

**Site Assessment
Site 7 – Glebe Land**

Background Information	<p>The site has been promoted through Lewes District Council's SHLAA and identified during the Neