much of the Plumpton College land is currently under an Environmental Stewardship Agreement at Entry Level (ELS) plus Higher Level (HLS). The south-west corner of the Parish (on the downs adjacent to Streathill Farm) is under Organic ELS plus HLS. The area managed by Ashurst Organics is under an Organic ELS. A small area either side of the entrance track to Novington Manor is ELS, as are a number of areas to the north of the Parish (e.g. land belonging to

Shaw Park, St Helena Farm, Sedgebrook Farm and Woodley House). These grant schemes are liable to change in the near future.

The animal husbandry is mainly sheep, with some cattle; horses for leisure purposes are significant in some areas. The arable is mainly grain and some maize as fodder, with an increasing interest in the development of vineyards associated with the Downs.

References

Natural England, 2012. *Agricultural Land Classification: protecting the best and most versatile agricultural land*. Natural England Technical Information Note TIN049 (Second edition, 19 December 2012). 3pp.
www.naturalengland.org.uk

3. Habitats

A Phase 1 Habitat Survey of the Parish was carried out in 2004, following published guidelines (Nature Conservancy Council, 1990). The field maps were digitised by the Sussex Biodiversity Record Centre (SxBRC), and published recently (Hutson, 2011). The SxBRC has also provided summary figures of the area or length of individual habitats within the Parish. The Parish has a total area of 966ha, of which 26ha is built-up and a further 2ha is bare ground.

Table 1 gives details of the main habitats found in the Parish and is followed by more details of the areas concerned.

Table 1: Major habitat types in the Parish of Plumpton

| Habitat type | Habitat description |
|-----------------------------------|--|
| Semi-natural woodland 57 ha | Comprises all woodland that does not obviously originate from planting. The distribution of the species generally reflects natural variations in the site and its soil. Both ancient and recent stands are included. Woodland with both semi-natural and planted trees is classified as semi-natural if the planted trees account for less than 30% of the canopy. |
| Plantation woodland 8 ha | Includes all obviously planted woodland (except plantations more than 120 years old), orchards, and ornamental tree gardens. |
| Scrub 13 ha | Vegetation dominated by locally native shrubs, usually less than 5m tall, occasionally including a few scattered trees. |
| Unimproved grassland 34 ha | Rare examples of species-rich grassland on neutral or calcareous soil that have not had sufficient applications of fertiliser or herbicide to significantly change the composition of the sward. |
| Semi-improved grassland 252 ha | Grasslands on neutral or calcareous soil that have been modified by artificial fertilisers, slurry, intensive grazing, herbicides or drainage. They have fewer species than unimproved grassland but are still of some conservation value. |
| Improved grassland 174 ha | Meadows or pastures that have been so affected by heavy grazing, drainage or the application of herbicides, inorganic fertiliser, slurry or high doses of manure that they have lost many of the species that one would expect to find in an unimproved sward. They have only a limited range of species. |
| Marshy grassland 7 ha | Wet grasslands containing purple moor grass, rushes, sedges, meadowsweet and other species such as marsh marigold. |
| Open water 5 ha | Ponds and lakes, varying in nutrient levels. |
| Running water 17.7 km | All streams and ditches. |
| Arable 227 ha | Arable cropland, horticultural land, vegetable plots, freshly-ploughed land and recently reseeded grassland. |
| Amenity grassland 42.5 ha | Intensively managed and regularly mown grasslands – lawns, playing fields etc. |
| Hedges 56.9 km | Range from species-rich, dense hedges with high conservation value to species-poor, gappy hedges. |

Woodland

The woodland patches on the Downs are mainly beech plantations with some sycamore and sparse understorey. The woodland fringing the steep Plumpton Bostal contains some Ancient Woodland Indicator species, as well as some old beech trees.

On the slopes at the foot of the Downs the woodland contains mainly sycamore, ash, field maple, whitebeam, hazel, wayfaring tree and dogwood.

Two woods on the clay to the south of the Greensand ridge – Plumpton Wood (4.88 ha) and Grannie's Wood (2.81 ha) – have been designated Ancient Woodlands. Both are largely hazel coppice with oak standards (trees that have not been coppiced but left to grow tall for timber). Plumpton Wood includes an area that has been replanted with *Thuja* and Norway spruce, and Grannie's Wood includes ash. Patches of alder occur in the wetter areas.

To the north of the Greensand ridge, the woodlands lie on Weald clay and differ in character from those in the southern part of the Parish. Hornbeam predominates, much of it old coppice that has assumed the stature of high forest. Both of our two native species of oak – pedunculate oak and sessile oak – are present, along with hazel, wild cherry, wild service tree and Midland hawthorn. Clumps of aspen grow in the damper areas.

Four woods in this part of the Parish have been designated ancient. Riddens Wood is mostly old hornbeam coppice, with some introduced trees and shrubs on the site of a former garden within its boundaries. Plumpton Wood (North) (6.9 ha) is old hornbeam coppice with mature oak and ash, which a survey in 1986 (see bibliography) noted as having the largest list of ferns and flowering plants in the Parish (at least 100 species), including 22 Ancient Woodland Indicator species. The other two designated ancient woodlands are Letchmore Wood and Polecat Wood, which are also mainly old hornbeam coppice with oak and other species.

Shaws are typical of the Sussex Weald. These narrow wooded strips between fields were left when the original woodland was cleared for cultivation. These abound in the Parish and in places they connect woodland sites and may be important wildlife corridors. Some contain old coppice and in the spring, like the adjacent woodlands, are carpeted with bluebells and wood anemones.

Hedgerows

The Parish contains many species-rich hedgerows (46.9 km), and at least some are of ancient origin. There is a popular belief that hedgerows with a large number of different woody species must be old and that you can date a hedge by counting how many there are in a 30-yard length. If a hedge has seven woody species, for example, it may be about 700 years old. This works for some hedges, but it does not always work in this part of Sussex. For example, some of the roadside hedges at the northern end of Plumpton Lane are rich in woody species; eight species in one of these hedges would make it 800 years old by the hedge-dating method. But these hedges are of recent origin, having been planted (probably using saplings of locally available shrubs and trees) when the road was reduced in width and treated with tarmac in the 19th century. It is clear from the Tithe Map that these hedges were not in existence in 1842. So, unless a

hedge can be dated by using historic documents or maps, the species-dating method should be used with caution.

Species-poor hedgerows cover 10km. While most hedgerows are intact, their condition varies with the management of the land. On pasture, most are bare at the bottom, with very little ground flora. Those surrounding arable fields or along roads have a more developed ground flora and are usually denser. While blackthorn and hawthorn are the most common shrubs in hedgerows, many other species occur, including hornbeam, holly, hazel, field maple, spindle, dogwood and even butcher's broom.

Unimproved calcareous grassland

The steep northern escarpment of the Downs supports unimproved calcareous grassland containing a good range of species, such as common spotted orchid, cowslip, quaking grass, fairy flax and round-headed rampion (the Pride of Sussex).

Marshy grassland

Sedgebrook Marsh is a marshy meadow at the northern end of the Parish adjacent to the north-east boundary and is surrounded by woodland. It is very wet underfoot and has a range of marsh plants, such as marsh pennywort, marsh cinquefoil, purple moor-grass and cottongrass. A survey by English Nature in 1990 considered that it is possibly the only example of a particular type of fen community in the county. There are some other patches of marshy grassland in the south and these merit further investigation.

Semi-improved grassland

There are substantial areas of semi-improved grassland throughout the Parish. Much of this grassland type is used for grazing; some is cut for hay and silage. Species composition varies considerably and is dependent on soil type and management. Some of the grassland in this category contains species characteristic of old meadows, such as adder's tongue. Ashurst Farm Meadows SNCI once held species-rich grassland but this has been ploughed and is now managed to produce organic vegetables.

Improved grassland

Improved grassland occurs throughout the Parish and has little wildlife interest.

Arable

Arable fields in the Parish yield a variety of crops, including rape, wheat, barley and maize. There was some set-aside land immediately south of the railway that was designated as a conservation area by the landowner but this was leased to Plumpton College in 2010 and subsequently sprayed with herbicide and ploughed.

Standing water

There are numerous ponds in the Parish. Some are old brickpits, sandpits and marlpits; others are old fishponds and ponds for watering stock. While many of them are overgrown and too shaded to be of high wildlife value, some support breeding amphibian populations and have good marginal vegetation.

Running water

The waterways in the Parish are all tributaries of the Ouse. These streams spring from the Downs and are considered chalk streams for the initial part of their passage (thus Plumpton Stream is considered as a chalk stream from its source by Plumpton Place until it joins the Mill Stream at Old Mill). Such streams should have a very rich invertebrate fauna. At various points they become more clay streams, also with important wildlife features.

Sea trout spawn in some of the streams and bullheads (Miller's thumbs) are numerous. The latter fish is declining throughout its range in Europe and has been listed on Annex II of the EU Habitats Directive in an attempt to improve its conservation. The streams and their surroundings attract a variety of birds, including kingfishers, and insects, including dragonflies and damselflies.

UK Biodiversity Action Plan (BAP) habitats, Local Biodiversity Action Plan (LBAP) habitats

A range of habitats is designated for special conservation programmes under the UK Biodiversity Action Plan and Local (Sussex) Biodiversity Action Plan (www.biodiversitysussex.org.uk/habitats/). Plumpton includes a number of the habitats included under the general headings of Lowland Farmland, Wetland and Woodland.

References

- Hutson, J. 2011. *Plumpton's wildlife habitats: a survey*. Plumpton Wildlife & Habitat Group, Plumpton. 36pp.
- Nature Conservancy Council/ England Field Unit (1990). *Handbook for Phase 1 Habitat Survey – a technique for environmental audit*. Peterborough: Joint Nature Conservation Committee.

4. Animal species (principally vertebrates)

4.1. European Protected Species (vertebrates only)

European Protected Species (EPSs) are those listed in Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (the EC Habitats [and Species] Directive), with its schedules of species revised in 2003. Annex II includes animal species that require special protection, with Special Areas for Conservation designated for them. Annex IV also lists animal species requiring special protection. This Directive is adopted in England through the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations), with the European Protected Species (EPSs) included in Schedule 2. Together with the Wildlife & Countryside Act (see 2 below), the Regulations also provide for obligations under the UNEP/CMS Agreement on the Conservation of Populations of European Bats (EUROBATS).

4.1.1. Bats

All bat species are included in Annex IV of the Habitats Directive and in the Annex of species to which EUROBATS applies. Roosts of common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared (*Plecotus auritus*) and serotine bats (*Eptesicus serotinus*) are recorded widely through the Parish, including maternity colonies for common pipistrelle and brown long-eared bats. No known maternity colony sites for serotine bat or soprano pipistrelle have yet been recorded adjacent to the proposed development areas. There has been no systematic survey carried out in the area, but other species recorded include noctule bat (*Nyctalus noctula*), Daubenton's bat (*Myotis daubentonii*), whiskered bat (*Myotis mystacinus*) and Natterer's bat (*Myotis nattereri*).

Further species are known to occur within the general area, and two species listed in Annex II (Bechstein's bat, *Myotis bechsteinii*, and barbastelle bat, *Barbastella barbastellus*) have been recorded from within 5km.

4.1.2. Hazel dormouse

Hazel Dormouse (*Musccardinus avellanarius*) is included in Annex IV of the Habitats Directive. It is currently the subject of survey in the Parish, using deployment of dormouse 'tubes'. There is evidence of its presence in most of the sites surveyed and it has been recorded from an owl pellet just over the border in East Chiltington, but only one site has revealed a significant population present so far.

4.1.3. Great crested newt

Great crested newt (*Triturus cristatus*) is listed in Annex II and IV of the EU Habitats Directive and hence Schedule 2 of the UK Habitats Regulations. A systematic survey of ponds of the Parish has been carried out. The species is widespread in the Parish, but with about four main focal areas of breeding ponds.

4.2. Other UK Protected Species (vertebrates only)

A range of other species are protected in some way or other in UK legislation. The principal legislation is the Wildlife & Countryside Act 1981 (as amended) (the WCA), which was designed principally to adopt the UK's obligations to the Bern Convention on the Conservation of European Wildlife & Natural Habitats (1979) (the Bern Convention), and Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive – as amended by Directive 2009/147/EC).

The Countryside & Rights of Way Act 2000 includes some updating of the WCA, including strengthening of powers of enforcement for the protection of species listed under the WCA.

The Protection of Badgers Act 1992 provides special protection for the badger and its setts.

4.2.1. Badger

A complete survey of the Parish for badgers (*Meles meles*) has been carried out by the Plumpton Wildlife & Habitat Group in 2010 using a national system developed by the National Federation of Badger Groups (the Badger Trust). About 16 badger setts are identified within the Parish, with concentrations associated with the chalk and with the sandy ridges of the central part of the Parish.

4.2.2. Amphibians

All are included in Schedule 5 of the WCA. A complete survey of ponds of the Parish has been carried out between 2006 and 2010. In addition to great crested newt discussed above, common toad, common frog, smooth newt and palmate newt have all been found widely through the Parish.

4.2.3. Reptiles

All are included in Schedule 5 of the WCA. No structured survey has been carried out, but slow worm, common lizard, adder and grass snake have all been recorded widely through the Parish, including in the central parts of Plumpton Green.

4.2.4. Birds

All birds are protected to some extent by the WCA. Specially protected bird species are included in Schedule 1. Other schedules provide special provisions (mostly relating to timing or methods of taking, marking etc). See also below under section 4, where fuller coverage of birds is given.

4.2.5. Other species

Other locally occurring species for which some protection is provided (but mainly in relation to methods and timing of taking) are deer, shrews and hedgehog.

The local deer species are roe and fallow, but muntjac is reported in the vicinity. All three shrew species occur, although the least common, water shrew (*Neomys fodiens*), is only recorded from owl pellets and from occasional sightings on the Longford Stream. Hedgehog is widely, and probably under-, recorded, but is certainly less common than formerly. Brown hare (a UK BAP species, see below) is sparsely recorded through the Parish, but more particularly associated with the southern arable areas.

4.3. UK Biodiversity Action Plan (BAP) species, Local Biodiversity Action Plan (LBAP) species and Red List species

A range of species are designated for special conservation programmes under the UK Biodiversity Action Plan and in Local Biodiversity Action Plans. The Sussex Biodiversity Action Plan is co-ordinated by the Sussex Biodiversity Partnership. The plan recognises those species from the national plan that occur in Sussex and

proposes that their conservation be effected through the conservation of the appropriate habitat plans (see end of Chapter 3 Habitats above).

The following animal species that are recorded in and around the Plumpton Green settlement (or are likely to occur there) are included in the UK Biodiversity Action Plan (and hence the Sussex Biodiversity Action Plan):

- *Birds* – grey partridge, cuckoo, turtle dove, skylark, dunnock, song thrush, spotted flycatcher, starling, house sparrow, bullfinch, linnet, yellowhammer, reed bunting
- *Mammals* – hedgehog, noctule bat, soprano pipistrelle bat, brown long-eared bat, harvest mouse, hazel dormouse, brown hare
- *Reptiles and amphibians* – slow worm, common lizard, grass snake, adder, common toad, great crested newt.

4.4. Birds

Over 130 bird species have been recorded from the Parish of Plumpton and further details of the birds of Sussex can be found in Thomas (2014). A survey of the breeding birds of the Plumpton College land was published in Barfield *et al.* (2008). Birdwatchers in Plumpton have contributed to a range of national and local surveys (mainly through the Sussex Ornithological Society and British Trust for Ornithology), and including for the recently revised *Birds of Sussex* (Thomas, *op.cit.*)

All birds are protected under the Wildlife & Countryside Act 1981. Special consideration is given to species listed in Schedule 1 of the Act, and to species included in the Red List and Amber List in Eaton *et al* (2015). Table 2 lists species occurring in those lists and regularly occurring in Plumpton; some other species have been recorded but generally as passage birds on migration or as occasional visitors. Those species listed in brackets are regular visitors but do not occur in the area during the breeding season.

Of the Schedule 1 species, hobby, barn owl and kingfisher regularly breed in the Parish and peregrine breeds nearby and frequently visits the Parish. Little ringed plover bred just over the border in East Chiltington for a number of years in the late 2000s.

Of the Red List species, a number of pairs of turtle doves is of note, since this is believed to be one of the species most likely to go extinct as a breeding bird in Britain in the near future. On the other hand, lapwing, cuckoo, spotted flycatcher, mistle thrush and corn bunting are becoming increasingly scarce.

The Amber List includes species that are increasingly being seen locally, such as gadwall and willow warbler, but probably more species that are becoming less familiar, such as kestrel, swift and house martin.

Meanwhile the Parish seems to maintain healthy populations of some generally scarcer species such as stock dove, kingfisher, nightingale and bullfinch, and some traditionally common species, such as song thrush, starling and house-

sparrow. Efforts are in hand to try to restore swift to the village as a breeding species.

References

- Barfield, C., Lanaway, R. & Billings, P. 2008. Changes in breeding bird populations on a Sussex estate, 1982 -2006. *Sussex Bird Report* 60 (2007): 248-256.
- Eaton, M.A., Aebischer, N.J., Brown, A.F., Hearn, R.D., Lock, L., Musgrove, .A.J., Noble, .D.G., Stroud, D.A. and Gregory, R.D. 2015. Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. *British Birds* 108: 708–746. Available online at britishbirds. co.uk/wp-content/uploads/2014/07/BoCC4.pdf
- Thomas, A (Editor) 2014. *The Birds of Sussex*. Sussex Ornithological Society & British Trust for Ornithology, BTO Books, Thetford. 608pp.

Table 2: Bird species listed under Schedule 1 of WCA 1981 and under Red and Amber lists of ***Birds of Conservation Concern 4***

| <i>Schedule 1</i> | <i>Red List</i> | <i>Amber List</i> |
|----------------------|--------------------|--------------------------|
| Red kite | Grey partridge | Mute swan |
| Hobby | Northern lapwing | Greylag goose |
| Peregrine | Woodcock | (Eurasian wigeon) |
| Little ringed plover | Herring gull | Gadwall |
| Barn owl | Turtle dove | Eurasian teal |
| Kingfisher | Common cuckoo | Mallard |
| (Fieldfare) | Sky lark | (Common snipe) |
| (Redwing) | (Fieldfare) | Black-headed gull |
| Firecrest | Song thrush | Common gull |
| | (Redwing) | Lesser black-backed gull |
| | Mistle thrush | Stock dove |
| | Spotted flycatcher | Tawny owl |
| | Common nightingale | Common swift |
| | Common starling | Common kingfisher |
| | House sparrow | Common kestrel |
| | Grey wagtail | House martin |
| | Linnet | Willow warbler |
| | Yellowhammer | Dunnock |
| | Corn bunting | Meadow pipit |
| | | Bullfinch |
| | | Common redpoll |
| | | Reed bunting |

4.5. Fish

Sea trout (*Salmo trutta*) breeds in the Bevern Stream and its tributaries, up to Upper Mill on the Plumpton Stream, and probably further west along the tributary that arises at The Gote and in the Bevern Stream itself.

Bullhead, or miller’s thumb, (*Cottus gobio*) is a Habitats Directive Annex II species and hence protected in UK, including with the establishment of Special Areas for Conservation for the species. It is fairly common in the Bevern Stream and its tributaries.

A number of other fish species are recorded, including eel (*Anguilla anguilla*), a UK BAP priority species.

4.6. Invertebrates

There are no systematic surveys of invertebrates in Plumpton. The nearest would be sample surveys for national or county surveys for such groups as butterflies and Odonata (dragonflies and damselflies). Of the butterflies, 35 species have been recorded, and 19 species of Odonata, including both the banded demoiselle (*Calopteryx splendens*) and beautiful demoiselle (*Calopteryx virgo*) damselflies occur on the Bevern Stream and its tributaries and attract a lot of public attention.

An important feature of the Novington sand quarry is a number of scarce species of flies (Diptera) and bees and wasps (Hymenoptera) associated with the sand banks here. These are likely to occur elsewhere in sandy areas of the Parish.

Although Plumpton does not have a lot of water, it is likely that the streams, especially the chalk streams where they spring from the Downs (and where they do not get heavily polluted), hold a very diverse invertebrate fauna that would be worthy of thorough investigation. Once the streams become gravelly-bedded clay streams, they may also hold important fauna.

Although not yet a listed species, it is perhaps worth noting that glow-worms (*Lampyrus noctiluca*), a species of concern, occur locally, including within Plumpton Green.

Wildlife records are held by the Sussex Biodiversity Record Centre (SxBRC), based with the Sussex Wildlife Trust at Henfield. The SxBRC has provided the Plumpton Wildlife and Habitat Group with an updated report of the records they hold. This is a *Desktop Biodiversity Report regarding Land at Plumpton Parish, ESD/15/198*, prepared for Plumpton Wildlife & Habitat Group March 2015.

5. Areas designated for conservation

South Downs National Park

The southern part of the Parish falls within the former South Downs Area of Outstanding Natural Beauty (AONB) and was a designated Environmentally Sensitive Area (ESA). This is now succeeded by the South Downs National Park, which was established in 2010 and the South Downs National Park Authority has its independent Partnership Management Plan. See Map 1.

<http://www.southdowns.gov.uk/>

Brighton & Lewes Downs UNESCO Biosphere Reserve

The part of the Parish that falls within the National Park is included in the recently (2014) designated Brighton & Lewes Downs UNESCO Biosphere Reserve. This brings international recognition to the area, but is not a statutory designation. Most of the area is a buffer zone to the core area, which is the SSSI (see below). A partnership of organisations has been established to compile priorities and develop action, which will concentrate on conservation of wildlife and environment, including through working with local groups and communities, tourism and outdoor recreation, management of green infrastructure and ecosystem services. The Plumpton Wildlife & Habitat Group has enrolled as a 'Friends' group. Map 1.

<http://biospherehere.org.uk/>

Clayton to Offham Escarpment Site of Special Scientific Interest (SSSI)

The north-facing downland escarpment is part of the Clayton to Offham Escarpment Site of Special Scientific Interest (SSSI). SSSIs were established under the Wildlife and Countryside Act 1981 and represent the finest wildlife sites in the UK, containing many characteristic, rare and endangered species, habitats and natural features. The Clayton to Offham Escarpment SSSI is extensive (429.6 ha) and supports nationally uncommon chalk grassland habitat as well as chalk scrub and woodland and a rich community of breeding birds. The grassland is rich in flowering species, including glaucous sedge, fragrant orchids, cowslips and round-headed rampion (Pride of Sussex). Map 1.

<http://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1002124&SiteName=clayton%20to%20offham%20escarpment&countyCode=&responsiblePerson=>

Sites of Nature Conservation Importance (SNCIs)

This is a designation that recognises sites as being of conservation importance at county level. While they have no legal protected status, these sites are often recognised in local authority development plans.

http://www.sussexwildlifetrust.org.uk/uploads/lewes_snci.pdf

Plumpton has two SNCIs within the Parish and two that are shared with neighbouring Parishes (see Map 2):

- Ashurst Farm Meadows (TQ357151) comprises a 30ha area of the main area of current organic vegetable farming, the meadows to the west to the Parish boundary and up to the Ridgeway, and the marshy area with stream between Blackberry Farm (Streat) and Old Mill (Plumpton). The marshy area to the south of the site is a particularly important local habitat

- Plumpton Wood (North) (TQ365185) is 7 ha of woodland with several ownerships, a few houses around the periphery, South Road to the south-west, Beresford Lane to the east and otherwise mainly surrounded by pasture. The woodland is mainly hornbeam (*Carpinus*) grown from coppice, with mature oak (*Quercus*) and ash (*Fraxinus*)
- Longridge Wood and Sedgebrook Marsh (TQ367197) is 24 ha of woodland, marshland and wet meadow straddling the borders of Plumpton, Wivelsfield Green and Chailey. The marshland and wet meadow with a fen community grading into wet woodland to the south is particularly rich botanically and a very rare habitat in Sussex
- Great Home Wood and Hattons Wood (TQ373183) is c.23 ha of ancient woodland, formerly coppiced oak woodland, also coppiced hornbeam and mature oak woodland, some younger mixed woodland and a relatively small block of conifer plantation. There is also a range of pits and ponds. The bulk of the site is in East Chiltington and Chailey. Only a very small part falls within Plumpton – a strip from the main bridleway to the boundary with Polecat Wood (Old Chimneys) and Shaw Farm at its northern end.

Ancient Woodlands

Six Plumpton woodlands are listed in the *East Sussex Inventory of Ancient Woodlands* (Whitbread *et al*, 1989) and the Lewes District revised inventory (Hume *et al*, 2010) (see Maps 3-4). These are Grannie's Wood (TQ357141), Plumpton Wood (South) (TQ355145), Riddens Wood (TQ358170), Letchmore Wood (TQ350177), Plumpton Wood (North) (TQ365186) and Polecat Wood (TQ368184).

Ancient woodland is land that has had continuous woodland cover since at least 1600 AD and has only been cleared for underwood or timber production. It is identified by: its indication on historic maps; the presence of features such as boundary banks and ditches; its location – often on Parish boundaries and steep slopes; the presence of coppice or pollarded trees; and the presence of plant species that are characteristic of ancient woodland (Ancient Woodland Indicator (AWI) species). Lists of AWI species have been compiled for each region of England. The list for the south east region (Kent, Sussex, Surrey, London and Hertfordshire) contains 100 species. Woods designated as ancient usually have more than 20 of these species.

The woodlands included in Whitbread *et al* (1989) were all of a minimum size of 2 ha (in line with the National Inventory). Hume *et al* (2010) included some (c.100) smaller woodlands, but not to the extent of detail shown, for example, for Wealden District in Westaway (2006), which more than doubled its number of Ancient Woodland sites and considerably increased its area by including many smaller sites. Additional woods recognised in Plumpton in the 2010 report are Pig Wood (TQ357145), the small wood between Beresford Farm and Castle House (an extension of Plumpton Wood North) (TQ363185), Russett Wood (TQ362194) and Grassy Wood (TQ358195). It is worth noting that there are other smaller woodland areas in Plumpton that would qualify as Ancient Woodland.

A 1986 survey of 19 Plumpton woodlands of more than 0.5 ha (Lang, 1986) found that, of the ancient woodlands in the Parish, Plumpton Wood (North) had the largest number of vascular plant species (over 100). Recent surveys by the

Plumpton Wildlife and Habitat Group have recorded more species in these woods, including some that are rare, such as the August-September-flowering orchids Violet Helleborine and Broad-leaved Helleborine, which would not have been evident in June, when Robin Lang conducted his survey. One of the woods not surveyed in 1986 (because permission could not be obtained) has now been surveyed by the Plumpton Wildlife and Habitat Group and holds a large population of wild daffodils – a species that is now rare in our countryside in general and is confined to ancient woodlands.

While some of the Parish woodlands are well managed and cared for by their owners, others are rather neglected and would benefit from appropriate management. One is without a registered owner and is very dense and shady, with unfortunate effects on the ground flora. Some woodlands are well connected with others by shaws or substantial hedgerows. This is ideal in conservation terms, allowing for dispersal of species and providing corridors for feeding birds, bats and other small mammals. Other woodlands are isolated and, if they are small, are in danger of losing species by local extinctions and are of less value to wildlife of all kinds.

See also further detail on woodland included above under Habitats.

References

- Hume V, Grose M, Sansum P (2010). *A revision of the Ancient Woodland Inventory for Lewes District, East Sussex*. Project carried out by the Weald and Downs Ancient Woodland Survey. Henfield: Sussex Biodiversity Record Centre.
<http://www.lewes.gov.uk/planning/backgroundreps.asp>
- Lang R (1986). *Pilot Survey of Woods in Plumpton*. Lewes: East Sussex County Council.
- Westaway, S. (compiler) 2006. *Wealden Ancient Woodland Survey: A revision of the Ancient Woodland Inventory for Wealden District, East Sussex*. Wealden District Council, Crowborough. 50pp.
- Whitbread, A., Barton, J. & Hutton, D. (1989) *East Sussex Inventory of Ancient Woodlands (provisional)*. Nature Conservancy Council, Peterborough.

6. Features designated for conservation

Tree Preservation Orders (TPOs)

Tree Preservation Orders (TPOs) are designated by Local Planning Authorities (LPA) to protect trees that bring significant amenity benefit to the local area. This protection is particularly important where trees are under threat. In general, a TPO makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order without the authority's permission.

A TPO can be placed on any type of tree, but not hedges, bushes or shrubs, and a TPO can protect anything from a single tree to all trees within a defined area or woodland. Any species can be protected, but no species is automatically protected by a TPO. For further information see

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244528/2127793.pdf
<http://www.trees.org.uk/tree-care-advice/Tree-protections-brief-guidance>

A summary is presented here of trees designated in Plumpton. For details see <http://www.lewes.gov.uk/planning/924.asp>

Nineteen TPOs are listed for Plumpton. However, two of these are for areas of woodland not in Plumpton (they are in East Chiltington). Of the 17 in Plumpton (Maps 5-7), three are areas of woodland towards the north end of the Parish (all of which are designated Ancient Woodland); one covers a strip of woodland and several groups of trees at the south end of Plumpton Lane; 14 relate to individual trees or groups of trees associated with properties; four are south of the railway (Plumpton Lane); eight are in Plumpton Green, and two are north of Plumpton Green. These orders cover c.180 trees of 18 species, of which only about eight species can be regarded as native trees of local occurrence; the list even includes eight of the widely-disliked Leyland cypress. Other exotics include Monterey cypress, Norway maple and London Plane. Nevertheless, more than half of the designations are for trees such oak (*Quercus robur*), ash (*Fraxinus excelsior*) and field maple (*Acer campestre*).

A high proportion of the trees covered by these designations still exist. One is covered with a flowering *Clematis* and a few have gone, some with permission and some where it is not known whether or not permission was obtained.

A summary list of the designations is presented in Appendix 1.

7. Designated Public Open Spaces

Map 8 shows the location of existing designated public open spaces within the Plumpton Green settlement area. They are as follows.

7.1. Village Green

TQ363166

The Village Green comprises a small area of amenity grassland located between the village hall and Station Road. It has a few exotic and native trees, a seasonally ditch-fed pond in the south west corner, with a well-vegetated ditch running out (under the road) in the north-east corner. There is also an area of scrub between the pond and houses to the east. The pond is well stocked with fish and of limited wildlife value.

7.2. Bevernside 'Pocket Park'

TQ362163

This is an area of old (probably ancient) woodland on the north side of the Bevern Stream between the allotments and housing in Riddens Close. It is a wet woodland, principally of ash, field maple, oak and willow, with an understorey including a lot of blackthorn, and a ground flora dominated by meadow sweet, ramsons and cow parsley. Under the National Vegetation Classification system it is a less common sub-community (W8f). It is frequently flooded and contains a lot of flood debris and other debris. Vegetation is fairly dense and impenetrable, but there have been discussions about clearing the artificial debris and, with very minor light management, making the site more accessible to Parishioners. It hosts a long-established rookery, and a good range of other bird species use the wood and the stream here.

7.3. Allotments

TQ363163

The allotments occupy a small area adjacent to Station Road on its east side and running up a slope from the Bevern Stream to The Riddens. The lower plots can be seasonally flooded. The allotments are oversubscribed at the moment and additional allotment siting is being sought.

7.4. King George V Playing Fields (including tennis courts)

TQ366161

A large area of amenity grassland with a ditch along the east and west boundaries feeding into the Bevern Stream, which makes up the northern boundary. The railway borders to the south. It is mainly used for sports activities, with a small children's play area, a pavilion and car park. There is a rich overgrown hedge and tree line along the banks of the Bevern and to a lesser extent along the east and west borders. An area along the western boundary is managed as meadow, although parts of the northern borders would appear to have a richer floral diversity.

The tennis courts are owned by Plumpton Parish but are actually in East Chiltonington.

7.5. Percy's Patch

TQ367160

This small triangle of woodland on the north side of the railway is actually located in East Chiltington, but is owned by Plumpton Parish. It is mixed but mainly deciduous woodland and includes exotic species. Heavy use has resulted in a restricted ground flora, but it includes some ancient woodland indicators.

7.6. Open Access area of South Downs National Park

TQ361128 (see Map 1)

In addition to the designated open spaces within the Plumpton Green main settlement area, the area of the Clayton to Offham Escarpment Site of Special Scientific Interest on the South Downs is designated as Open Access Land (www.englishnature.org.uk/citation/citation_photo/1002124.pdf). This includes part of the north-facing scarp of the downs within the Parish of Plumpton. It is mainly chalk grassland, with some woodland and scrub. For more detail see Chapter 5: Areas Designated for Conservation.

7.7 Common Land

There is no area designated as Common Land in the Parish of Plumpton.

8. Other habitat features (ancient trees, meadows/verges, etc)

Ancient trees

A survey for trees that qualify under set criteria as Ancient or Veteran trees is ongoing and has identified a number of trees of various species that qualify.

Meadows

A number of the semi-improved grassland areas are particularly rich in wildflower species. About five are specifically managed to maximise their wildflower interest and efforts are being made to encourage others.

Road-side verges

A survey of road-side verges in Plumpton was carried out in 2009 and a number of verges were identified as having rich wildflower diversity and to merit different management to enhance their wildlife value. An action plan with management recommendations was submitted to East Sussex County Council (ESCC), which accepted the plan (and suggested that it would use this as a model for other Parishes), but the plan has never been enacted. Currently ESCC is keen to pass such management to the Parishes with some small remuneration for carrying out the management work.

Ponds

A survey of c.90 ponds around the Parish was carried out between 2008 and 2012 following some initial survey concentrating in the Plumpton Green settlement area. This recorded vegetation and a range of animal groups, especially amphibians and dragonflies.

9. Footpaths and bridleways

Plumpton Parish is blessed with a comprehensive network of footpaths and bridleways. These traverse the Parish both north-south, following the route of the old drove roads from the weald to the Downs, and east-west, linking Plumpton with the neighbouring Parishes of Streat, East Chiltington and beyond. It is possible to walk circular routes of several miles without crossing any major arterial road, including to Lewes and beyond.

Every household in the Parish is less than 300 m from a green (ie. unpaved) footpath or bridleway that gives access onto the open countryside.

The footpaths and bridleways provide vital wildlife corridors across the built-up areas of the Parish.

In our 2015 survey, 94% of Parishioners said the footpaths access and countryside contributed significantly to the quality of life in Plumpton. The questionnaire asked Parishioners to list local open spaces that they especially valued. The footpaths network was mentioned in many of the 261 responses to this question, and several identified particular routes: the footpaths leading west from The Fountain Inn (53) and Riddens Lane (30), and those heading east through Strawlands (16) and North Barnes Lane (20). Another highly valued walk was along the Ridgeway that links the churches at Streat and East Chiltington and passes alongside Ferrings Wood (50). A large number (42) named all and any of the footpaths and bridleways as important to them. It is clear that a sizeable number of Parishioners feel the network of footpaths in the Parish are valuable and well-maintained and they are well used.

A set of 16 walk guide leaflets with maps and nature notes were produced by the Plumpton Village Action Plan Footpath Team (2010) and have proved extremely popular. Copies are available locally and can be downloaded from www.plumptonvap.co.uk. These walk leaflets are also available in a spring bound book form.

A range of OS maps is available that show footpaths. For local walking they are particularly clear on the 1:12,500 Parish Maps Company map of *The Civil Parishes of Ditchling, Plumpton, East Chiltington, Streat, Westmeston; East Sussex* (2010).

10. Local Open Spaces and other features of public interest or concern

A questionnaire distributed to all Parishioners in January 2015 include an open-ended question (Question 7) on Local Open Spaces. The question invited people to identify their favourite sites or views as follows:

Which local open space(s) do you particularly value? (this could be a field or woodland that you and your family cherish or an area where you walk, cycle or ride, or an area you admire. It could be somewhere where your children play or that you just value within the community. It could be as simple as a wide verge or an area displaying wildflowers and wildlife.) Please give specific address or location including grid reference if possible.

There were 261 responses to this question, with most giving more than one example.

The responses have been separated (but not very readily) into specific sites which people value (including sites that people walk to or through), and walks and views which were not easily separated from the responses (e.g. for many the views are an essential feature of the walk).

Sites

By far the most popular site was the Playing Fields (identified in 82 responses), with the loss of the Playing Field wildflower meadow being regretted by 4. The next most popular site (53 responses) was the fields between Station Road, Westgate and Chapel Road, with the associated shaws and Riddens ('Chinese') Wood. Crossing the fields to the west of Riddens Lane (30), and the Village Green (27) were also popular responses. The South Downs and National Park were identified by 20 respondents, but also featured very widely as an aspect of walks.

Other features marked were the Racecourse and its environs (11), the Bevern Stream and its associated land (8) with a further 7 identifying the 'Pocket Park', the Station flowers (6) and the Plough meadow (2), the fields at the north end of the settlement (7), Percy's Patch (5) and the allotments (4). Woods in general were identified by 10 (with a further 5 specifying Plumpton Wood), verges by 3, fields in general by 13, and a number of other individual sites named included Great Home Wood, the wetland between Westgate and Riddens Lane, the Scout Hut and its grounds and parts of the college land.

Walks and views

The main walking routes out of the village are all popular (including the two mentioned above - out from The Fountain and from Riddens Lane), many for the views they provide or for other features of interest. Thus North Barnes Lane was identified by 20, from Strawlands heading east (16), fields alongside the railway towards East Chiltington or Streat and southwards (16). However, the most frequently identified walk was the Ridgeway between the churches of East Chiltington and Streat with its views and Ferrings Wood (50).

Other walks identified were on the Downs (3), the Drove road to the west (3), Ashurst south to the college (2). In addition a large number of people identified all or any paths as important to them (42); there was a general impression that people felt there is a good network of footpaths in the Parish, and some

remarked on the value of the published walks leaflets. The views from the Downs or to the Downs (from walks or from home) were important to many; one such view highlighted was that from the northern entry to the village, looking down over the village to the line of the Downs.

11. Ecosystem Services and Sustainability

Ecosystem services are the benefits derived by people from the natural environment. These services underpin basic human health and support both the economy and social wellbeing. As part of the Ecosystem Approach to managing the natural environment, supported by the government's England Biodiversity Strategy (Defra, 2011), it is important to recognise the multiple benefits that the natural environment provides to society. Ecosystems not only provide essential materials such as food and water but also regulate the climate, capture and store carbon and create the air we breathe whilst also enabling soil formation and the provision of nutrients for plant growth.

The services provided by ecosystems are grouped into four broad themes:

- Provisioning – services providing natural materials and products directly used or harvested by humans e.g. food, fuel, drinking water, energy, medicine
- Regulating – services obtained directly from ecosystem processes which impact directly on human well-being e.g. local climate regulation, flood control, pollination, disease control
- Cultural – the mental, physical and other intangible benefits provided to people through access to 'greenspace' e.g. opportunities for leisure and recreation, wild species variety, spiritual enrichment
- Supporting – those services that underpin the production of all other services e.g. nutrient and water cycling, soil formation, weathering, plant growth.

Habitats are generally used as a proxy for the provision of one or more ecosystem services. The UK National Ecosystem Assessment (UKNEA, 2011) summarised the types and degree of ecosystem services provided by the main habitat types in the country. The main ecosystem services provided by the most common habitat types in the Parish are summarised below.

Table 3: Main habitats in Plumpton Parish and the ecosystem services they provide

| Main Habitats | % | Ecosystem Services | | |
|---|------|-------------------------------------|--|---|
| | | Provisioning | Regulating | Cultural |
| Arable | 23.6 | Crops, livestock, water supply | Climate (local and global), disease/pests, pollination, water and soil quality | Landscape (aesthetic) |
| Semi-natural grasslands (calcerous and neutral) | 29.6 | Livestock, water supply (downlands) | Climate (local and global), pollination, water and soil quality | Wild species diversity, landscape (aesthetic), recreation |
| Improved Grassland | 18 | Livestock, crops, water supply | Climate (local and global), disease/pests, pollination, water and | Landscape (aesthetic) |

| | | | | |
|-----------------|-----|--------------|---|--|
| | | | soil quality | |
| Woodlands (all) | 6.8 | Trees (wood) | Climate (local and global), air, water and soil quality | Wild species diversity, local places, recreation |

The main habitat types in the Parish (arable, grassland and woodland) deliver important provisioning and regulating services that provide benefits not only to local people but also at the county, national and global level. Farmland provides both crops and livestock and is also important in terms of regulating soil and water quality, if well managed. Semi-natural grasslands support livestock but are important habitats in terms of biodiversity, including for pollination, and both water supply and quality. In particular the chalk grasslands within the Parish on the South Downs have very high botanical diversity and the chalk aquifers are a major source of water for drinking, irrigation and industry. The various types of woodland in the Parish can provide wood for a variety of uses such as fuel for heating or timber for building. Woodlands are also very important for regulating air quality and storing carbon, both within the trees and in the soil, while also providing habitat for a diverse range of plants and animals

The various habitats in the Parish also provide considerable cultural services for local residents and visitors. The South Downs landscape is particularly strong in this case, providing recreational and health benefits. Chalk grasslands and other wildflower meadows have a strong aesthetic value and the Parish's streams and ponds provide cultural benefits for people as they enjoy the countryside through leisure activities. The patchwork rolling countryside of the Parish north of the Downs is also aesthetically pleasing and a good location for multiple outdoor recreational activities.

The Parish also contains a number of other habitats, including standing water and wetlands (1.5%), and linear habitats such as freshwater streams (17.7 km) and hedgerows (53 km), which also provide a range of ecosystem services. These include flood control and water quality regulation for aquatic habitats and both erosion regulation and pollination for hedgerows. In fact hedgerows alone are known to provide over 20 different ecosystem services (Wolton, 2012).

A detailed assessment of the ecosystem services provided by habitats at the local or county level has not been completed in Sussex. Therefore it is not known whether habitats are providing these services to their full potential or whether the provision of services is deteriorating or improving. Mapping of ecosystem services in Sussex is currently being trialled by the Sussex Biodiversity Records Centre using the 'ecoserve' GIS-based toolkit developed by the Durham Wildlife Trust.

Development (construction of grey infrastructure such as roads, buildings etc) usually reduces or fragments wildlife habitats and can decrease the number and quality of the services provided by habitats. Careful planning can help to minimise ecosystem and biodiversity degradation by considering how each development and land-use change is likely to affect the provision of ecosystem services and large-scale habitat cover and connectivity.

It is important that for any development within the Parish there is full consideration of the effect of building on the provision of the range of ecosystem services covered by the four main themes mentioned above. Development could also be designed to minimise any impacts on ecosystem service provision such as water run-off, carbon storage or cultural aspects of rural living. There may also be scope to improve existing land use practices to reduce any current impacts on

ecosystem service provision in the Parish and therefore improve overall sustainability at the landscape and ecosystem level. Unsustainable land use practices such as the over use of fertilisers and pesticides and farming methods that increase soil erosion can have subsequent negative effects on other habitats, which reduces their ability to provide ecosystem services.

References

Defra (2011). *Biodiversity 2020: a strategy for England's wildlife and ecosystem services*. London: Defra.

<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

UKNEA (2011). *UK national ecosystem assessment*. Cambridge: UKNEA.

<http://uknea.unep-wcmc.org/>

Wolton R (2012). *What hedges do for us*. Hedgelink.

http://www.hedgelink.org.uk/cms/cms_content/files/45_what_hedges_do_for_us%2C_v2%2C_20_mar_2012%2C_rob_wolton%2C_hedgelink.pdf

12. Parish support for conservation and the environment

In 2007 a questionnaire distributed to all households received a response from 82%. Of the responses 60% were in favour of establishing a Parish society for wildlife and the environment. As a result, the Plumpton Wildlife & Habitat Group was launched in 2009.

At the launch of the Plumpton Parish Neighbourhood Plan in April 2014, visitors were asked to leave 'post-its' with comments on boards under six areas of concern. A total of 168 post-its were left, some with multiple comments. Thirty were attached to the Environment and Wildlife board. There was concern that most residents' direct proximity to wildlife and the countryside should not be lost, including for the benefit of children, and that the rural character of the village should be maintained. A frequent request was that wildlife conservation should be made an important factor in all development. There was also a strong lobby for the creation of areas as nature reserves within the Parish. There were concerns about the impact of inappropriate developments. Other messages were more specific, such as asking for the creation of a wildlife garden outside the village hall, or for the improvement of hedges for dormouse.

There was also a poster about Village Identity, which attracted 133 comments, of which the highest number were related to the rural character of the village, the views and access to the countryside, the quiet and peaceful nature of its environment, the dark skies and wildlife conservation. Under a Leisure category, again the highest number of responses referred to the access to green spaces.

Overall, this consultation suggested that 90% were in favour of conservation in some form, with special reference to wildlife, trees/hedgerows and natural public space. Some highlighted a need to avoid overly-managed open space, with an emphasis on maintaining the 'natural'.

A second public consultation event was held in September 2014. This included two general questions. The first was about what people would like for the future. The 85 responses were put into six categories. The highest proportion (22%) wanted to retain the Parish's natural countryside and wildlife (22%); the second largest (21%) wanted to retain the character of the village; the third largest (12%) wanted to retain our (relatively) dark skies. The second question asked what people like about Plumpton now. Of 92 responses, 64% identified the quiet, peace and landscape.

The five topic groups also had displays with opportunity to add comment to SWOT analyses that each had carried out. The SWOT analysis presented by the Biodiversity and Landscape topic group can be seen in Table 4. Messages posted under Strengths (16) could be grouped as unspoilt countryside, dark skies, footpath network and the walks leaflets. Under Weaknesses (6) a lack of wild flowers, lack of beekeepers, and a lack of pavements and signposts were identified. Opportunities (15) were mainly concerned with making provisions for wildlife in any developments and the improvement of flood management (mainly surface water run-off). Threats (27) included that from any developments, generally to wildlife and the countryside, privacy and damage to existing property and, again, flooding.

Table 4: SWOT analysis presented by Landscape and Biodiversity Topic Group

| | |
|---|--|
| <p>Strengths</p> <ul style="list-style-type: none"> Highly diverse geology Historic landscape Habitat diversity Species diversity (including several European Protected Species (EPSs)) Designated areas/features Active interest group (PWHG) Data from group surveys and other records Database of other records and resources Good network of footpaths Existing biodiversity assessments of most [of the then] proposed development sites | <p>Opportunities</p> <ul style="list-style-type: none"> Development of further protected areas/green spaces Maintenance or enhancement of connectivity in development Incorporation of wildlife features into built structures and building sites |
| <p>Weaknesses</p> <ul style="list-style-type: none"> Some farming practice Lack of policy support for some designated areas/features (e.g. SNCIs, TPOs) Lack of connectivity (e.g. re meadows, verge management) Little liaison with neighbouring Parishes | <p>Threats</p> <ul style="list-style-type: none"> Habitat degradation Loss of connectivity Decline of visual impacts Pollution Loss of rural village character Erosion of planning boundaries |

There were 103 comments under Housing, of which a majority (75%) expressed concern about the potential damage from development to countryside and wildlife, a need to reduce flooding risk, and some requests for the establishment of local nature reserves. There were also requests for small developments, the use of brownfield sites where possible, the retention of open countryside views and for wildlife protection. Thus the comments recognised that there were opportunities as well as threats.

Under Heritage, strengths were seen as the Parish's historic and beautiful landscape and well-connected network of footpaths. A weakness was identified as not enough wild flowers, and threats were risks to the landscape and wildlife, loss of historic landscapes and the network of hedges etc, loss of access to the countryside, and light pollution.

Thus this second consultation strongly re-enforced the earlier results.

A questionnaire distributed to all households in January 2015 had a 55% response rate. Question 5 asked: '*How significantly do the following contribute to your quality of life in the Parish?*' Local countryside and wildlife were scored as 'very significant' by 97.7%; footpath access to the countryside at 94%; cycle access to the countryside at 40% and views of the Downs at 95%.

Question 6 asked: '*Would you like to see an emphasis on incorporating significant accommodation for wildlife as a feature of new developments, including in the built structure?*' Of 303 responses (from a total of 337), 90% were in the affirmative; just 10% said no.

All the consultations give a very strong mandate for the Plumpton Parish Neighbourhood Plan to give high priority to the conservation of wildlife and the landscape, including the retention of views, especially to the Downs, and the incorporation of wildlife-friendly features in the siting, design, lay-out, construction and landscaping of any new development.

13. Developments and Wildlife Conservation and Enhancement

The Lewes District Council's Core Strategy (*The Core Strategy (Local Plan Part 1)*) identifies a level of housing to be developed in Plumpton, and that this should be in the main settlement area of Plumpton Green. The Plumpton Parish Neighbourhood Plan (PPNP) will include policies to identify where and how this development might occur. Outlined below are some general principles about how such policies can be implemented to minimise impact on the countryside and wildlife of the Parish and to identify where developments have the opportunity for mitigation and compensation for their impacts, and, indeed, where they offer opportunities for enhancement.

A central message of the National Planning Policy Framework (NPPF, 2012) is a "presumption in favour of sustainable development" (paragraph 14) within plan-making and decision-taking. However, there are a number of statements that are particularly relevant to nature conservation, such as:

"The planning system should contribute to and enhance the natural and local environment by... minimising impacts on biodiversity and providing net gains in biodiversity where possible" (paragraph 109);

"If significant harm [from a proposed development] cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused" and *"opportunities to incorporate biodiversity in and around developments should be encouraged"* (paragraph 118);

"Planning decisions should ensure that...adequate site investigation information, prepared by a competent person, is presented" (paragraph 121); and

"[planning] decisions should limit the impact of light pollution from artificial light on..nature conservation" (paragraph 125).

Planning Policy Statement 9: Biodiversity and Geological Conservation (2005) (PPS9) sets out government planning policies on protection of biodiversity and geological conservation through the planning system. It includes reference to the need to restore and reconnect fragmented habitats. In addition, PPS 1 includes a supplement on climate change with regard to climate change adaptations. These documents are now absorbed into the National Planning Policy Framework.

The Natural Environment and Rural Communities Act 2006 includes a part (Section 40) that places a duty upon local and regional authorities to have regard to the conservation of biodiversity in England when carrying out their normal functions. Fulfilling statutory obligations for the protection and enhancement of biodiversity within the development control process is implicit in meeting this duty. Section 41 includes a schedule of species and habitats of principal importance for the purpose of conserving biodiversity. This list, which should be used by public bodies in implementing their biodiversity duty, is based on the UK Biodiversity Action Plan and was updated in 2008. These habitats and species are not necessarily those of the highest biodiversity value, but they may be in decline. Habitat Action Plans (HAPs) and Species Action Plans (SAPs) to guide their conservation are available for them or are in preparation. See www.ukbap-reporting.org.uk/news/details.asp?x=45. Ecological impact

assessments should include an assessment of the likely impacts to these habitats and species.

UK 2012 Biodiversity Framework (UKBF) is the UK's initiative to maintain and enhance biodiversity in response to the Nagoya Agreement of 2010 brought forward under the Convention on Biological Diversity (the Rio Convention, 1992). Within this, England's strategy 'Biodiversity 2020: *A strategy for England's wildlife and ecosystem services*' sets out a key mission: "to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people". This strategy looks to conserving and enhancing both wildlife distribution and habitat connectivity across the country, with high level targets by 2020. Although the UKBF partly supercedes the UK Biodiversity Action Plan (UKBAP), Local BAPs (LBAPs) are still relevant and should be consulted during any proposed works.

The Hedgerows Regulations 1997 makes it an offence to remove or destroy certain hedgerows without permission from the local planning authority. In general, permission will be required before removing hedges that are at least 20 metres in length, over 30 years old and contain certain species of plant. The local planning authority will assess the importance of the hedgerow using criteria set out in the regulations.

A number of other legislative, policy or guidance documents (national or local) of relevance to wildlife conservation and planning are just published or in the consultation process. They include commitments to enhance biodiversity and to support the recognition of the importance of it and the wider countryside (i.e. beyond the protection of key sites and species) to local communities. Thus, there is increasing effort to encourage recognition of the need to maintain and enhance the wider countryside, the only way that will provide for a vast number of species. See, for example, <http://www.wildlifetrusts.org/living-landscape> and <https://sussexwildlifetrust.org.uk/campaign/living-landscapes>

For general principles of incorporating wildlife into new developments, see, for example,

Sussex Wildlife Trust.

<http://staging.sussexwildlifetrust.org.uk/discover/planning/strategic-planning/neighbourhood-plans/how-to-include-wildlife-in-neighbourhood-plans>.

RSPB's *Policy Makers: Planning*, at

<http://www.rspb.org.uk/forprofessionals/policy/planning/index.aspx>.

The Wildlife Trusts, 2010. *A Living Landscape. – A recovery plan for nature*. The Wildlife trusts, Newark. 16pp. <http://www.wildlifetrusts.org>

The Wildlife Trusts' *Landscape-scale Conservation* at

<http://www.wildlifetrusts.org/node/3661>.

British Standards Institution, 2013. *Biodiversity – Code of Practice for Planning and Development*. BSI Standards Publication BS 42020:2013. BSI Standards Ltd, London. 92pp.

See Defra and Natural England websites for further guidance and information.

Lewes District Council identifies procedures to deal with these matters in its Validation Requirements for Application for Planning Permission, Appendix 4 – Biodiversity. See also LDC's biodiversity check list and decision tree on dealing with protected species in the planning process

(www.lewes.gov.uk/community/18202.asp). Planning applications should not be validated where there is insufficient information; decisions need to be based on up-to-date information, and the presence of protected species should be established before permission is granted and should not be made a condition.

The impact of developments can be considered under the following headings:

1. Design of new development;
2. Protection of open green space within the built-up area;
3. Protection and enhancement of biodiversity;
4. Protection and enhancement of the countryside.

As a key element underlying all such considerations is flood management, a fifth area is discussed:

5. Sustainable Drainage Systems (SuDS).

13.1. Design of New Development

New development should be informed by an assessment undertaken by a suitably experienced ecologist that has identified features of value and measures to conserve, maintain and enhance them. New development permitted under the PPNP should:

- be located where it is in keeping with existing housing and built structures, designed to ensure low levels of visible impact, and has minimal detrimental effect on the environment and local biodiversity;
- be as compact as possible, complying with best building practice with regard to carbon neutrality and causes minimum disruption to residents and wildlife;
- be designed to maintain and enhance existing wildlife, its habitats and corridors;
- incorporate bird, bat and other wildlife features into housing design and construction to encourage species diversity and number;
- ensure access routes and green spaces are sited, designed and planted to encourage and benefit wildlife.

The design of all development and housing should be as compact as possible to minimize impact on the existing local countryside and should preserve and create new corridors for wildlife, including with the employment of a landscape-scale approach as appropriate. To this end the use of open fencing, such as Sussex post and rail, or native hedging, is to be encouraged, along with features such as green spaces, ponds and trees. Planting should predominantly use native species of local provenance. Existing mature trees (including trees with TPOs) should be incorporated into the design layout.

Housing should incorporate integrated bird, bat and other wildlife-friendly features into the structure of the new build as appropriate. Such features should be appropriate to the species likely to use the site in order to maximize their value for wildlife.

There should be encouragement for the use of energy efficient technology to mitigate climate change. Housing should include green roofs where appropriate; green walls should also be considered.

Where new access routes are planned, planting should include native species-rich wildflower verges and native trees. Wildflower verges should be managed under an appropriate regime that allows them to flower and set seed, so increasing their value to wildlife as well as their amenity and landscape value. Where drainage and/or water retention is required, developers should be required to use SuDS practices that provide increased benefit to wildlife and improve the aesthetic enhancement of the built area.

It should be remembered that development can result in both direct and indirect impacts on wildlife for example disturbance resulting from additional lighting, increased traffic, recreational disturbance etc.

A recent example of initiatives between developers and wildlife conservation can be seen at <http://www.rspb.org.uk/media/releases/details.aspx?id=390633>. Exeter City Council expects that " Developers should identify existing biodiversity assets and the potential to enhance these as part of development and management of site" and gives a range of features suitable for encouraging appropriate wildlife in the new build (See Exeter City Council 2010. *Residential Design; Supplementary planning document: Extract of Biodiversity Requirements*. Exeter City Council, Exeter. 22pp). Exeter's guidelines have been widely adopted in Devon and elsewhere.

A local example of early attempts to encourage wildlife in new developments can be seen at Bolnore Village, Haywards Heath. This development incorporated a lot of features for wildlife, including for birds, bats and dormice.

For more examples of specific information with regard to protected vertebrate species, references for a selection of fauna are given in Table 5.

Table 5. Examples of publications with details of incorporating vertebrate wildlife groups into developments

Birds:

Williams, C. 2010 (revised 2013). *Biodiversity for Low and Zero Carbon Buildings: a technical guide for new build*. RIBA Publishing, London. 112pp.
Action for Swifts. <http://actionforswifts.blogspot.co.uk/>.

Bats:

Hundt, L. (ed) 2012. *Bat Surveys - Good Practice Guidelines*. The Bat Conservation Trust, London. 96pp
Hutson, A.M. 1987 (1993). *Bats in Houses*. The Bat Conservation Trust, London. 32pp.
Marnell, F. & Presetnik, P. 2010. Protection of overground roosts for bats. *Eurobats Publication Series No. 4. UNEP/EUROBATS Secretariat, Bonn*. 57pp.
Mitchell-Jones, A.J. 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough. 74pp.
Mitchell-Jones, A.J. & McLeish, A.P. 2004. *Bat Workers' Manual*. Joint Nature Conservation Committee, Peterborough. 178pp.
Williams, C. 2010 (revised 2013). *Biodiversity for Low and Zero Carbon Buildings: a technical guide for new build*. RIBA Publishing, London. 112pp.

Dormouse:

Bright, P., Morris, P.A. & Mitchell-Jones, A.J. 2006. *The dormouse conservation handbook; Second edition*. English Nature, Peterborough. 76pp.

Great crested newt:

English Nature 2001. *Great crested newt mitigation guidelines; Version: August 2001*. English Nature, Peterborough. 76pp.
Baker, J., Beebee T., Buckley, J., Gent, A. & Orchard, D. 2011. *Amphibian Habitat Management Handbook*. Amphibian and Reptile Conservation, Bournemouth. 69pp.

Reptiles:

English Nature 2004. *Reptiles: Guidance for Developers*. English Nature, Peterborough. 19pp.
Herpetofauna Groups of Britain & Ireland (HGBI) 1998 *Evaluating local mitigation/translocation programmes: Maintaining Best Practice and lawful standards; HGBI Advisory Notes for Amphibian & Reptile Groups (ARGs)*. Herpetofauna Groups of Britain & Ireland, Halesworth. 8pp.
Edgar, P., Foster, J. & Baker, J. 2010. *Reptile Habitat Management Handbook*. Amphibian and Reptile Conservation, Bournemouth. 78pp.

For general information on green roofs, see EcoSchemes Ltd (2003: EcoSchemes Ltd 2003. *Green Roofs: their existing status and potential for conserving biodiversity in urban areas*. English Nature Research Reports, no. 498. English Nature, Peterborough. 61pp). Green roofs with wild flower mix should have priority over *Sedum*. Buglife has produced a useful resource tool on design to maximise invertebrate and wider wildlife benefits (See Gedge, D., Grant, G., Kadas, G. & Dinham, C. ?date. *Creating Green Roofs for Invertebrates – A Best Practice Guide*. Buglife (The Invertebrate Conservation Trust), Peterborough. 29pp.). For a local company that includes green roofs geared towards wildlife conservation, see <http://organicroofs.co.uk/>, which is trialling new lightweight hay-based green roof systems.

13.2. Protection of open green space within the built-up area

Proposals for development on designated areas (statutory or non-statutory) of open green space should not be considered.

The PPNP should identify existing areas of green space/green infrastructure where development would be considered detrimental, and will designate these areas as Local Green Spaces (under National Planning Policy Framework, paras 76-78) for protection against development now and for the future. Management plans may be required for some areas designated as Local Green Space or open space to improve these areas for wildlife and the local community. It should be recognized that such designated Local Green Spaces are not necessarily the best wildlife habitats within the community.

Where key areas for biodiversity conservation are identified during the neighbourhood planning process, these may be identified for special consideration (e.g as SNCI, Ancient Woodland or under a specifically dedicated Trust management).

13.3. Protection and enhancement of biodiversity

The Parish considers the protection and conservation of specific wildlife sites and species to be of the utmost priority. Where damage is unavoidable, any development must ensure appropriate mitigation and/or compensate for any adverse impact on wildlife habitats and biodiversity. Provision of biodiversity enhancement appropriate to the local area and the species present should be made within every development. See earlier general references.

13.3.1. Priority should be given to development schemes that protect and enhance the intrinsic character, diversity and beauty of the Parish's landscapes, heritage and wildlife.

13.3.2. Every effort should be given to the maintenance and enhancement of local ecological features and habitats, such as ponds, water courses, meadows, ancient woodlands and hedgerows, to sustain wildlife habitats and corridors.

13.3.3. Provision should be made with all developments for additional habitats for wildlife, alongside green spaces for the community.

13.3.4. Plans should be put in place to preserve, restore and re-create habitats that are important to wildlife conservation, ecological networks and the protection and recovery of species of conservation concern (including the

Habitats and Species of Principal Importance for the Purpose of Conserving Biodiversity listed in Section 41 of the NERC Act 2006).

13.4. Protection and enhancement of the countryside

Priority should be given to the protection and enhancement of the countryside against inappropriate development. Proposals for development should only be considered in accordance with the policies of the PPNP. Any development that would have a significant adverse impact on the countryside or the defining characteristics of the landscape should not be supported.

Development plans should strive to meet the following criteria:

- enhance the intrinsic character and beauty of the Parish by taking into account the diversity of its landscapes and heritage and its wildlife habitats;
- avoid any adverse impact on the landscape setting of Plumpton;
- protect and preserve the distinctive views of the surrounding countryside that are enjoyed from the many public vantage points in and around the built up area;
- conserve and enhance the natural beauty of the Parish and its setting, and pay due regard to the SDNP aims and management plan.

13.5. Sustainable Drainage Systems (SuDS)

Background

Sustainable Drainage Systems (SuDS) are designed to deal with rainwater as close as possible to where it falls. SuDS may store run off and release it slowly, allow water to soak into the ground, transport water slowly on the surface, filter out pollutants, and allow sediments to settle by controlling the flow of water.

Measures to carry out these functions can include water butts, permeable paving, green roofs, water gardens, swales (shallow open channels), filter strips (to take water from road sides), retention and wetland basins (sculpted depressions in open spaces to slow down the run off and store water on a temporary basis during extreme events), and retention ponds.

On-site SuDS can provide cost effective drainage, improvement in biodiversity and ecology for wildlife, improved quality of water leaving the site (in contrast to traditional piped drainage systems), assistance with mitigation of localised flooding, visual enhancement, increased local amenity and social value, educational opportunities.

Unless otherwise agreed at the pre-application stage, any major planning application (application relating to 10 dwellings or more with a site area of 0.5 hectares) must now be supported by a detailed drainage strategy, including any arrangements for sustainable drainage, with a maintenance plan for the lifetime of the development.

Further information can be found at the following sources:

Brighton and Hove City Council. *Coast defence and flood management; sustainable drainage*.

<http://www.brighton-hove.gov.uk/content/environment/coast-defence-and-flood-management/sustainable-drainage>.

East Sussex County Council. *Flooding*. See

<https://new.eastsussex.gov.uk/environment/flooding>.

See also <http://www.susdrain.org/>.

Graham, A., Day, J., Bray, R. & Mackenzie, S. 2012. *Sustainable Drainage Systems; Maximising the Potential for People and Wildlife – A guide for local authorities and developers*. Royal Society for the Protection of Birds, Sandy, & Wildfowl and Wetlands Trust, Slimbridge. 56pp.

https://www.rspb.org.uk/Images/SuDS_report_final_tcm9-338064.pdf

Buisson, R.S.K., Wade, P.M., Cathcart, R.L., Hemmings, S.M., Manning, C.J. & Mayer, L. 2008. *The Drainage Channel Biodiversity Manual – Integrating Wildlife and Flood Risk Management*. Association of Drainage Authorities & Natural England, Peterborough. 190pp.

Most of the sites proposed as development sites in Plumpton are on relatively flat clay soils where surface water flooding is regular. This water drains into the soil or, as with sites on sloping ground, many small streams, tributaries and field ditches transport surface water to the Bevern stream, which flows through the lower half of the village onward to Barcombe and into the River Ouse. Surface water does not drain rapidly and many of the tributaries and ditches overflow onto surrounding fields which at present act as significant water retention areas. The Bevern Stream and some of its tributaries regularly flood following heavy rain.

The current combined drainage and sewage system is antiquated and presents real problems with localised flooding and sewage back flow when rainfall is high.

The use of SuDS can be of advantage to the community, but the following issues need to be considered for implementation:

- SuDS needs to be incorporated and implemented at the beginning of the design phase;
- design should involve close engagement between all parties from the planning stage;
- SuDS should be kept simple to reduce maintenance costs;
- SuDS can be incorporated into any terrain as they do not rely on infiltration into porous substrate and are therefore suitable for relatively impervious ground such as clay;
- full attention to the 1-in-100 year storm within the development site boundary is costly to achieve without the multi-use of open spaces.

For the long-term, ongoing considerations include maintenance and adoption, water safety and education.

Outline SuDS plan for Plumpton

Each development will need to be considered on its own merits, taking into account its size, housing density and topography, along with other related factors.

All planning proposals should undertake a full SuDS assessment for waste water, both domestic and sewage. Following assessment, the site would be required to implement SuDS recommendations. No site development should implement SuDS initiatives without consideration of the development of the Parish as a whole.

The expectation would be to incorporate at least the basic SuDS principles, to divert excessive rainfall away from the present limited capacity drainage/sewage system; to contain and gradually disperse surface water flooding is a priority concern for householders within the Parish.

Any alterations/extensions to roadside sites would require the inclusion of filter strips to allow excess water from the road to be drained and filtered into an upgraded waste water system.

Smaller scale SuDS initiatives should be incorporated into sites as a standard expectation as follows:

- Permeable paving and water collection devices should be included for all units (and note that planning consent is needed for householders for hard paving of front gardens for >5m²);
- An emphasis on encouraging an increase in wildlife habitats around and through developments will be expected to be an integral part of any development plan, e.g. water gardens, swales, wetland depressions and ponds. This should contribute to open space and Green Infrastructure design. Green roofing can also contribute to water retention and increasing biodiversity;
- While the obligation for maintenance remains with the developer for some years, there may be opportunity for local 'volunteer' involvement in the management of such sites in the long-term as a part of open space management.

14. Sources of information on biodiversity in the Parish of Plumpton available to the Plumpton Wildlife and Habitat Group

The results of a Phase 1 Habitat Survey of the whole Parish carried out in 2004.
Hutson, J. 2011. *Plumpton's wildlife habitats: a survey*. Plumpton Wildlife & Habitat Group, Plumpton. 36pp.

Survey data on verges, meadows, hedgerows, woodland, Ancient Trees (some complete, others ongoing).

Survey data on ponds, badgers, dormouse, various bird species e.g. house-martin, rook, nightingales (some complete, some sample surveys, others ongoing).

Non-systematic recording/survey of bats, reptiles and amphibians, a range of other wildlife where specialists exist in the Parish.

Data from participation in national/county surveys (e.g. of birds, butterflies, plants) by sample tetrads or 1km².

Sussex Biodiversity Records Centre (SxBRC) *Desktop Biodiversity Report, Land at Plumpton Parish (ESD/15/198), March 2015*. A compilation of data held by the county records centre on species and sites for Plumpton Parish and surroundings (all records in Parish, plus some status reports, protected or designated area reports, etc).

Access to databases of specialist organisations, such as Sussex Ornithological Society.

15. List of organisations appropriate for consultation on this document

Natural England
National Parks Authority
National Trust (Birling Gap office)
Sussex Botanical Recording Society
Sussex Wildlife Trust
Sussex Mammal Group
Sussex Bat Group
Sussex Amphibian and Reptile Group
Sussex Ornithological Society
Brighton & Lewes Downs UNESCO Biosphere Partnership
Woodland Trust
Environment Agency

Appendix 1: Tree Preservation Orders (TPOs) at May 2015

A current list of TPOs within the Parish of Plumpton (roughly from South to North of Parish)

HALF MOON INN, DITCHLING ROAD, PLUMPTON / TQ363132

(formerly Post Office Stores, Plumpton - Ref: 3852/0201 - Revoked and replaced by new order in 1988)

Ref: 3852/0391

1 Yew (*Taxus baccata*)

PLUMPTON LANE, PLUMPTON / TQ3613

(Ref: 3852/0041 - 1975 - Revoked and replaced by new order in 1997)

Ref: 3852/0336. Centred on TQ363134

The Eugh, Plumpton Lane

5 Sycamore (*Acer pseudoplatanus*)

5 Scots Pine (*Pinus sylvestris*)

9 Norway Maple (*Acer platanoides*)

4 Ash (*Fraxinus excelsior*)

1 Poplar (*Populus* sp)

Bates Hill, Plumpton Lane

4 Scots Pine (*Pinus sylvestris*)

4 Monterey Cypress (*Cupressus macrocarpa*)

3 Leyland Cypress (x *Cupressocyparis leylandii*)

Pilgrims, Plumpton Lane

1 Monterey Cypress (*Cupressus macrocarpa*)

1 Ash (*Fraxinus excelsior*)

1 Holm Oak (*Quercus ilex*)

1 Scots Pine (*Pinus sylvestris*)

5 Leyland Cypress (x *Cupressocyparis leylandii*)

Ashcombe, Plumpton Lane

1 Ash (*Fraxinus excelsior*)

1 Scots Pine (*Pinus sylvestris*)

1 Yew (*Taxus baccata*)

Dragons Green, Plumpton Lane

5 Ash (*Fraxinus excelsior*)

3 Scots Pine (*Pinus sylvestris*)

1 Blackthorn (*Prunus spinosa*)

1 Hawthorn (*Crataegus monogyna*)

Clovelly, Plumpton Lane

9 Ash (*Fraxinus excelsior*)

2 Field Maple (*Acer campestre*)

2 Sycamore (*Acer pseudoplatanus*)

7 Scots Pine (*Pinus sylvestris*)

1 Hawthorn (*Crataegus monogyna*)

Grove Cottage, Plumpton Lane

4 Ash (*Fraxinus excelsior*)
3 Field Maple (*Acer campestre*)

Townsend Cottage, Plumpton Lane
1 Ash (*Fraxinus excelsior*)
2 Field Maple (*Acer campestre*)

Hazelden, Plumpton Lane
1 Sycamore (*Acer pseudoplatanus*)
4 Scots Pine (*Pinus sylvestris*)
3 Birch (*Betula* sp.)
2 Hawthorn (*Crataegus monogyna*)

West of Half Moon Inn, Ditchling Road, Plumpton
Woodland consisting mainly of:
Scots Pine (*Pinus sylvestris*)
Holm Oak (*Quercus ilex*)
Ash (*Fraxinus excelsior*)
Hazel (*Corylus avellana*)
Beech (*Fagus sylvaticus*)
Hornbeam (*Carpinus betulus*)
Oak (*Quercus robur*)
Holly (*Ilex aquifolium*)
Sycamore (*Acer pseudoplatanus*)

FALLBROOK, PLUMPTON LANE, PLUMPTON / TQ31SE [TQ363142]
Ref: 3852/0505
2003
7 Oak (*Quercus robur*)

FAIRHAVEN, PLUMPTON LANE, PLUMPTON [/ TQ364143]
(Ref: 3852/0082 - 1976 - Revoked and replaced by new order in 1997)
Ref: 3852/0374

1 Fairhaven, Plumpton Lane
3 Oak (*Quercus robur*)

6 Fairhaven, Plumpton Lane)
1 Ash (*Fraxinus excelsior*)

OLD SCHOOL COTTAGES, STATION ROAD, PLUMPTON GREEN / TQ364162
(previously *The Old Village School* - Ref: 3852/194 - 1987 - Revoked and replaced
in 1997)
Ref: 3852/0392

Land at side and rear of Nos 1-7 Old School Cottages, Station Road, Plumpton
Green
1 Oak (*Quercus robur*)
8 Field Maple (*Acer campestre*)
7 Horse Chestnut (*Aesculus hippocastanum*)
1 Ash (*Fraxinus excelsior*)

NORTH BARNES LANE (land rear of telephone exchange) PLUMPTON GREEN / TQ364164

Ref: 3852/0238

1991

1 English Oak (*Quercus robur*)

SOUTHVIEW, RIDDENS LANE, PLUMPTON GREEN [/ TQ362164]

Ref: 3852/0317

1996

1 Ash (*Fraxinus excelsior*)

1 Horse Chestnut (*Aesculus hippocastanum*)

SAXON COTTAGE, (land adjoining) PLUMPTON GREEN / TQ363166

Ref: 3852/0227

1990

4 Horse Chestnut (*Aesculus hippocastanum*)

WHITEHOUSE FARM, STATION ROAD, PLUMPTON GREEN / TQ363166

Ref: 3852/0495

2001

Whitehouse Farm, Station Road, Plumpton Green

1 London Plane (*Platanus x hispanica*)

Grebe, Station Road, Plumpton Green

1 London Plane (*Platanus x hispanica*)

LAND AT WEST GATE, PLUMPTON GREEN / TQ3616 NW

(Note: Belmont - Ref: 3852/0246 - 1992, which is amalgamated with 3852/0246v)

3852/0246v

2014

[centred at TQ362164]

4 The Paddocks, Plumpton Green

(formerly Ref: 3852/0244)

1 Field Maple (*Acer [campestre]*)

Land at West gate

12 Oak (*Quercus* sp)

25 West Gate, Plumpton Green

11 Oak (*Quercus* sp)

27 West Gate, Plumpton Green

5 Oak (*Quercus* sp)

28 West Gate, Plumpton Green

1 Oak (*Quercus* sp)

29 West Gate, Plumpton Green

1 Oak (*Quercus* sp)

HURTERS WOOD, PLUMPTON / TQ3716

Ref: 3852/0135

1981 (Varied 1997)

Consisting mainly of Oak, Ash, Hornbeam, Hawthorn, Holly, Hazel and Birch
[n.b. although listed as Plumpton, this site is actually in the Parish of East Chiltington]

OAKDENE, STATION ROAD, PLUMPTON GREEN / TQ363167

Ref: 3852/0432

1998

1 Oak (*Quercus* sp)

[n.b. now in garden of Mulberries]

THE RECTORY, STATION ROAD, PLUMPTON GREEN / TQ364168

Ref: 3852/0431

1998

1 Ash (*Fraxinus excelsior*)

1 Lime (*Tilia* sp)

1 Hornbeam (*Carpinus betulus*)

WET HOME WOOD, PLUMPTON / TQ3717

Ref: 3852/0115

1978 (Varied 1979)

Consisting mainly of Oak and Hornbeam

[n.b. although listed as Plumpton, this site is actually in the Parish of East Chiltington and covers the remnants at the NE and NW corners of former woodland]

PEACOCK LODGE (land south of) / PLUMPTON / TQ361177

Ref: 3852/0154

1984

Woodland consisting mainly of Hornbeam, Oak, Birch, Willow, Holly and Poplar

OAKWOOD (land surrounding) BERESFORD LANE, PLUMPTON / TQ 3618 SW
[TQ364183]

Ref: 3852/0539

2007

Woodland consisting of mixed hardwoods, mainly English Oak

BERESFORD MANOR FARM, SOUTH ROAD, PLUMPTON / TQ363185

Ref: 3852/0398

1998

Woodland consisting mainly of:

Oak (*Quercus robur*)

Hornbeam (*Carpinus betulus*)

Wild Cherry (*Prunus avium*)

Holly (*Ilex aquifolium*)

Hawthorn (*Crataegus monogyna*)

THE OAKS, BERESFORD LANE, PLUMPTON / TQ368186

Ref: 3852/0239

1991

3 English Oak (*Quercus robur*)

BERESFORD LANE: LAND ADJACENT TO WESTLANDS, PLUMPTON / TQ369190

Ref: 3852/0267

1993

5 English Oak [(*Quercus robur*)]

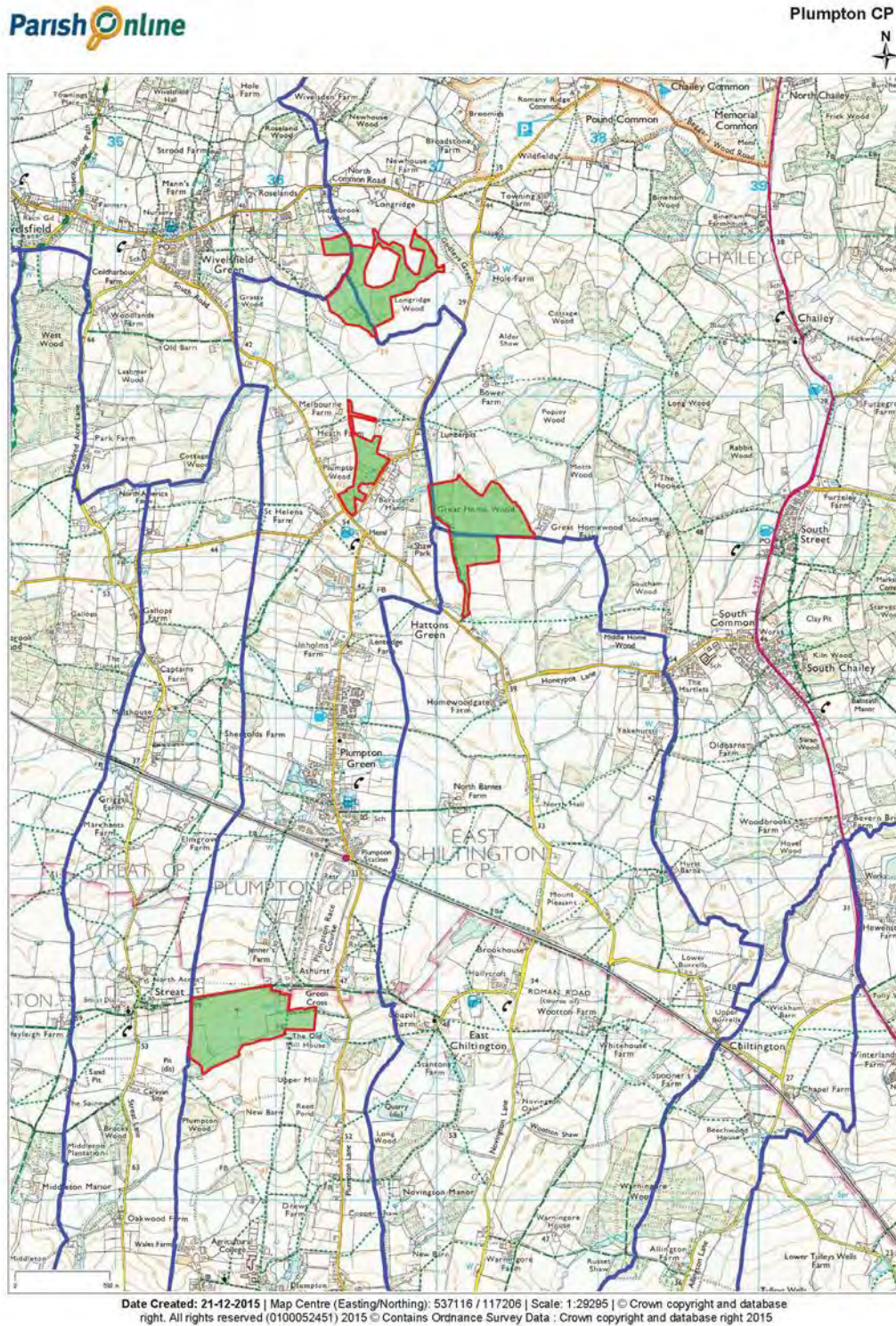
1 Ash [(*Fraxinus excelsior*)]

1 Horse Chestnut [(*Aesculus hippocastanum*)]

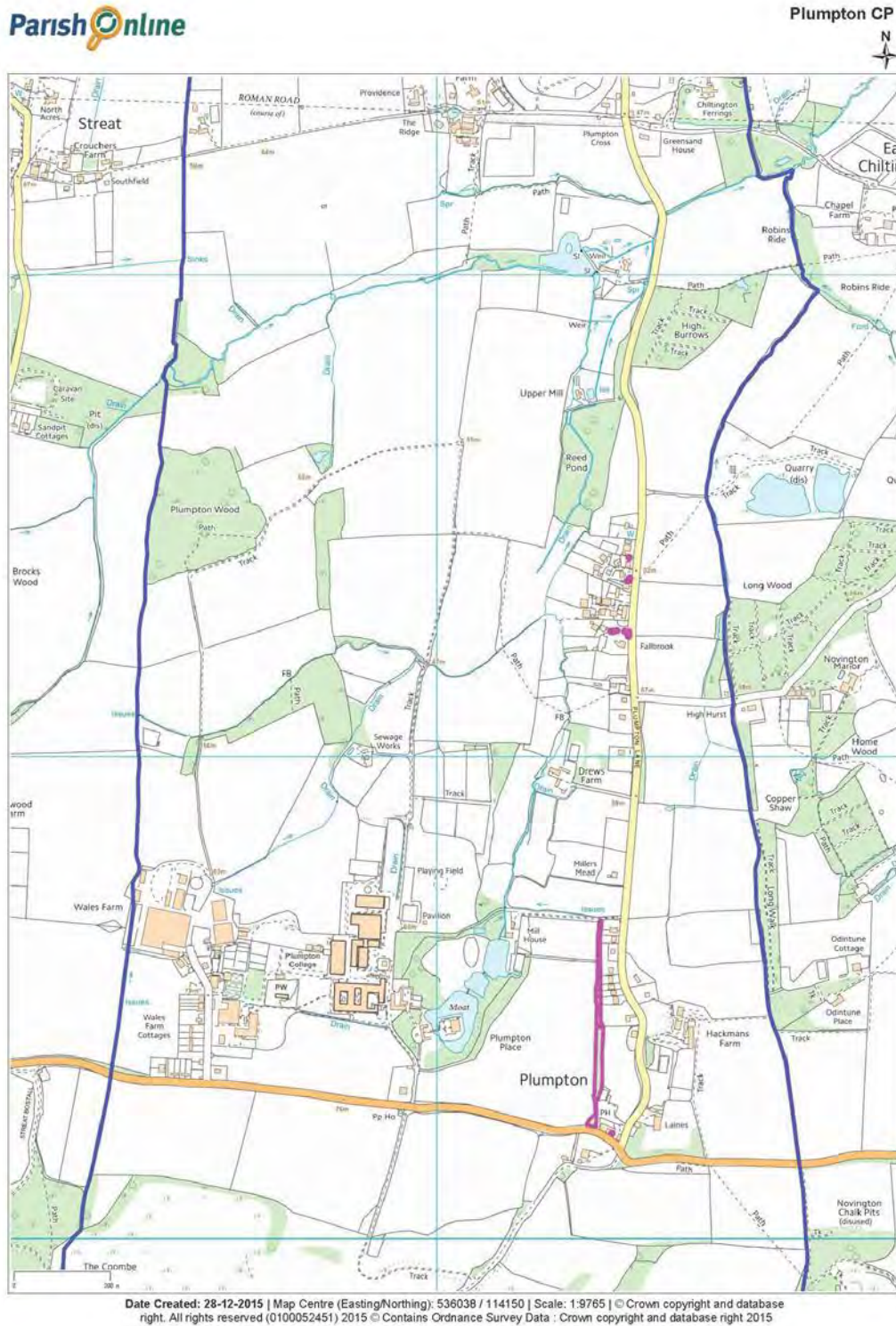
Map 1. Map of South Downs National Park and UNESCO Biosphere Reserve (south of orange line) and Clayton to Offham Escarpment SSSI (green)



Map 2. Sites of Nature Conservation Importance



Map 5. Tree Preservation Orders (south)



Map 6. Tree Preservation Orders (mid)



Date Created: 28-12-2015 | Map Centre (Easting/Northing): 536383 / 116407 | Scale: 1:3906 | © Crown copyright and database right. All rights reserved (0100052451) 2015 © Contains Ordnance Survey Data : Crown copyright and database right 2015

Map 7. Tree Preservation Orders (north)



Date Created: 28-12-2015 | Map Centre (Easting/Northing): 538600 / 118602 | Scale: 1:9765 | © Crown copyright and database right. All rights reserved (0100052451) 2015 © Contains Ordnance Survey Data : Crown copyright and database right 2015

Plumpton Neighbourhood Plan

Community Evidence



Published by Plumpton Parish Council

May 2016

Plumpton Neighbourhood Plan

Community Evidence

Contents

| | | |
|------|-----------------------------------|----|
| 1 | Introduction..... | 4 |
| 1.1 | Context..... | 4 |
| 2 | Parish Character..... | 5 |
| 2.1 | Location | 5 |
| 2.2 | Characteristics | 5 |
| 3 | Selected Parish Statistics | 6 |
| 3.1 | Demographics..... | 6 |
| 3.2 | Economic status of residents..... | 7 |
| 3.3 | Occupations..... | 7 |
| 3.4 | Qualifications & Skills..... | 8 |
| 3.5 | Industry of employment | 9 |
| 3.6 | Housing..... | 10 |
| 3.7 | Transport..... | 11 |
| 3.8 | Health | 11 |
| 3.9 | Biodiversity | 12 |
| 3.10 | Heritage..... | 13 |
| 4 | Community Engagement | 15 |
| 4.1 | Process..... | 15 |
| 4.2 | April 2014 Public Event | 16 |
| 4.3 | September 2014 Public Event | 17 |

| | | |
|-----|--|----|
| 4.4 | Call for Sites..... | 21 |
| 4.5 | September 2015 public drop-in event..... | 21 |
| 4.6 | The Plumpton Parish Action Plan 2007..... | 22 |
| 4.7 | Plumpton's wildlife habitats: a survey | 23 |
| 5 | Community Survey..... | 26 |
| 5.1 | NDP Survey Overview..... | 26 |
| 5.2 | Young Persons Survey..... | 27 |
| 6 | Contributions from Neighbourhood Plan Topics Groups..... | 26 |
| 6.1 | Introduction | 29 |
| 6.2 | Local Economy | 29 |
| 6.3 | Local Green Spaces..... | 29 |
| 6.4 | Landscape & Biodiversity..... | 29 |
| 6.5 | Housing..... | 29 |

1 Introduction

1.1 Context

- 1.1.1 This report has been compiled jointly by Plumpton Parish Council and Plumpton Neighbourhood Plan Steering Group and Action in rural Sussex.
- 1.1.2 The purpose of the report is to provide a comprehensive summary record of the extensive work which has been undertaken as part of the initial phase of developing the Neighbourhood Plan. This provides the context against which a baseline of understanding may be developed, thereby allowing the identification of the existing and emerging issues which the Neighbourhood Plan should seek to address.
- 1.1.3 The report focuses on outlining the community engagement and evidence gathering activity which has been undertaken to date. This provides a statistical summary of the plan area, sets out the information gathered by the Neighbourhood Plan Steering Group and any sub-groups and provides details on consultations such as open days, community surveys and stakeholder events.
- 1.1.4 Functions of the report
This report outlines the approaches which have been taken in order to gather information about the locality. Its functions are to:
- outline what the Neighbourhood Plan can and cannot realistically achieve;
 - provide a summary of the activity undertaken and information captured as **part of the first phase of the Plan's development**;
 - ensure that those living in or adjacent to the designated Neighbourhood Plan area are made aware of the key issues identified in the first phase of consultation;
 - provide residents, stakeholders and statutory partners with robust evidence and a summary of the key issues in order to guide their future contributions to the Plan process.

The information contained within the report will be used as the basis for further consultation with the community, key stakeholders (including landowners, statutory bodies and utilities) and the Local Planning Authority in order to establish how the challenges identified may be responded to by the Neighbourhood Plan.

2 Parish Character

2.1 Location

- 2.1.1 The Parish of Plumpton is located in the western half of Lewes District in the county of East Sussex. It is approximately five miles north west of the county town of Lewes.
- 2.1.2 Two main settlements exist in the Parish. Plumpton is located in the south and is situated along the B2116 road which runs west to east, running from Ditchling through to Lewes. Plumpton Green is located approximately two thirds of the way along the Parish and is primarily situated to the north of the railway station. Plumpton and Plumpton Green are connected via Plumpton Lane, which runs directly northwards from the B2116 and then becomes Station Road north of the railway line.
- 2.1.3 There is a railway station located at Plumpton Green. This provides direct rail connections northwards to London Victoria (via Gatwick) and southwards to Lewes, Eastbourne and Hastings as well as connections to Brighton.
- 2.1.4 Plumpton contains a limited number of amenities, with only a public house present. Plumpton Agricultural College is located in this portion of the Parish and serves as a local employer and supplier of services for the local area.
- 2.1.5 Plumpton Green has a greater number and diversity of services, which reflects its higher population size. It is the site of both Plumpton railway station and Plumpton Racecourse. The primary school and shop/Post Office are located there, as are the Village Hall, Tennis Club, a public house and two garages.

2.2 Characteristics

- 2.2.1 The Parish is predominantly rural and is characterised by its proximity to the South Downs (National Park) which are located directly to the south of the Parish. Much of the Parish is made up of agricultural land, with a mixture of both arable land and livestock grazing. It is not heavily wooded.
- 2.2.2 Development is concentrated primarily in a ribbon distribution along the primary roads, with the centre of Plumpton Green constituting the only major deviation from this. Outside of this, farms or small clusters of housing exist throughout the Parish area.

3 Selected Parish Statistics

The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

3.1 Demographics

The usual resident population of the Parish is 1,644 people¹ (819 male, 825 female). Of these:

- 267 People aged 15 and under (16.2% of Parish population compared to 17.4% across the District and 19% across England)
- 1,111 People aged 16 to 64 (67.6% of Parish population compared to 59.9% across the District and 65% across England)
- 266 People aged 65 and over (16.2% of Parish population compared to 22.7% across the District and 16% across England)

Table 1 - Age structure of Parish

| Age band | Parish Figure 2011 (number and %) | District Figure 2011 (number and %) |
|---------------------|--------------------------------------|--|
| 0 to 4 | 64 (3.9%) | 5,052 (5.2%) |
| 5 to 7 | 51 (3.1%) | 3,158 (3.2%) |
| 8 to 9 | 30 (1.8%) | 2,071 (2.1%) |
| 10 to 14 | 100 (6.1%) | 5,551 (5.7%) |
| 15 | 22 (1.3%) | 1,136 (1.2%) |
| 16 to 17 | 79 (4.8%) | 2,336 (2.4%) |
| 18 to 19 | 75 (4.6%) | 2,077 (2.1%) |
| 20 to 24 | 95 (5.8%) | 4,679 (4.8%) |
| 25 to 29 | 63 (3.8%) | 4,596 (4.7%) |
| 30 to 44 | 254 (15.5%) | 16,907 (17.3%) |
| 45 to 59 | 425 (25.9%) | 20,541 (21.1%) |
| 60 to 64 | 120 (7.3%) | 7,214 (7.4%) |
| 65 to 74 | 150 (9.1%) | 10,889 (11.2%) |
| 75 to 84 | 82 (5.0%) | 7,731 (7.9%) |
| 85 to 89 | 23 (1.4%) | 2,232 (2.3%) |
| 90 and over | 11 (0.7%) | 1,302 (1.3%) |
| All Usual Residents | 1,644 | 97,502 |

¹

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978800&enc=1&dsFamilyId=2474>

3.2 Economic status of residents²

Of the 1,644 usual residents of the Parish, 1,261 were aged between 16 and 74.

- 946 (75.0%) of whom were economically active*:
 - 469 were Employed full-time (37.2% compared to 34.3% across District)
 - 177 were Employed part-time (14.0% compared to 15.3% across District)
 - 201 were Self-employed (15.9% compared to 13.9% across District)
 - 23 were Unemployed (1.8% compared to 3.3% across District)
 - 76 were Full-time students (6.0% compared to 2.7% across District)

**Economically Active - All people usually resident in the area at the time of the 2011 Census aged 16 to 74 and who were economically active (either in employment, or not in employment but seeking work and ready to start work within two weeks, or waiting to start a job already obtained). As defined by the Office for National Statistics (2014).*

- 315 (25.0%) of whom were economically inactive*:
 - 143 were Retired (11.3% compared to 17.6% across District)
 - 100 were Students (7.9% compared to 3.7% across District)
 - 46 were Looking after home or family (3.7% compared to 3.9% across District)
 - 16 were Long-term sick or disabled (1.3% compared to 3.5% across District)
 - 10 were classified as Other (0.8% compared to 1.8% across District)

**Economically Inactive - All people usually resident in the area at the time of the 2011 Census aged 16 to 74, who were economically inactive (anyone who was not in employment and did not meet the criteria to be classified as unemployed). As defined by ONS (2014).*

3.3 Occupations³

- Of the 916 residents in the Parish in employment and aged between 16 and 74:
 - 134 were Managers, Directors and Senior Officials (14.6% compared to 11.6% across the District).
 - 187 were Professional Occupations (20.4% compared to 18.0% across the District).
 - 128 were Associate Professional and Technical Occupations (14.0% compared to 13.5% across the District).
 - 94 were Administrative and Secretarial Occupations (10.3% compared to 10.6% across the District).

2

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=up+per+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978800&enc=1&dsFamilyId=2484>

3

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=up+per+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978816&enc=1&dsFamilyId=2541>

- 103 were Skilled Trades Occupations (11.2% compared to 12.9% across the District).
- 76 were Caring, Leisure and Other Service Occupations (8.3% compared to 10.9% across the District).
- 59 were Sales and Customer Service Occupations (6.4% compared to 7.6% across the District).
- 46 were Process, Plant and Machine Operatives (5.0% compared to 5.8% across the District).
- 89 were in Elementary Occupations (9.7% compared to 9.0% across the District).

3.4 Qualifications & Skills⁴

- Of the 1,377 usual residents in the Parish aged 16 and over:
 - 142 possessed no qualifications (10.3% compared to 21.5% across the District).
 - 201 possessed Level 1 qualifications (14.6% compared to 13.8% across the District).
 - 234 possessed Level 2 qualifications (17.0% compared to 15.7% across the District).
 - 32 possessed Apprenticeship qualifications (2.3% compared to 3.4% across the District).
 - 190 possessed Level 3 qualifications (13.8% compared to 11.8% across the District).
 - 521 possessed Level 4 and above qualifications (37.8% compared to 29.4% across the District).
 - 57 possessed other qualifications (4.1% compared to 4.4% across the District).

⁴

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978816&enc=1&dsFamilyId=2536>

3.5 Industry of employment⁵

- The 916 usual residents aged between 16 and 74 in employment are employed in the following industries:

Table 2 - Industry of Employment

| Industry | Parish Figure 2011 (number and %) | District Figure 2011 (number and %) |
|--|--|--|
| Agriculture, Forestry and Fishing | 37 (4.0%) | 386 (0.8%) |
| Mining and Quarrying | 2 (0.2%) | 20 (0.0%) |
| Manufacturing | 46 (5.0%) | 2,771 (6.1%) |
| Electricity, Gas, Steam and Air Conditioning Supply | 0 (0.0%) | 151 (0.3%) |
| Water Supply | 4 (0.4%) | 444 (1.0%) |
| Construction | 60 (6.6%) | 3,947 (8.7%) |
| Wholesale & Retail Trade | 103 (11.2%) | 6,657 (14.6%) |
| Transport & Storage | 36 (3.9%) | 2,203 (4.8%) |
| Accommodation and Food Service Activities | 50 (5.5%) | 2,267 (5.0%) |
| Information and Communication | 43 (4.7%) | 1,577 (3.5%) |
| Financial and Insurance Activities | 60 (6.6%) | 2,111 (4.6%) |
| Real Estate Activities | 20 (2.2%) | 748 (1.6%) |
| Professional, Scientific and Technical Activities | 68 (7.4%) | 2,957 (6.5%) |
| Administrative and Support Service Activities | 44 (4.8%) | 2,048 (4.5%) |
| Public Administration and Defence | 47 (5.1%) | 2,799 (6.1%) |
| Education | 144 (15.7%) | 5,359 (11.8%) |
| Human Health and Social Activities Work | 98 (10.7%) | 6,267 (13.8%) |
| Arts, Entertainment and Recreation | 49 (5.3%) | 2,712 (6.0%) |
| Activities of Householders as employers | 5 (0.6%) | 92 (0.2%) |
| Activities of Extraterritorial Organisations and Bodies | 0 (0.0%) | 16 (0.03%) |

5

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978816&enc=1&dsFamilyId=2538>

9

3.6 Housing⁶

- There are 622 households located within the Parish. Of these:
 - 265 were owner-occupier households, owned outright (42.6% compared to 39.8% across the District)
 - 221 were owner-occupier households, owned with a mortgage or loan (35.5% compared to 32.8% across the District).
 - 2 were Shared Ownership (0.3% compared to 0.7% across the District).
 - 43 were Social Rented from Council (6.9% compared to 7.6% across the District).
 - 5 were Social Rented Other (0.8% compared to 3.3% across the District).
 - 65 were Privately rented (10.5% compared to 14.5% across the District).
 - 21 were Living Rent Free (3.4% compared to 1.3% across the District).

**A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. As defined by the Office for National Statistics (2014).*

- There are 639 dwellings located within the Parish. Of these:
 - 321 of these are Detached Houses/Bungalows (50.3% compared to 35.1% across the District);
 - 217 of these are Semi-detached Houses/Bungalows (34.0% compared to 26.5% across the District);
 - 56 of these are Terraced properties (8.8% compared to 19.1% across the District);
 - 44 of these are Flats, Maisonettes or Apartments (6.9% compared to 18.9% across the District);
 - 1 of these are Caravans or other Mobile or Temporary Structures (0.2% compared to 0.5% across the District).

**A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. As defined by the Office for National Statistics (2014).*

6

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978800&enc=1&dsFamilyId=2481>

3.7 Transport⁷

Of the 622 households:

- 56 households had no car or van (9.0% compared to 20.1% across District and 25.8% across England);
- 218 households had 1 car or van (35.0% compared to 45.6% across District and 42.2% across England);
- 231 households had 2 cars or vans (37.1% compared to 26.0% across District and 24.7% across England);
- 88 households had 3 cars or vans (14.1% compared to 6.1% across District and 5.5% across England);
- 29 households had 4 or more cars or vans (4.7% compared to 2.1% across the District and 1.9% across England).

3.8 Health⁸

Of the 1,644 usual residents of the Parish were classified as having the following health status:

- 873 were in Very Good health (53.1% compared to 44.8% across the District)
- 573 were in Good health (34.9% compared to 35.5% across the District)
- 151 were in Fair health (9.2% compared to 14.3% across the District)
- 39 were in Bad health (2.4% compared to 4.2% across the District)
- 8 were in Very Bad health (0.5% compared to 1.2% across the District)

7

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=62&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416574978800&enc=1&dsFamilyId=2483>

8

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129982&c=upper+beeding&d=16&e=61&g=6474260&i=1001x1003x1032x1004&m=0&r=1&s=1416575245956&enc=1&dsFamilyId=2503>

3.9 Biodiversity⁹

- The South Downs National Park covers the southern half of the Parish along a line just south of Plumpton Racecourse.
- No Areas of Outstanding Natural Beauty exist within the Parish.
- The following Sites of Special Scientific Interest exist within the Parish:
 - The Clayton to Offham Escarpment SSSI – which runs the full width of the Parish along a line just south of the B2116 road.
- There are no Local Nature Reserve located within the Parish.
- The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:
 - Undetermined Grassland Priority Habitat – A single zone covering the same (total) land area as the Clayton to Offham Escarpment SSSI.
 - Lowland Meadows Priority Habitat – A single zone located in the Clayton to Offham Escarpment SSSI located directly west of Plumpton Bostal.
 - Lowland Calcareous Grassland Habitat – Three zones located in the Clayton to Offham Escarpment SSSI, with one located to the east of The Coombe and two located to the east of Ditchling Cross (one of which straddles the border with East Chiltington Parish.
 - Deciduous Woodland Priority Habitat – Numerous zones with concentrations located: to the east, west and north of Beresford Manor, east of Downs House, south of Bluebell Cottage, at Riddens Wood, north of Riddens Lane, north of East View Fields, High Burrows, Reed Pond, Plumpton Wood, surrounding Plumpton Place, at The Coombe, around Ditchling Cross and at Streathill Farm Enclosure.
- The following areas are subject to an Environmental Stewardship Agreement:
 - Organic Entry Level Stewardship Scheme – 1 zone located directly to the south of the Roman Road to the south west of Plumpton Racecourse.
 - Organic Entry Level plus Higher Level Stewardship – 1 zone located in the south west corner of the Parish, located to the south of The Coombe and to the west of Plumpton Plain.
 - Entry Level Stewardship Scheme

⁹ <http://magic.defra.gov.uk/>

- Entry Level plus Higher Level Stewardship Scheme: 2 primary zones – 1 being all land south of the B2116 road not in the Organic and Higher Level Stewardship area and 1 being the land surrounding Plumpton College extending as far northwards as the zone of Organic Entry Level Stewardship Scheme adjacent to the racecourse.
- The following areas are in Woodland Grant Scheme 1:
 - None in the Parish.
- The following areas are in Woodland Grant Scheme 2:
 - None in the Parish.
- The following areas are in Woodland Grant Scheme 3:
 - One small area at Stanton's Farm in the central eastern part of the Parish.

3.10 Heritage¹⁰

The English Heritage classification of Listed Buildings shows that the Parish of Plumpton contains the following Grade I listed buildings and structures including:

- THE PARISH CHURCH OF ST MICHAEL AND ALL ANGELS, Plumpton, Lewes, East Sussex

3.10.1 Grade II Listed:

- THE COTTAGES AND GATEWAY AT PLUMPTON PLACE TO WEST OF THE HOUSE, PLUMPTON PLACE, Plumpton, Lewes, East Sussex
- THE MILL HOUSE, PLUMPTON PLACE, Plumpton, Lewes, East Sussex
- MOAT BARN, PLUMPTON AGRICULTURAL COLLEGE, PLUMPTON, Plumpton, Lewes, East Sussex
- THE LAINES, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE EUGH, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE FORMER SCHOOLROOM, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- 106 AND 107, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- MILL COTTAGE, UPPER MILL, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE COTTAGE, DITCHLING ROAD, Plumpton, Lewes, East Sussex
- OLD MILL HOUSE, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE FORMER MILL BUILDING, OLD MILL HOUSE, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- RYLANDS, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- MAIN STATION BUILDING ON NORTH SIDE OF THE LINE SUBSIDIARY STATION BUILDING ON SOUTH SIDE OF LINE AND CONNECTING FOOTBRIDGE AT PLUMPTON STATION, PLUMPTON, Plumpton, Lewes, East Sussex II
- THE SIGNAL BOX AT PLUMPTON RAILWAY STATION, PLUMPTON, Plumpton, Lewes, East Sussex
- DREWS FARMHOUSE, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- WHITEHOUSE FARMHOUSE, PLUMPTON GREEN, Plumpton, Lewes, East Sussex

¹⁰ <http://magic.defra.gov.uk/>

- THE HALF MOON INN, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- HACKMANS, PLUMPTON LANE, Plumpton, Lewes, East Sussex
- THE WELL HOUSE, PLUMPTON GREEN, Plumpton, Lewes, East Sussex

3.10.2 Grade II* Listed:

- PLUMPTON PLACE, PLUMPTON PLACE, Plumpton, Lewes, East Sussex
- UPPER MILL, PLUMPTON LANE, Plumpton, Lewes, East Sussex

3.10.3 Scheduled Monuments:

- Plumpton Plain earthworks, Plumpton, Lewes, East Sussex
- Faulkner's Bottom entrenchment, Plumpton, Lewes, East Sussex
- Earthwork near Horseshoe Plantation, Stamer, Plumpton, Lewes, East Sussex
- Bowl barrow 530m south east of Ditchling Cross: part of Plumpton Plain round barrow cemetery, Plumpton, Lewes, East Sussex
- Bowl barrow 550m south east of Ditchling Cross: part of Plumpton Plain round barrow cemetery, East Chiltington, Lewes, East Sussex
- Bowl barrow 200m east of Plumpton Bostall (top end), Plumpton, Lewes, East Sussex
- Oval barrow 775m south of Plumpton Place on Plumpton Plain, Plumpton, Lewes, East Sussex
- Saucer barrow 170m SW of Ditchling Cross, Plumpton Plain, Plumpton, Lewes, East Sussex
- Two bowl barrows north-east of Streathill Farm, Plumpton, Lewes, East Sussex

3.10.4 Registered Parks and Gardens:

- PLUMPTON PLACE, Plumpton, Lewes, East Sussex

3.10.5 Registered Battlefields:

- None exist in the Parish.

4 Community Engagement

4.1 Process

- 4.1.1 In November 2013, Plumpton Parish Council voted to commence the preparation of a Neighbourhood Plan at its meeting and proceeded to apply for the area of Plumpton Parish to be designated. Lewes District Council (LDC) approved this application and the designation was granted on 28 April 2014.
- 4.1.2 The Parish Council publicised the setting up of a Working Group in the Parish Magazine and on its website during the spring of 2014 resulting in six members of the Parish coming forward. The Parish Council nominated the chairman of the Working Group from the council and three other councillors to be members of the Working Group. There were 12 members of the Working Group, including the four Councillors. The first meeting of the Working Group was then held on 2 April 2014.
- 4.1.3 The Working Group title was changed to Steering Group on 23 June 2014. A Terms of Reference and Topic Groups were approved by the Parish Council on 9 July 2014.
- 4.1.4 The group made community engagement and consultation a leading priority and worked to ensure that everyone in the Parish was aware of the Neighbourhood Plan and was given the opportunity to contribute to the process and/or submit their views. To achieve this the following consultation activities were undertaken.
- A public event was held on 29 April 2014 to engage with the residents with a total turnout of approximately 160 residents.
 - A public event held on 16 September 2014 at the Village Hall
 - A Communications & Publicity strategy was established.
 - Articles were published in the local newspaper.
 - Articles, notices and updates were put on the Parish notice boards.
 - A Neighbourhood Plan section was created and regularly updated on the Plumpton Parish Council website.
 - Updates were published on social media, including Facebook and Twitter.
 - A Neighbourhood Plan Household Survey was created, hand delivered and collected by steering and topic group members in January 2015 and accompanied by extensive publicity to maximise response rates including a prize draw for all completed and returned forms.
 - The Neighbourhood Plan Survey included a Young Persons Survey targeting residents who are 17 years old and younger. This was hand delivered alongside the general household survey.
 - A land sponsors presentation was held on 6 January 2015 at the Village Hall and attracted over 120 residents.
 - A second land sponsors presentation was held on 3 March 2015 and was attended by 110 people.
 - A public drop-in event outlining the proposed sites for housing development was held at the Village Hall on 15 September 2015 and attended by 154 people.

4.2 April 2014 Public Event

4.2.1 Using display boards and tables at the initial open day held on 29 April 2014, residents were invited to comment under six themes. The feedback from this exercise was then analysed and a detailed report prepared. A summary of the outcome is outlined.

4.2.2 Village identity

o This was about what makes Plumpton special, what residents liked about it and how they would want it to be in future. There was a total of 172 comments. The outcome in the order of number of responses received from high to low were as follows:

- Quiet, peaceful green landscape;
- Character/ Community;
- Facilities / Location;
- Dark nights;
- Safe.

4.2.3 Housing

- The topic received a mix of response to potential development. The majority of people agreed that some development was acceptable, but had reservations.
- Of those who agreed that some development was acceptable, it was with a condition of affordable housing, two specific groups were mentioned as having needs namely family/young people and older people
- Sites should be small and spread evenly around the village, to include sites north and south as well as east and west. There was only one response that conflicted this.
- Brownfield sites should be used wherever possible and open countryside, views and wildlife protected.
- Affordable housing should be incorporated to allow housing for young families, young people who want to remain in the village and our older neighbours who may be struggling to maintain larger homes.
- The requirement for gas, and the cost of oil, seems most prevalent, followed by the lack of good broadband provision

4.2.4 Business

- Much support for local businesses and shared ideas for improving the economic activity of the village through tourism (cafe and cycle hire) in order to capitalise on the links to the South Downs National Park.
- Infrastructure again emerged as a concern, and space, broadband and utilities were all mentioned.
- Plumpton should NOT become a 'dormitory status' with only commuters residing in the village.

4.2.5 Transport

- There were a wide range of concerns raised in response to transport issues, some in direct conflict with each other.
- The main issue identified was parking with a requirement for more spaces, controlled parking and the train station.
- Many felt that extra speed limits were necessary, such as extending the 40 mile per hour upon entry / exit to the village, however some felt this was unnecessary and were particularly opposed to the introduction of a 20 mph zone.
- Encourage greener transport
- More trains and buses

4.2.6 Leisure:

With regards to maintaining and developing leisure activities, the following themes emerged (from high to low comments).

- Access to green spaces.
- Improved use of village facilities such as the Village Hall green and the Pavilion.
- Provision of fitness activities.
- Broadband access and utilities.
- Provisions specifically for older people.
- Provisions specifically for children and teenagers.
- Support for clubs and societies.

4.2.7 Wildlife and public spaces:

- An overwhelming 90% of responses favoured conservation, of some form, as a village priority, which dovetails with the indications from the Village Identity.
- Of these, some referred particularly to the wildlife, others to trees and hedges and others to the need for natural public space and nature reserves.
- Two responses in particular highlighted a need to avoid overly managed open spaces and the emphasis was on natural, as opposed to just 'green'.

4.3 September 2014 Public Event

4.3.1 The emphasis on the September 2014 public event was to identify what residents would like for the future of the Parish and what they liked about the Parish now. It was also an opportunity to involve residents in identifying the strength, weaknesses, opportunities and threats under the five key topics namely housing, environment, economy, transport, and heritage.

4.3.2 What would we like for our future? In order of comments received from high to low:

- retain natural countryside and wildlife;
- retain character of village;

- local groups and facilities;
- small discreet affordable development;
- retain dark skies;
- transport & infrastructure problems solved;
- no development.

4.3.3 What do we like about Plumpton/Plumpton Green now? In order of comments received from high to low:

- quiet/peace & landscape;
- community;
- facilities & location;
- “love the village just as it is”;
- dark skies;
- safe.

4.3.4 Housing SWOT

- Strengths
 - Visually attractive.
 - Good spread of housing.
 - Rural community.
- Weaknesses
 - Services and infrastructure insufficient for large developments.
 - Flooding risk.
- Opportunities
 - Affordable housing for young families and older people.
 - Develop local nature reserves.
 - Improve flood defences.
- Threats
 - Risk of damaging public trust if covenants not honoured.
 - Countryside and wildlife damage.
 - Flooding risk.
 - Traffic and parking.
 - Risk to village Character.

4.3.5 Environment SWOT

- Strengths
 - Unspoilt countryside and wildlife.
 - Dark skies.
 - Footpath network and leaflets.
- Weaknesses
 - Lack of wild flowers.
 - Lack of bee keepers.
 - Lack of pavements and signposts.
- Opportunities
 - To consider wildlife in development.
 - To improve flood defences.
- Threats

- Any development is a threat.
- Wildlife and countryside are in jeopardy.
- Privacy and damage to existing property.
- Flooding.

4.3.6 Local Economy SWOT

- Strengths
 - Rail links.
 - The skills and trades in the village.
 - Facilities.
- Weaknesses
 - Broadband capacity.
 - Parking.
 - Local businesses struggling.
 - Poor public transport.
 - Lack of amenities.
- Opportunities
 - Business development (e.g. tourism).
 - Improved transport and pathways.
 - Community collaboration.
- Threats
 - Multi-national companies moving in (e.g. Tesco).

4.3.7 Transport SWOT

- Strengths
 - Railway.
 - Buses.
 - Car sharing.
- Weaknesses
 - Parking (availability and danger of bad parking).
 - Junctions and speeding issues.
 - Lack of buses.
 - Lack of late night trains.
- Opportunities
 - Limit speed.
 - Improve parking.
 - More cycle routes.
 - Creating pavements.
- Threats
 - Increasing bottlenecks at Half Moon and Plough junctions.
 - Increased parking.
 - Increased speeding.

4.3.8 Heritage SWOT

- Strengths
 - Historic landscape.
 - Beautiful countryside.

- Well connected footpaths.
- Racecourse.
- Church.
- Amenities.
- Has always been somewhere where people get involved and volunteer.
- Safe place for children to grow up.
- Beautiful location.
- Strong community feel.
- Weaknesses
 - No Bonfire Society.
 - No Plumpton signage on B2116.
 - No village carnivals anymore.
 - Pit Stop in terrible condition and looks dangerous.
 - Not enough flowers.
- Opportunities
 - Village walking groups.
 - More events at Racecourse.
 - Park and ride scheme.
 - Community involvement from pub.
 - Pit Stop chance to promote Plumpton at SDNP.
 - Getting people to work together re parking.
 - Leaflet on how to use defibrillator.
- Threats
 - Old Plumpton not part of village.
 - Risk to landscape and wildlife.
 - Pocket park risks natural habitat.
 - Light pollution.
 - Suburban dormitory feel.
 - Threat to walking of reduced access to fields and loss of countryside.
 - Loss of historic landscape and network of hedges etc.
 - Dilution of family friendly feel.
 - Beautiful location – over development of natural habitats.

4.3.9 Conclusions

- In the May 2014 analysis, an overwhelming 90% of responses favoured conservation, of some form, as a village priority, which dovetails with the indications from the Village Identity board of Plumpton as a rural community. Of these, some referred particularly to the wildlife, others to trees and hedges and others to the need for natural public space. Two responses in particular highlighted a need to avoid overly managed open spaces and the emphasis was on natural, as opposed to just 'green', which wasn't mentioned at all.
- The same sentiments are expressed in the current set of responses, which have raised significant concerns about the possibility of damage to the environment that development may bring. While a large number of people are positive about the opportunities that development can bring in terms of

affordable housing and contributions to infrastructure, the needs of the wildlife and landscape must be addressed in the Neighbourhood Plan.

4.4 Call for Sites

4.4.1 A "Call for Sites" exercise was undertaken at the beginning of September 2014. The Call for Sites invitation resulted in 14 potential sites being put forward across the entire Parish, some of which had already been identified within the Lewes DC SHLAA process and some are new ones. These sites were then listed in the November Parish magazine and on also on the website. The list of sites is below.

4.4.2 List of Sites

- 001 Land south of Riddens Lane – 1.4 hectares
- 002 Land to north east of Wells Close – 0.5 hectares
- 003 Fallbrook, Plumpton Lane – 1.75 hectares
- 004 Land at Little Inholmes Farm – 4.53 hectares
- 005 Land to the rear of Plumpton Primary School, North Barnes Lane – 5.3 hectares
- 006 Land off Riddens Lane – c. 10 hectares
- 007 Drews Farm, Plumpton Lane – 7.5 hectares
- 008 Land to rear of Oakfield, East of Station Road, Plumpton – 1.5 hectares
- 009 Noland's Farm, Plumpton Green – 6.14 hectares
- 010 Six acres in Plumpton (form not submitted) – 2.45 hectares
- 011 Southview Cottage, Riddens Lane
- 012 Land West of Riddens Lane – 7.62 hectares
- 013 North Barnes Farm – 188 hectares
- 014 Woodley House, South Road, Wivelsfield Green – 4 hectares

4.4.3 With the completion of the call for sites exercise the Steering Group developed a set of criteria against which each site proposal was to be measured based on the feedback from the public events and other information. The criteria was made available to each site sponsor to enable them to prepare for the landowners presentation which was an opportunity for each sponsor to talk about the potential of their sites to the to the Steering Group. Members of the public were invited.

4.4.4 The land sponsors presentation was then held on the evening of January 6th from 6pm-10pm at the Village Hall and attracted over 120 residents.

4.4.5 A second land sponsors meeting was held on 3 March 2015 at Plumpton Village Hall and was attended by 110 people.

4.5 September 2015 public drop-in event

4.5.1 The purpose of this event was to present the sites selected for inclusion in the Neighbourhood Plan and to gather feedback on the choices made.

4.5.2 While this was an informal session, verbal feedback from the 154 people who attended was collated by the Steering Group. It was felt the main points of feedback to address in the context of the Neighbourhood Plan were:

- How were measurements from housing sites to the village centre taken?
- How is the Steering Group guiding the location of housing on sites 3, 5 and 11?
- What if site 11 (land south of the railway) is rejected by statutory consultees?

4.6 The Plumpton Parish Action Plan 2007

4.6.1 The Plumpton Village Action Plan started in May 2006 when a steering group of volunteers was formed from a cross-section of the community and the Parish Council.

4.6.2 This steering group held a number of talks with local groups, held drop-in events and circulated information widely in order to consult with the village community.

4.6.3 In July 2007 a questionnaire was designed and 575 copies were delivered by hand to each household. A total of 469 completed questionnaires were received back, an 82% response, At the same time a separate youth questionnaire was delivered and completed, and the children at Plumpton Primary School also took part by completing a survey within school.

4.6.4 The surveys were analysed and the statistical results were presented to the village at the Annual Parish Meeting in April 2008 for comment and suggestions.

4.6.5 Priorities and timescales were established for all the action points by taking into account the statistical data and likely achievability.

4.6.6 The Parish Council adopted the Action Plan in May 2008 and later that month a further public display and consultation was held setting out how they proposed to achieve the objectives with detailed action points, responsibilities, priorities and timescales.

4.6.7 The Village Action Plan was printed and distributed to all households in July 2008 and was made up of 49 action points, some of which have been completed. The other actions points that could be relevant to the development of the Neighbourhood Plan are listed in the table below.

Table 3 – Action Points from the 2007 Plumpton Parish Action Plan

| Theme | Action |
|--------------------|--|
| Affordable housing | Consider in greater detail the housing data (from the survey results), taking into account current and future demographic trends. <i>This action has been completed with new affordable housing development in 2014. The Neighbourhood Plan survey however revealed a need for</i> |

| | |
|----------------------|---|
| | <i>starter homes and homes to downsize to.</i> |
| Economy | Explore the desire expressed for home growers' produce market. |
| | Work with the shop/Post office owner to maintain high standards and promote services available, to ensure that whenever threatened, both parts of the business remain open in the short term, but also in to the future, so that all options and benefits for the shop and community can be explored. |
| | While taking into account that the majority of residents do not want street lighting, consider lighting solutions (such as low level lighting) in small number of targeted areas, where concerns have been raised. |
| Facilities | The community should work together to ensure that the high standards of facilities in the village are maintained through regular maintenance and upgrading of equipment. <i>(this action is still ongoing)</i> |
| Parking | Consider parking policy in the vicinity of the shop. <i>(this action is still ongoing)</i> |
| | Consider parking policy within the vicinity of the station. <i>(this action is still ongoing)</i> |
| Road Safety | Review with ESCC Highways measures that could be taken to improve road safety in identified areas. <i>(this action is still ongoing)</i> |
| Transport and Access | Review with ESCC Highways to seek a reduction in the speed limit throughout the village and identify improved signage/measures to control speeding. <i>(this action is still ongoing)</i> |
| | Engage with users of mobility aids and the visually impaired to seek a better understanding of access difficulties within the village. <i>(this action is still ongoing)</i> |
| | Research whether it is feasible to widen the pavement from the shop to the Village Green. |
| | Ensure footpaths are maintained and improved and not allowed to become overgrown. <i>(this action is still ongoing)</i> |
| | Explore if it is possible to put a path from the village to the Plough. |

4.7 **Plumpton's wildlife habitats: a survey** (Edited by Jacqui Hutson)

4.7.1 Although there were several sources of information about Plumpton's wildlife and habitats, there was no single document bringing all the information together.

4.7.2 In 2004, the Plumpton Wildlife & Habitat Group was formed and decided it would be interesting to compare the present land use with the tithe map to see how things had changed. They also decided to record the present land use, the wildlife

habitats and the species found there as a 'snapshot' in time.

4.7.3 A survey was undertaken by the group after some initial training from the Sussex Wildlife Trust. The members divided into groups and walked their areas to record the habitats found. They also noted features of special interest. The results were all analysed and the staff and Staff and volunteers at the Sussex Wildlife Trust Biodiversity Record Centre produced a final digitised version of the map from their hand-coloured maps. The major habitat types found are seen in the table below.

4.7.4 A full report of this survey can be downloaded from the Parish Council website.

Table 4 – Major Habitat Types Found

| Habitat type | Habitat description |
|--------------------------------|--|
| Semi-natural woodland | Comprises all woodland that does not obviously originate from planting. The distribution of the species generally reflects natural variations in the site and its soil. Both ancient and recent stands are included. Woodland with both semi-natural and planted trees is classified as semi-natural if the planted trees account for less than 30% of the canopy. |
| Plantation woodland | Includes all obviously planted woodland (except plantations more than 120 years old), orchards, and ornamental tree gardens. |
| Scrub | Vegetation dominated by locally native shrubs, usually less than 5m tall, occasionally including a few scattered trees. |
| Unimproved grassland | Rare examples of species-rich grassland on neutral or calcareous soil that have not had sufficient applications of fertiliser or herbicide to significantly change the composition of the sward. |
| Semi-improved grassland | Grasslands on neutral or calcareous soil that have been modified by artificial fertilisers, slurry, intensive grazing, herbicides or drainage. They have fewer species than unimproved grassland but are still of some conservation value. |
| Improved grassland | Meadows or pastures that have been so affected by heavy grazing, drainage or the application of herbicides, inorganic fertiliser, slurry or high doses of manure that they have lost many of the species that one would expect to find in an unimproved sward. They have only a limited range of species. |

| | |
|--------------------------|--|
| Marshy grassland | Wet grasslands containing purple moor grass, rushes, sedges, meadowsweet and other species such as marsh marigold. |
| Open water | Ponds and lakes, varying in nutrient levels. |
| Running water | All streams. |
| Arable | Arable cropland, horticultural land, vegetable plots, freshly-ploughed land and recently reseeded grassland. |
| Amenity grassland | Intensively managed and regularly mown grasslands – lawns, playing fields etc. |
| Hedges | Range from species-rich, dense hedges with high conservation value to species-poor, gappy hedges. |



From left: Sedgebrook Wood (semi-natural) with marshy grassland beyond; improved grassland and arable; Riddens Wood (semi-natural) Photos©Jacqui Hutson

5 Community Survey

5.1 NDP Survey Overview

- 5.1.1 As part of the process of consulting with residents over the development of the Neighbourhood Plan, the Steering Group developed and undertook a survey in order to gather opinions and views on the issues which the document should prioritise.
- 5.1.2 The survey was conducted using a questionnaire consisting of both closed and open-ended questions. This mix allowed questions to focus on obtaining specific pieces of information tailored at responding to certain issues or themes (closed questions), while allowing a degree of freedom in the responses which people provide (open questions).
- 5.1.3 It is important to support objective information with contextual and subjective reasoning in order to fully understand certain issues and to allow people to explain their reasoning or preferences.
- 5.1.4 The survey was issued in January 2015 with a closing date of 2 February 2015 with a 57% response rate. A summary is outlined below:
- In terms of the future development of the Parish, 63% of residents would like to see the Parish retain its linear shape on a north-south axis.
 - Rather than wishing to see the Parish grow to encourage an increase in services, Parishioners would prefer to encourage people to live and work locally and to encourage tourism in the village.
 - The vast majority (91%) of respondents would like all those listed aspects of current village life preserved i.e. no street lighting, clubs and societies, bus/train services, post office and shop, school, pavilion and village hall. Additional aspects to be preserved include the church (19%), pubs (13%) and railway crossing gates (9%).
 - The majority of people (95%) felt that the countryside, footpaths and views of the South Downs contribute to their quality of life.
 - 90% of residents would like wildlife considerations to be incorporated into any new developments. Most (87%) would prefer any new housing to be in small developments of 10 to 20 units being built over a long period of time. The majority (81%) would like these developments to consist of small- and medium-sized units with provision being made for retirement/warden assisted homes and possibly a care or nursing home.
 - The majority (68%) would support a community led approach to the management of housing and other community assets in the PPNP.

- In terms of employment, more opportunities were welcomed, but Parishioners were against (57%) more land being used to provide this.
- 50% of respondents think that our roads are not well maintained with 54% thinking that the footpaths are well maintained. 82% have no particular view about cycle paths, and 84% thought the same about bridleways. People were of an equally divided opinion on whether pavements are well maintained or not and most people either had no particular view (47%) or thought that parking areas were poorly maintained (41%).
- 55% of respondents feel that there should be no paid for parking at the station and 68% feel that there should be no paid for parking at the playing field. 16% had no particular view and 28% would welcome paid for parking at the station and 18% at the playing field.
- In terms of sustainable energy, 56% of Parishioners had no particular view or said that it wasn't important although 44% supported the options outlined.
- The prize draw was made at the Parish Council meeting on 10 February and the two lucky winners were notified.

5.2 Young Persons Survey

5.2.1 A total of 65 responses were received from young people with the highest from the 14-15 years old and the least from 16-17 years old groups. It must be noted that the responses were evenly spread across the age groups. (6-8 years old – 23.8%; 9-11 years old – 17.4%; 12-13 years old – 20.6%; 14-15 years old – 25.4%; 16-17 years old – 15.8%)

5.2.2 A summary of the responses is outlined below:

- Approximately 82% of those responding indicated they lived in Plumpton Green with 18% living in Plumpton.
- When asked about what they liked most about living in the Parish, a majority of the respondents mentioned the countryside, the fields, parks and proximity to the South Downs National Park.
- When asked about what they liked least about living in the Parish, the children raised concerns about lack of something to do or not enough for them to do. They were also concerns about not enough transport, speeding and dangerous roads.
- Approximately 53% of the respondents felt they would be stopped from setting up a home in the Parish when they grow up due to the high house prices, employment prospects and the fact that they didn't want to stay in a small village. 47% however responded that nothing would stop them setting up a home in the Parish when they grow up.

- Approximately 88% of respondents use the local rail service while 12% do not.
- 59% felt the facilities in the Parish were adequate for young people while 41% felt they were not.
- 89% of respondents regularly walk, run or cycle around the Parish while 11% do not.
- Additional opportunities they would like to see in the Parish included drama club, cycling club, social activities aimed for young people, gymnastics, music, swimming and chances for older children to play football.

5.2.3 Other general comments included but not limited to

- *"I like the events and fairs that are arranged and the fact that everyone knows each other"*
- *"I don't like how they are trying to get rid of the crossing gates"*
- *"The Pavilion is old. Plans to build houses in sheep fields"*
- *"Nothing to do for young people"*
- *"Poor internet connection" "Cars drive a bit too fast"*
- *"No takeaways or easy taxi service"*
- *"No street lighting" "Not enough buses"*
- *"If there are new houses they have to be nice. But you shouldn't take away fields and trees because that is killing the planet. You should be planting more trees"*
- *"I don't want to stay in one place forever especially a tiny one"*
- *"The youth club which has just got started is good but would be better if more frequent"*
- *"Summer BBQ"*
- *"More activities in the village hall such as music events/theatre / plays"*
- *"Roller disco in village hall once a month or disco/dance for teenagers"*
- *"I suggest an area like the park but for older children"*
- *"Place to hang out with friends such as seated area at the park"*
- *"Plumpton is a great place to walk and run"*
- *"Cars drive too fast and large vehicles are dangerous"*
- *"The road next to the Plough is too fast for young cyclists"*

6 Contributions from Neighbourhood Plan Topic Groups

6.1 Introduction

6.1.1 The Neighbourhood Plan Steering Group was also divided up into topic groups to enable them to handle specific areas of concerns. These topic groups were extended out of the Steering Group with other interested Parishioners joining. The areas identified to be of concern to the Parish are identified below.

- Local Economy (*to include employment, existing businesses, potential for new businesses, tourism*)
- Local Green Space (*to include built and natural environment, open spaces, conservation areas, allotments and community gardens*)
- Landscape & Biodiversity (*to include the natural environment, conservation areas, Tree Preservation Orders [TPOs] and other designations, future public spaces*)
- Housing (*to include mix of housing, design control, potential sites, housing needs*)

6.1.2 These topic groups were tasked with looking at the relevant issues, strengths, opportunities and threats for the Parish from their thematic perspective. This involved reviewing existing evidence, including previous community consultation conducted in the Parish in the last 10 years.

6.2 Local Economy: A business survey was undertaken by the topic group and a report published as part of the evidence base for the Neighbourhood Plan.

6.3 Local Green Spaces: A local green space report has been prepared by the topic group as part of the evidence base for the Neighbourhood Plan.

6.4 Landscape & Biodiversity: A detailed landscape and biodiversity report has been prepared by the topic group as part of the evidence base for the Neighbourhood Plan.

6.5 Housing: A full site assessment report has been prepared by the topic group as part of the evidence base for the Neighbourhood Plan.

Plumpton Parish Neighbourhood Plan Business and Employment Topic Group

Report on the outcome of data collection

16th March 2015

1) Data Sources. Data has so far been collected in four separate ways:

- A Business and Employment survey questionnaire (Appendix 1) emailed in 2014 to 75 businesses located within the parish and drawn from a database originally constructed by the Plumpton Village Action Plan Business Team;
- The Neighbourhood Plan Parish Survey distributed in January 2015 and which included four questions specifically related to business and employment;
- A meeting on the 11th December 2014 between Paul Nicholson and Chris Burgon of the Plumpton Parish Neighbourhood Plan Steering Group and Des Lambert, Principal of Plumpton Agricultural College, and Michael Maloney, Chief Executive of Plumpton Racecourse, the two biggest employers in the Parish.
- An email exchange with the owner of the Old Brickworks business site.

2) Business and Employment Survey.

Nineteen completed questionnaires have been completed, an adequate but not spectacular response rate of 25%. The questionnaires were supplemented by interviews with some of the businesses. A spreadsheet detailing the responses to each question (Appendix 2) has been completed and some useful conclusions can be reached.

- Nine (47%) of those who responded work from home which is what we might expect bearing in mind the relatively small number of business premises in the parish.
- Fifteen (79%) had been in business more than five years which might suggest most parish businesses are doing well enough to justify keeping going for a significant period.
- Only three (16%) dealt with their customers mostly online. Perhaps the arrival of high speed internet will affect this in future. A similar number said their customers came mostly from the village which suggests most businesses rely on marketing their services elsewhere.
- Fourteen operated from an office, six also had a workshop and three were working on the land (responders were able to tick more than one location).
- Somewhat disappointingly 13 (68%) had no plans to expand and only six were looking for additional premises.
- A total of 39 other business in the parish were used by our responders (some of these may be the same business used several times by different businesses e.g. the Post Office)

- The total number of people employed part time was 253 and full time was 234 but these figures were greatly influenced by the college which was the biggest employer by a very long way.
- Forty of those employed live in the village which suggests local businesses are a significant source of employment for village residents.

3) Neighbourhood Plan parish survey

The Neighbourhood Plan parish survey included four business and employment related questions and the results supplemented the information we have from the local businesses

- 69% of those who responded would like to see more opportunities for employment in the village with 31% against.
- Respondents were asked which areas of employment they would like to see increased. The highest number of suggestions (176) was for agriculture, possibly reflecting a desire to retain the rural nature of the village. The second highest (145) was for trades of various kinds. Some way behind these were retail, leisure, tourism and business support services. A wide range of alternative types of business and employment were suggested, the most frequently mentioned being catering/restaurants/cafes.
- Interestingly, in spite of all these suggestions 57% of those who responded were against any land being made available for business and employment development and only 43% supported it.
- Business owners were asked to rate the importance of seven potential benefits from the Neighbourhood Plan. By far the most important was high speed broadband with better public transport and more patronage from villagers coming second and third.

4) Meeting with the Principal of the Agricultural College and the Chief Executive of the Racecourse

Two main issues emerged from this meeting:

- Accommodation. The College needs more accommodation for its students and the Racecourse needs accommodation both for staff and visitors. Taking into account our proximity to the National Park there must surely be some business opportunities here bearing in mind that the village has only one bed and breakfast facility at present and a small holiday home accommodation.
- Transport. This is a particular issue for the students at the College which can only be made worse by the withdrawal of most of the ESCC-subsidised bus services.

Appendix – Letter to business owners and questionnaire

Plumpton Parish Neighbourhood Plan

Dear Business Owner/Manager

You may by now have heard that Plumpton Parish Council has started preparing a Neighbourhood Plan for the Parish. Neighbourhood Plans have been introduced by the Government to give Parish and Town Councils more local control of what happens in their communities and especially how any land that becomes available can be used.

The process for producing the plan is rigorous and detailed, requiring extensive consultation with possible interested parties and stakeholders. In its later stages we will be developing policies for the use of land in the Parish which have to be backed with evidence. The plan is subsequently reviewed by an independent inspector and is then the subject of referendum and has to be passed by a simple majority of residents in the Parish.

As a first step we held a consultation day for the whole village on the 29th April and from that came a wealth of good suggestions about what the plan should include. We now want to approach specific groups within the community to ask them what they would like to see in the plan.

We would like to hear directly from business owners or managers in Plumpton and have attached to this email/letter a very brief questionnaire which will give us a better understanding of how businesses in the Parish can be helped to thrive and develop.

We would much appreciate it if you could complete the questionnaire and either email it to burgon923@btinternet.com or post it to Chris Burgon 23 West Gate Plumpton Green BN7 3BQ. We will then carry out an analysis of the responses and use this to inform our next steps which are likely to include some face to face interviews with individuals or groups

Yours sincerely

Paul Nicholson

Chair Neighbourhood Plan Steering Group

Plumpton Parish Neighbourhood Plan

Local Businesses Consultation Questionnaire

| | |
|-------------------------|--|
| Name of Business | |
| Address | |

WHERE THERE IS A BOX, PLEASE MARK WITH AN “X”

| | | | | | | | |
|--|---|---------------|--------------------------|--------------------------|--------------------------|--------------|--------------------------|
| Name and address of person completing this form?(if different from above) | | | | | | | |
| How would you describe your business? | | | | | | | |
| Is your business base at home? | Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | | | |
| How long have had you had a business in Plumpton? | <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Up to 2 years</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">Over 2 and up to 5 years</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;">Over 5 years</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | Up to 2 years | <input type="checkbox"/> | Over 2 and up to 5 years | <input type="checkbox"/> | Over 5 years | <input type="checkbox"/> |
| Up to 2 years | <input type="checkbox"/> | | | | | | |
| Over 2 and up to 5 years | <input type="checkbox"/> | | | | | | |
| Over 5 years | <input type="checkbox"/> | | | | | | |
| Are your customers mostly from within the village? | Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | | | |
| Are your customers mostly on line? | Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | | | |

| | |
|--|---|
| <p>What type of premises does your business use/occupy/operate from?</p> | <p>PLEASE TICK ONE OR MORE</p> <p>Office <input type="checkbox"/> Workshop <input type="checkbox"/> Land <input type="checkbox"/></p> |
| <p>Do you have plans to expand your business?</p> | <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> |
| <p>If yes to the question above will you require larger premises and/or more land?</p> | <p>PLEASE TICK ONE OR MORE</p> <p>Larger premises <input type="checkbox"/></p> <p>More land <input type="checkbox"/></p> |
| <p>What are the benefits of being based in Plumpton Parish?</p> | |
| <p>What are the difficulties of working from Plumpton Parish?</p> | |
| <p>How many other businesses in the parish are used by your business?</p> | |
| <p>How many people are employed by your business? (excluding yourself)</p> | <p>Part time/casual <input type="checkbox"/></p> <p>Full time <input type="checkbox"/></p> |
| <p>How many of them live in Plumpton?</p> | |
| <p>Are there any other business services you would like to see in Plumpton (to assist your business)?</p> | |

| | |
|---|--|
| <p>Is there anything else that would make Plumpton more attractive to your business eg better parking, easier access, more buses or trains</p> | |
|---|--|

If you would like to be kept in touch with progress on the Plumpton Parish Neighbourhood Plan please give us your contact details:

| | | | | |
|------------------------------|-----|--------------------------|----|--------------------------|
| All Plan matters | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| Business matters only | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

Tel no:

Email:

Plumpton Parish Neighbourhood Plan Site Assessment Report

June 2017

Contents

| | |
|---------------------------------------|----|
| 1. Introduction | 2 |
| 2. Methodology | 3 |
| 2.1 Identification of Potential Sites | 3 |
| 2.2 Assessment Process | 4 |
| 2.3 Assessment Criteria | 5 |
| 2.4 Suitability Assessment Criteria | 6 |
| 2.5 Acceptability Assessment Criteria | 7 |
| 2.6 Assessment of Individual Sites | 8 |
| 3. Map of Potential Sites | 9 |
| 4. Site Assessments | 10 |

1. Introduction

This report is produced as part of the evidence base for the Plumpton Neighbourhood Plan. It includes assessments of all the available sites that have been considered by the Steering Group and sets out the group's recommendations for the allocation of sites for future housing development.

Plumpton is a rural parish located north west of the town of Lewes and contains two primary settlements: Plumpton and Plumpton Green. The parish is partly located in the South Downs National Park, and its downland, rural character is very much valued by parish residents.

However, there is a need for new housing nationwide, which the Plumpton Neighbourhood Plan aims to address, in line with the targets set in the emerging Lewes District Joint Core Strategy.

This Site Assessment Report contains the detailed assessment of sites considered through the process and is a comprehensive and robust component of the Neighbourhood Plan evidence base for selecting the development sites allocated in the Neighbourhood Plan.

The report comprises a comprehensive, objective assessment of each site, alongside a consideration of the achievability and availability of the sites. This is then balanced against an 'acceptability' assessment that takes into account considerations that are important to the parish community.

The Lewes District Council (LDC) Emerging Joint Core Strategy sets a target of a minimum of 50 homes for the settlement of Plumpton Green in the period to 2030. However, it is likely that the parish will be required to meet a higher target, due to a district-wide shortfall in LDC housing allocation. The Neighbourhood Plan allocates sites in line with the latest housing need evidence for the parish and settlement of Plumpton Green.

2. Methodology

2.1 Identification of potential sites

The initial list of development site options was identified through two key sources: Lewes District Council's Strategic Housing Land Availability Assessment (SHLAA) and the Parish Council's Call for Sites process.

SHLAA

As the local planning authority, Lewes District Council is required to produce a SHLAA to identify sites throughout the district with potential for housing, assess their suitability and consider when they could potentially be developed. The document is updated annually and helps to inform judgements on future development and allocation of land for housing, but it does not allocate sites.

The Parish Council made the decision to consider 'suitable' SHLAA sites in the site assessment process although, as noted in the next section, some of these 'suitable' sites were also put forward by landowners/agents through the Call for Sites.

Call for Sites

Following designation of the Plumpton Neighbourhood Area and the formation of the Steering Group, a Call for Sites was required to identify further potential development sites in addition to those identified as 'suitable' in the SHLAA. The Parish Council wrote to parish landowners on 1 September 2014 offering the opportunity to put potential sites forward for consideration. A number of responses was received, including sites already identified in the SHLAA, as well as other, previously unidentified sites.

In addition to previously unidentified sites (some of which have subsequently been included in the SHLAA), some of the sites put forward through the Call for Sites were considered 'unsuitable' in the SHLAA (usually because of development constraints). The Parish Council considered it appropriate to consider sites that LDC had assessed as 'unsuitable' in the SHLAA, in order to form its own opinions of the sites, carry out its own assessments against community-led criteria, and ensure a fair and transparent process.

An additional site was put forward to the Steering Group by the owners of Plumpton Racecourse at a later stage than the other sites. Due to its late submission, the parish community was not consulted on this, unlike the other sites (see paragraph 2.2 below regarding the Land Sponsors Meeting), until the first Regulation 14 consultation. However, at the time of submission, the Steering Group concluded that the site should be given due consideration in the draft Neighbourhood Plan, as the development would help secure the future of the racecourse and so fulfil other Neighbourhood Plan policies and objectives (specifically the policy on the racecourse).

Following the first Regulation 14 consultation, one site (referred to in the 2016 draft plan as Site 11 – South of Railway) was withdrawn by the landowners, and another site (Site 9 – Land East of Noland's) was represented, as the developers were now able to provide access. This site, at 40 units, was also much larger than the original proposal.

The owners of Site 6 (Wells Close) agreed to a suggested change that would offer a development of small housing units for older people.

These changes, and wider policy changes at national level, prompted a review of the site assessments and allocation, and the outcomes of this review are presented here.

The Steering Group had also to be mindful that, as planning law currently stands, sites that are not included in the Neighbourhood Plan but are included in the LDC SHLAA may still successfully obtain planning permission. The sites chosen therefore reflect these important changes and considerations.

The sites assessed in this report are as follows:

- Site 1 – Riddens Lane (SHLAA Ref 14PL, 16 units);
- Site 2 – Little Inholmes Farm (SHLAA Ref 16PL, 20 & 40 units);
- Site 3 – Shaw/Inholmes Farm (SHLAA Ref 19PL, 20 units);
- Site 4 – Inholmes Farm (northernmost) (SHLAA Ref 18PL, 30 units);
- Site 5 – Lentridge/Old Police House (SHLAA Ref 20PL, 30 units);
- Site 6 – Wells Close (SHLAA Ref 13PL, 12 units);
- Site 7 – Glebe land (SHLAA Ref 04PL, 30 units);
- Site 8 – Land rear of Oakfield (SHLAA Ref 05PL, 30 units);
- Site 9 – Land east of Nolands (SHLAA Ref 10PL, 40 units);
- Site 10 – Land behind school (SHLAA Ref 21PL, 17 units);
- Site 11 – Land south-east of racecourse (19 units; withdrawn in 2016 so no assessment included);
- Site 12 – Racecourse land (not included in SHLAA, 19 units).

The housing unit numbers are as proposed by the landowners/developers. Subsequently some developers agreed to reduce the numbers of units to meet local preferences on density.

2.2 Assessment process

Parish questionnaire

The Plumpton Parish Neighbourhood Plan questionnaire was issued in January 2015 and provided valuable feedback to the Steering Group to inform the site assessment criteria and, ultimately, the allocation of sites in the Neighbourhood Plan. The main feeling among parishioners (57% responded to the survey) was the importance of the rural character of the parish and a feeling that the parish should not change or expand too rapidly. There was strong support (87%) for pockets of small-scale development of between 10 and 20 units, in keeping with the pattern of development in the last 100 years, rather than one or two large-scale development sites. The majority (81%) wanted these developments to comprise small and medium-sized units and provision for retirement/warden assisted homes; 80% of residents did not support larger 4/5 bedroom homes.

With regard to village layout, the questionnaire 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:

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

The majority (63%) of respondents preferred a). However, a sizeable minority (39%) preferred b). This preference was a criterion in the first site appraisal process but was subsequently removed for two reasons. First, the extension of the village settlement northwards conflicted with other environmental policy objectives around sustainability, pedestrian access to village facilities and minimising car use; and second, while the parish itself is indeed linear, the Plumpton Green settlement long ago creased 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.

Further information on the Neighbourhood Plan questionnaire can be found at www.plumptonpc.co.uk/neighbourhood-plan/

Land-sponsor meetings

Following the identification of the above sites, two public land-sponsor meetings were organised so that landowners/agents could present their sites to the parish community. These events also provided an opportunity for residents to put questions to landowners/agents and voice any concerns. These events took place on 6 January and 3 March 2015 and provided valuable feedback for the Neighbourhood Plan Steering Group to inform the site selection process.

2.3 Assessment criteria

With these two key sources of evidence, the Steering Group, with assistance from planning consultants Action in Rural Sussex (AiRS) and the Lewes District Council (LDC) Neighbourhood Planning Officer, created an assessment criteria matrix against which to assess the sites.

The assessment criteria were derived from a number of relevant sources:

- Neighbourhood Plan Objectives and Vision;
- Issues and factors shown to be of key importance to the community through the Parish questionnaire and village consultations;
- Consideration of national planning policies (NPPF), guidance (NPPG) and LDC adopted (2003 Local Plan) and emerging (Joint Core Strategy) policies.

The assessment process comprises the following components:

Suitability (see Section 2.4)

A site is considered suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. An objective assessment of the suitability of a site will give an indication of whether there are any constraints to development.

Sustainability

A Sustainability Appraisal (incorporating a Strategic Environmental Assessment) has been produced to comply with European and UK Regulations and inform the Neighbourhood Plan. A list of Sustainability Objectives and Indicators can be found in the Sustainability Appraisal report and these have been used to appraise and identify the environmental (and wider social and economic) impacts of the options and policies in the draft Neighbourhood Plan. These have then been fed into the assessment process.

Achievability

A site is considered achievable if the site is economically viable. Viability varies from site to site and can be influenced by considerations such as physical constraints and the numbers and proportions of market and affordable houses.

Availability

A site is considered to be available when there are no known legal or ownership problems and the landowner has expressed an intention to develop. All sites are considered to be available for development unless information to the contrary has been received or needs further investigation.

Acceptability (see Section 2.5)

Neighbourhood plans must be approved by a majority of electors voting in a local referendum. Thus, the site assessments must include consideration of the acceptability of the site to the local community, as expressed through consultation feedback.

2.4 Suitability assessment explanation and criteria table

National Planning Practice Guidance states the need to assess sites against clearly identified criteria.

The Suitability Assessment forms the objective part of the assessment process. The table below sets out the criteria and questions that have been used as a guide in carrying out this assessment.

2.5 Acceptability assessment explanation and criteria table

| Site criteria – suitability factors |
|---|
| SOCIAL |
| 1. Housing: affordable housing. |
| Does the site provide affordable housing? |
| 2.Transport/accessibility: impact on highway network |
| Is there adequate car and pedestrian access? |
| 3.Transport/accessibility: visibility |

| |
|---|
| Is there suitable visibility from the potential access point? |
| 4. Additional/improved community facilities |
| Does the development offer additional/improved facilities? |
| ENVIRONMENTAL |
| 1.Biodiversity and ecology: protected plant, animal, insect life |
| Is there presence of protected species? |
| 2.Biodiversity and ecology: wider species and habitats |
| Is there presence of significant wider species and habitats? |
| 3. Geodiversity: geological, soil conservation, or mineral deposits |
| Is there geological interest? |
| 4.Landscape and green infrastructure: ancient trees and hedges |
| Are there ancient trees/hedges on the site/within the vicinity? |
| 5.Historical/archaeological assets |
| Are there listed buildings or archaeological evidence within the vicinity? |
| 6. Flood Risk |
| Is the site within a Flood Zone? |
| 7.Topography/ drainage/surface water |
| Is there evidence of surface water, and does it run into a natural water course? |
| ECONOMIC |
| 1.Support of local business: is the site within 800m (estimated walking distance) of the shop? |
| 2.Support of local business: loss of employment/facility |
| Would the site development result in loss of community/ services/ employment uses? |

| |
|---|
| Site criteria – acceptability factors |
| Previous development |
| Is the site greenfield or has it previously been developed? |
| Size of the site – number of units |
| Is the site proposed for more than 20 units? |
| Impact on adjoining property |
| Will the development have a significant adverse impact on adjoining property/development? |

| |
|---|
| Natural screening |
| Is the site naturally well screened? |
| Views from the South Downs |
| Is the site visible from the South Downs? |

2.6 Assessment of individual sites

An assessment table has been produced for each site considered through the Neighbourhood Plan process. The tables below form a summary of the various strands of the assessment process, including the following:

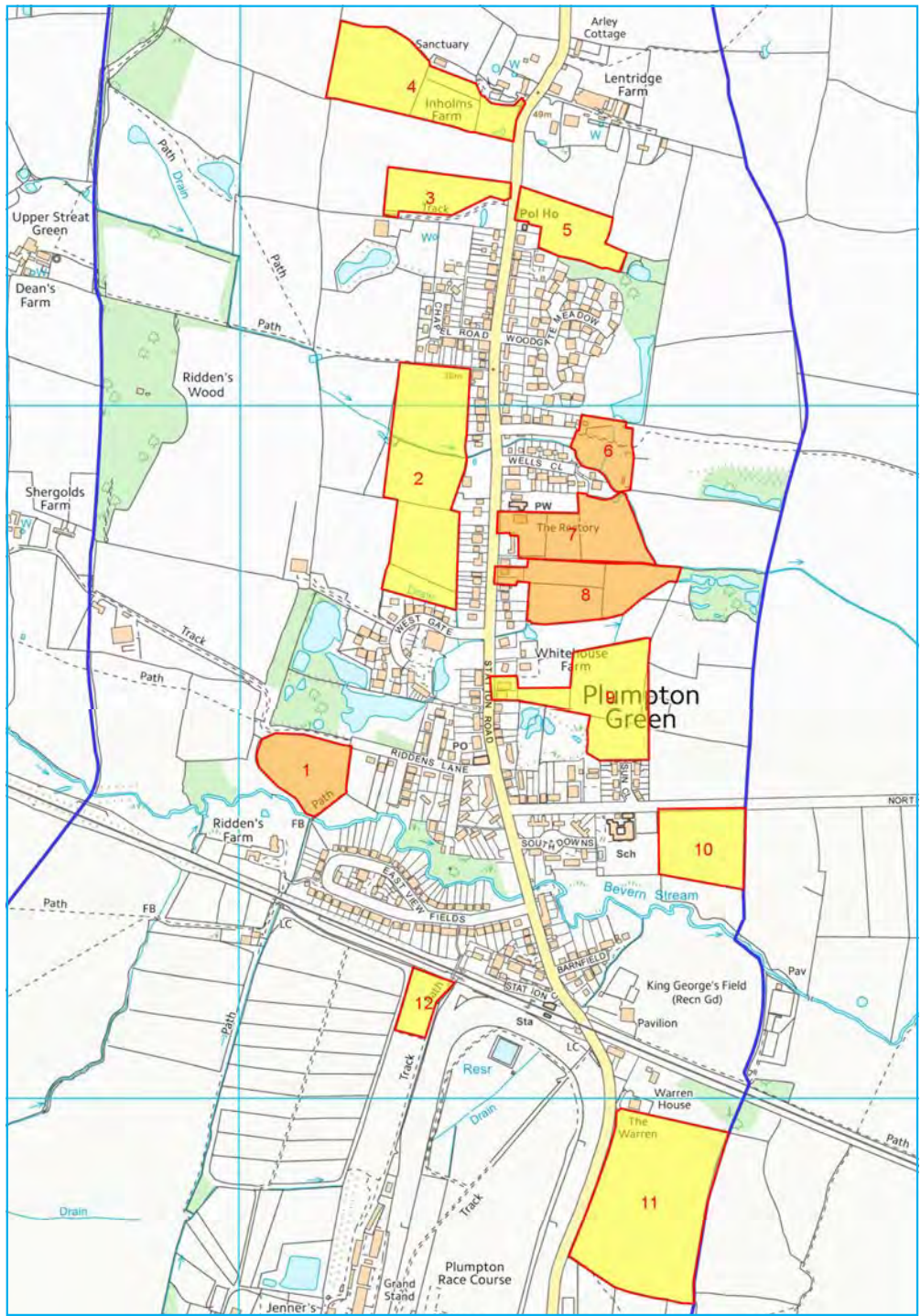
- Relevant site-specific information;
- Summary of the Suitability Assessment;
- Reference to and/or reference to the Sustainability Appraisal assessment;
- Achievability assessment;
- Availability assessment;
- Acceptability assessment.

Site assessments are based on information available at the time of assessment. Further investigation will be required for all sites prior to development.

For some sites, more than one option for development has been put forward. Sites have been considered as broad areas. The Sustainability Appraisal considers different and distinct options ('reasonable alternatives') that have been put forward to the Parish Council for consideration. This data has been fed into the site assessment below.

Distances and areas are approximate but the same methodology has been applied to all sites.

**Map of assessed sites
(Orange sites are recommended for inclusion in the Neighbourhood Plan)**



Key to sites

- | | |
|------------------------------|---------------------------------------|
| 1. Riddens Lane (Policy 6.1) | 7. Glebe Land (Policy 6.3) |
| 2. Little Inholmes Farm | 8. Land rear of Oakfield (Policy 6.4) |
| 3. Land at Inholms Farm | 9. Land east of Noland's Farm |
| 4. Inholms Farm North | 10. Land behind school |
| 5. Lentrige/Old Police House | 11. Land south-east of railway |
| 6. Wells Close (Policy 6.2) | 12. Racecourse land |

3. Site Assessments

| Site 1 – Riddens Lane | |
|-------------------------------|--|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan call for sites.</p> <p>It is located to the west of the village, off Riddens Lane, and is approximately 0.6 hectares currently Grade 3 agricultural use.</p> <p>The site is being promoted for 16 units.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary that could provide affordable housing.</p> <p>Vehicle and pedestrian access to Riddens Lane and Station Road would need to be upgraded with a suitable surface and traffic slowing measures.</p> <p>There are concerns about the impact of additional vehicles on traffic flow at a busy intersection with Station Road, in the centre of the village, by the village shop. There is poor visibility at the brow of the hill approaching Riddens Lane from the north.</p> <p>The centre of the site is 260m from the shop and near to other village amenities.</p> <p>There is presence of protected species and wider species and habitats that should be preserved, along with ancient hedges and geological interest also in evidence. There are no known ancient trees. The site is within an Archaeological Notification Area.</p> <p>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 (no development is planned for this area). Evidence of surface water issues would need to be addressed and wastewater/sewage infrastructure put in place.</p> |

| | |
|---|---|
| Achievability | Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable. |
| Availability | The site has been promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussion with the developer. |
| Acceptability | This is a greenfield site that would have a minimal impact on existing adjoining properties. It is naturally well screened and not visible from the Downs. The site is small in scale and nature. |
| Strategic Environmental Assessment | This site scored well when appraised against the sustainability framework, in particular against the social objectives due to its central location near to village services. However, there are concerns about the safety of the proposed shared pedestrian and vehicle access to the site. |
| Steering Group Recommendation | The site scores well against the suitability and acceptability criteria, although some adverse environmental impacts were identified that will need mitigation. Following the review of site allocations, this site is now recommended for inclusion in the Neighbourhood Plan. However, this allocation is subject to steps being taken to mitigate the effects on wildlife and the provision of suitable vehicle and pedestrian access to Station Road. Development must be kept to the higher, northern part of the site, and the area within Flood Zone 3 preserved as green space. Mitigation measures may be needed to avoid exacerbating flood risk to properties downstream. |

| Site 2 - Little Inholmes Farm | |
|-------------------------------|--|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>It is located to the west of the village, north of West Gate, and is approximately 4.53 hectares currently Grade 3 agricultural use.</p> <p>The site is being promoted for approximately 20 units within the Neighbourhood Plan period. A larger option of approximately 40 units was also put forward to the Parish Council for consideration.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary that could provide affordable housing.</p> <p>Vehicle and pedestrian access is via West Gate onto Station Road. The centre of the site is 610m from the shop and within walking distance of other village amenities.</p> <p>There is presence of protected/wider species and habitats that should be preserved, with ancient trees and hedges also in evidence. There is no indication of geological interest and no knowledge of archaeological interest.</p> <p>There is a listed building immediately adjacent to the site. Mitigation measures may be needed to protect this building against damage from subsidence and flooding.</p> <p>The site is within Flood Zone 1. There is a history of surface water flooding on the site, which slopes to a natural watercourse running through the centre of the village to other proposed sites. Wastewater/sewage infrastructure improvements would need to be addressed.</p> |
| Achievability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> |

| | |
|---|---|
| Availability | <p>The site has been promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussion with the developer.</p> <p>The site carries a Section 106 agreement limiting development to agricultural purposes only until 26 September 2074.</p> |
| Acceptability | <p>This is a greenfield site.</p> <p>The scale of Option A (20 units) reflects the Parish preference for small-scale development. The developers are also proposing a larger Option B of 40 units, and a Phase 2 development of 60+ houses.</p> <p>The developer is offering potential public recreation amenities.</p> <p>Of all the proposed sites, this would affect the greatest number of adjoining existing properties.</p> <p>The site is exposed and visible from the South Downs.</p> |
| Strategic Environmental Assessment | <p>Two options (one for approximately 20 units and the other for approximately 40) were considered for this site and both scored similarly, with a mix of positives and negatives, when appraised against the sustainability framework. Both options would provide housing to meet parish housing needs (Option B more so) and both scored well against the social objectives, due to their central location, close to village facilities.</p> <p>Both appraisals identified concerns over landscape impact, the National Park and the village's built environment and heritage assets. Option B, being of a higher density and greater scale, is likely to have a more pronounced adverse impact on these objectives.</p> <p>This area also suffers from surface water flooding. Option A, with a lower density of development, may offer more scope to mitigate this adverse effect; Option B scores negatively against Env/4 of the Sustainability Appraisal and Strategic Environment Assessment.</p> |

| | |
|---|--|
| <p>Steering Group Recommendation</p> | <p>This site was assessed as only partially suitable due to its visibility from the Downs and impact on neighbouring properties.</p> <p>Acceptability to the parish was deemed to be very poor, due to the Section 106 agreement in place.</p> <p>The larger Option B does not meet the parish preference for small-scale developments.</p> <p>Without clarity about who will pay to maintain the potential recreational amenities offered by the developer, there is a concern that this responsibility will fall to the parish.</p> <p>Both options would require surface water flood risk mitigation. Option B would present more significant surface water flood issues that would be harder to mitigate.</p> <p>For all these reasons the Steering Group does not recommend this site for allocation in the Neighbourhood Plan.</p> |
|---|--|

| Site 3 – Shaw/Inholms Farm | |
|-----------------------------------|---|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>It is located to the north of the village, west of Station Road, and is approximately 0.8 hectares currently Grade 3 agricultural use. Development would be in the south-eastern section of the designated area.</p> <p>The site is being promoted for 12 units.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary that could provide affordable housing.</p> <p>Access would require the current 30mph zone on Station Road to be extended northwards to ensure safe entry/exit for traffic.</p> <p>The pavement would also need to be extended for pedestrian access.</p> <p>The centre of the site is 895m from the village shop.</p> <p>There is no indication of protected/wider species or habitats, ancient trees or hedges or evidence of archaeological interest. There is presence of minor geological interest.</p> <p>There are no Listed buildings within the vicinity.</p> <p>The site is within Flood Zone 1. Evidence of surface water issues would need to be addressed and wastewater/sewage infrastructure put in place.</p> |
| Achievability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> |
| Availability | <p>The site has been promoted through the Neighbourhood Plan Call for Sites and confirmed in subsequent discussion with the site owners.</p> |

| | |
|---|--|
| Acceptability | <p>This site would have an impact on a small number of neighbouring properties.</p> <p>It is not naturally well screened and is visible from the South Downs.</p> <p>It meets the local preference for pockets of small-scale developments.</p> |
| Strategic Environmental Assessment | <p>This site scored neutrally against the sustainability framework. There is some risk of adverse environmental impact as the site would encroach into the green gap between the built-up boundary of the village and the farmstead to the north. There is also currently no pedestrian access to the site.</p> |
| Steering Group Recommendation | <p>The site scored well against the suitability and acceptability criteria.</p> <p>However, its distance from village facilities and current lack of pedestrian access means it scored poorly against social and environmental objectives; it is less sustainable than sites closer to the centre of the village. For these reasons the Steering Group does not recommend its inclusion in the Neighbourhood Plan.</p> |

| Site 4 - Inholms Farm north | |
|-------------------------------|--|
| Background Information | <p>The site was promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>It is located to the north of the village, west of Station Road, and is approximately 2.45 hectares currently Grade 3 agricultural use.</p> <p>The site is being promoted for a flexible number of units.</p> |
| Suitability | <p>This is a greenfield site, remote from the planning boundary, but it could provide affordable housing.</p> <p>The site is more than 800 metres from the village shop.</p> <p>Access is dependent on Site 3 to the south coming forward, and would need to cross the 'green gap' at the northern end of the village settlement. It would require the current 30mph zone on Station Road to be extended northwards to ensure safe entry/exit for traffic.</p> <p>The pavement would also need to be extended northwards for pedestrian access.</p> <p>There is no knowledge of protected/wider species or habitats, ancient trees or hedges or archaeological interest on the site, but some minor geological interest is in evidence.</p> <p>The site is within Flood Zone 1. Evidence of surface water issues would need to be addressed and wastewater/sewage infrastructure put in place.</p> |
| Achievability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> |
| Availability | <p>The site has been promoted through the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussion with the site owners.</p> |

| | |
|--|---|
| <p>Acceptability</p> | <p>This site is likely to have an impact on the small number of existing properties nearby.</p> <p>It is not naturally screened and is visible from the Downs.</p> |
| <p>Strategic Environmental Assessment</p> | <p>This site assessed negatively against Soc/2 and Soc/3 of the Sustainability Appraisal and Strategic Environment Assessment due to its remote location. It is also likely that development of this site could have an adverse landscape impact (Env/2), again due to its remote location, access issues and its visibility from the Downs.</p> |
| <p>Steering Group Recommendation</p> | <p>The site assessment, and in particular the sustainability appraisal, highlighted significant adverse landscape and environmental effects as a result of the site's remote location, visibility from the Downs and the impingement on the green gap between the current settlement boundary of the village and the farmstead to the north.</p> <p>Without development of Site 3, there is no access to this site. For these reasons the Steering Group does not recommend inclusion of this site in the Neighbourhood Plan.</p> |

| Site 5 - Lentrige / Old Police House | |
|---|---|
| Background Information | <p>The site was identified by the Neighbourhood Plan Call for Sites.</p> <p>It is located to the north of the village, east of Station Road, and is approximately 1.1 hectares currently Grade 3 agricultural use and is the southern half of a larger field.</p> <p>The site is being promoted for approximately 15-20 units.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary that could provide affordable housing.</p> <p>The centre of the site is 880m from the village shop.</p> <p>Although visibility is good, access onto Station Road would require the current 30mph zone to be extended northwards to ensure safe entry/exit for traffic.</p> <p>There is currently no pedestrian access.</p> <p>There is no known presence of protected species or archaeological interest (no survey data is available) on the site, but there is evidence of wider species, habitats, ancient trees and hedges and minor geological interest.</p> <p>There are no listed buildings within the vicinity.</p> <p>The site is situated within Flood Zone 1. It slopes to a natural watercourse that connects to a brook running through the centre of the village to other proposed sites. Surface water issues would need to be addressed and wastewater/sewage infrastructure put in place.</p> |
| Achievability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> |
| Availability | <p>The site has been promoted through the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussion with the site owners.</p> |

| | |
|---|---|
| Acceptability | <p>This site would have an impact on a small number of neighbouring properties.</p> <p>It has some natural screening and is not visible from the Downs.</p> |
| Strategic Environmental Assessment | <p>This site assessed neutrally against the Sustainability Appraisal and Strategic Environment Assessment, although there are questions about some of the objectives due to the lack of pedestrian access to the site and the potential landscape impact of development, which would impinge on the green gap between the built-up area of the village and the farmstead to the north. The site would need a rigorous ecological survey.</p> |
| Steering Group Recommendation | <p>The site is one of the furthest from village facilities, and so scores poorly against social and environmental criteria.</p> <p>It would also impinge on the green gap at the northern end of the village.</p> <p>Its distance from village facilities and current lack of pedestrian access means it scored poorly against social and environmental objectives and is therefore less sustainable than sites closer to the centre of the village. For these reasons the Steering Group does not recommend its inclusion in the Neighbourhood Plan.</p> |

| Site 6 - Wells Close | |
|-------------------------------|--|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>It is located to the east of the village between Wells Close and Strawlands and is approximately 0.45 hectares currently vacant.</p> <p>The site is being promoted for 12 units for older residents.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary that could provide affordable housing.</p> <p>The centre of the site is 590m from the village shop.</p> <p>Vehicle and pedestrian access to Station Road would be via Wells Close.</p> <p>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.</p> <p>There are no listed buildings in the vicinity.</p> <p>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.</p> |
| Achievability | <p>There is known demand for move-on homes for older people in the village and wider area.</p> <p>As a former coal yard, there may be some land remediation required, although this should not affect viability.</p> |
| Availability | <p>The site has been promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussions with the owner and developer.</p> |

| | |
|--|---|
| <p>Acceptability</p> | <p>This is a greenfield site that was previously used as a coal yard.</p> <p>Building on previously developed land was deemed more acceptable than agricultural sites in the parish consultations.</p> <p>The site is likely to have an impact on several neighbouring properties.</p> <p>The site has some natural screening but is partially visible from the Downs.</p> <p>The site offers designated housing for older people, which is explicitly supported by parish residents.</p> |
| <p>Strategic Environmental Assessment</p> | <p>This site scored well against the sustainability framework, scoring a number of positives against the social and environmental objectives. This was particularly the case for Soc/1, as the site would provide additional housing on a vacant former coal yard site. The site is centrally located and within easy reach of existing village services and facilities. 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 and so scored negatively against objective Env/4.</p> |
| <p>Steering Group Recommendation</p> | <p>This site is currently vacant and, due to its former use as a coal yard, could be considered previously developed. Access to Station Road is good, and it is within walking distance of the village centre and amenities.</p> <p>A small-scale development of homes for older people is strongly supported by the parish and for these reasons the Steering Group recommends that it is included in the Neighbourhood Plan.</p> |

| Site 7 - Glebe land | |
|-------------------------------|---|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>It is located to the east of the village, behind All Saints Church, and is approximately 1.5 hectares currently Grade 3 agricultural use.</p> <p>The site is being promoted for 20 units within the Neighbourhood Plan period.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary that could provide affordable housing.</p> <p>The centre of the site is 500m from the shop.</p> <p>Access would be directly onto Station Road at a point where visibility is good.</p> <p>There is presence of protected species, along with the ancient trees and hedges, which should be preserved, and minor geological interest also in evidence. There are no known significant wider species or habitats or evidence of archaeological interest. There are three Tree Preservation Orders (TPOs) associated with the site, two at the proposed access.</p> <p>There are no listed buildings in the vicinity of the site. However, development is likely to affect the environment of the church and adjacent cemetery.</p> <p>The site is within Flood Zone 1. There is evidence of surface water issues which would need to be addressed, and waste water/sewage infrastructure put in place.</p> |
| Achievability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> |
| Availability | <p>The site has been promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussions with the agent.</p> |

| | |
|--|--|
| <p>Acceptability</p> | <p>This site would have an impact on a small number of adjoining properties and, notably, on the church and cemetery.</p> <p>It is partially screened and partially visible from the Downs.</p> <p>It is adjacent to another proposed site (Site 8), also promoting 20 houses; both sites have potential for further development.</p> |
| <p>Strategic Environmental Assessment</p> | <p>Overall, this site scored well against the social objectives due to its central location near to village amenities.</p> <p>Mitigation measures would be needed for protected species, trees (including Tree Preservation Orders) and hedges on the site.</p> <p>The site is partially visible from the Downs and will impact on the environment of the church, rectory and adjacent cemetery. A potential adverse impact against Env/4 objective was identified due to surface water flood risk.</p> |
| <p>Steering Group Recommendation</p> | <p>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.</p> <p>The site would also impact on the church, rectory and burial ground.</p> <p>However, the site is recommended for inclusion in the Neighbourhood Plan, subject to necessary mitigation of these adverse impacts, as it scores well on sustainability, due to its proximity to the village centre.</p> <p>Its proximity to Site 8 means that careful planning will be needed to manage the density of development, in association with Site 8. The two developments should not be built to their respective boundaries and should preserve a green landscape buffer between them, incorporating any existing boundary hedgerows.</p> |

| Site 8 – Land rear of Oakfield | |
|--------------------------------|---|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>The site is located to the east of the village and is approximately 1.5 hectares in size and currently Grade 3 agricultural use.</p> <p>The site is being promoted for 20 units within the Neighbourhood Plan period.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary which could provide affordable housing.</p> <p>The centre of the site is 385m from the shop.</p> <p>Access would be directly onto Station Road at a point where visibility is good.</p> <p>Development of this site would result in the loss of the garage service.</p> <p>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.</p> <p>There is a listed building within the vicinity, but any adverse impact is unlikely.</p> <p>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.</p> |
| Availability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> |
| Availability | <p>The site has been promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussions with the developer.</p> |

| | |
|---|--|
| Acceptability | <p>Development of the site will affect a number of adjoining properties.</p> <p>It is partially screened and partially visible from the Downs.</p> <p>It is adjacent to another proposed site (Site 7), also promoting 20 houses; both sites have potential for further development.</p> |
| Strategic Environmental Assessment | <p>Overall, this site scored well against some of the social objectives (Soc/3) due to its central location near to village amenities.</p> <p>There are concerns over the presence of protected species, trees and hedges on the site, and the potential landscape impact and visibility from the Downs.</p> <p>A potential adverse impact against Env/4 objective was identified, due to surface water flood risk.</p> |
| Steering Group Recommendation | <p>The site assesses poorly against environmental objectives, due to presence of protected species, trees and hedges on the site, and its partial visibility from the Downs.</p> <p>Mitigation measures would be needed to manage surface water flood issues on the site and to protect species and habitats.</p> <p>Its proximity to Site 7 means that careful planning will be needed to manage the density of development, in association with Site 7. The two developments should not be built to their respective boundaries and should preserve a green landscape buffer between them, incorporating any existing boundary hedgerows.</p> <p>The site's development would mean the loss of the garage business. However, the garage is understood to be on a short-term lease.</p> <p>However, the site is recommended for inclusion in the Neighbourhood Plan, subject to necessary mitigation of these adverse impacts, as it scores well on sustainability, due to its proximity to the village centre.</p> |

| Site 9 – Land east of Nolands Farm | |
|------------------------------------|---|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>It is located to the east of the village and Nolands Farm and is approximately 2.5 hectares of currently Grade 3 agricultural use.</p> <p>The site is being promoted for a minimum of 40 units within the Neighbourhood Plan period.</p> |
| Suitability | <p>This is a greenfield site which could provide affordable housing.</p> <p>The centre of the site is 280m from the shop.</p> <p>Proposed access would be onto Station Road and would necessitate the demolition of two existing houses. Visibility on exit from the site is limited, due to its proximity to the brow of a hill and existing parking for housing on the other side of the road.</p> <p>There is no known presence of protected/wider species and habitats and no known evidence of ancient trees or hedges or geological interest.</p> <p>There is a listed building within the vicinity.</p> <p>The site is within Flood Zone 1. Evidence of surface water issues would need to be addressed and wastewater/sewage infrastructure put in place.</p> |
| Achievability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> |
| Availability | <p>The site has been promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussion with the site owner.</p> |

| | |
|--|--|
| <p>Acceptability</p> | <p>This is a greenfield site.</p> <p>Proposed access would mean loss of two existing properties on Station Road. There are concerns about the access onto Station Road.</p> <p>Development would be at the eastern side of the site and will not therefore impact directly on any other properties. There will be impact on properties adjoining the proposed access road.</p> <p>The site is partially visible from the Downs.</p> |
| <p>Strategic Environmental Assessment</p> | <p>Overall this site scored a mix of positive, negative and neutral impacts against the sustainability framework. While scoring positively against the social objectives due to its central location, access would require two existing houses to be demolished. Of concern is the potential adverse landscape impact due to the exposed nature of the site and partial visibility from the Downs.</p> |
| <p>Steering Group Recommendation</p> | <p>The site is within easy distance of village facilities, but requires demolition of two properties to provide access.</p> <p>The Sustainability Appraisal highlighted potential adverse landscape impacts due to its visibility from the Downs.</p> <p>At 40 houses, the site does not meet the policy preference for small-scale pockets of development.</p> <p>For these reasons, the Steering Group does not recommend this site for inclusion in the Neighbourhood Plan.</p> |

| Site 10 - Land behind school | |
|-------------------------------|---|
| Background Information | <p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites.</p> <p>The site is located to the east of the village and the school and is approximately 1.2 hectares currently Grade 3 agricultural use.</p> <p>The site is being promoted for approximately 17 units.</p> |
| Suitability | <p>This is a greenfield site adjacent to the planning boundary, which could provide affordable housing.</p> <p>The centre of the site is 290m from the shop.</p> <p>Access to Station Road is via North Barnes Lane, which is considered by residents to be already used to capacity. There is only shared vehicle/pedestrian access on North Barnes Lane, which is an unadopted road, and no room for pavement access to be provided.</p> <p>There is no presence of protected/wider species and habitats and no evidence of ancient trees, hedges or geological interest. There is no known evidence of archaeological interest.</p> <p>The higher northern part of the site, where development is proposed, is within Flood Zone 1. The lower southern part falls within Flood Zone 3 where the site slopes down to a natural water course. Evidence of surface water issues would need to be addressed and wastewater/sewage infrastructure put in place.</p> |
| Achievability | <p>Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> <p>However, access is a concern as North Barnes Lane is relatively narrow.</p> |
| Availability | <p>The site has been promoted through the Lewes District Council SHLAA and the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussion with the developer.</p> |

| | |
|---|---|
| Acceptability | <p>This is a greenfield site which could potentially have an adverse impact on adjoining existing properties</p> <p>The site is very exposed and fully visible from the Downs.</p> <p>There is no safe pedestrian access to the site.</p> <p>Vehicle access would be via North Barnes Lane, which is inadequate for additional traffic and would impact negatively on existing traffic flows at a busy intersection with Riddens Lane and the village shop.</p> |
| Strategic Environmental Assessment | <p>Overall this site scored a mix of positive, negative and neutral impacts against the sustainability framework. While scoring positively against the social objectives due to its central location, access is a concern for vehicles and pedestrians. Also of concern is its exposed position, which is fully visible from the Downs.</p> <p>A potential adverse impact against Env/4 objective was identified due to flood risk.</p> |
| Steering Group recommendation | <p>As highlighted in the site assessment and the Sustainability Appraisal, this site is subject to a number of concerns, such as landscape/ environmental impact, flood risk and absence of suitable, safe access for pedestrians and vehicles.</p> <p>Access onto North Barnes Lane would be problematic as this route is already heavily used, and would increase the traffic flows at the centre of the village.</p> <p>The Steering Group therefore does not recommend its inclusion in the Neighbourhood Plan.</p> |

Site 11 - Land south-east of railway

This site was withdrawn by the landowner in 2016 and so the site assessment has been removed.

| Site 12 – Racecourse land | |
|-------------------------------|---|
| Background Information | <p>The site was put forward to the Steering Group at a later stage of the site assessment process than other sites.</p> <p>It is located at the north-western corner of the racecourse, to the south of the village and the railway line, west of Plumpton Lane, and is approximately 0.7 hectares, currently vacant.</p> <p>The site is being promoted for approximately 19 units and car parking for the railway station.</p> |
| Suitability | <p>This site is currently primarily amenity grassland, incorporating some hard standing and a large bund of industrial hard waste. The site is adjacent to the planning boundary, which runs north of the railway line.</p> <p>It could provide affordable housing.</p> <p>The centre of the site is 260 metres from the shop, via the station bridge and East View Fields; or 350 metres via the railway crossing.</p> <p>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.</p> <p>Pedestrian access to the village would need to be provided.</p> <p>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.</p> <p>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.</p> |

| | |
|---|--|
| Achievability | Plumpton Green is located in an area of strong housing market demand and so the site is considered to be commercially viable. |
| Availability | <p>The site has been promoted through the Neighbourhood Plan Call for Sites and has been confirmed in subsequent discussion with the site agents.</p> <p>The site is being promoted by the racecourse as an enabling development option that would help fund necessary improvements to the racecourse and ultimately secure its future.</p> |
| Acceptability | <p>Although part of the racecourse and adjoining the station, development would be clearly visible from properties in East View Fields.</p> <p>The site is partially screened and partially visible from the Downs.</p> <p>The site offers car parking for the station, which could relieve on-street parking congestion around the station.</p> |
| Strategic Environmental Assessment | <p>This site scored a number of positive and neutral outcomes against the sustainability framework. It scored well against the social objectives due to its close proximity to village services and the potential for additional car parking for the village.</p> <p>The site would also have a positive impact on the local economy and would help to secure the future of a key village business.</p> <p>The site is contained within the boundary of the racecourse and so would not result in the development of open greenfield land.</p> |
| Steering Group Recommendation | <p>This site assessed well against both suitability and acceptability criteria and is close to the station and other village amenities with potential for relief of the current excessive car parking in the village.</p> <p>However, as safe pedestrian access cannot be provided, the Steering Group does not recommend its inclusion in the Neighbourhood Plan.</p> |

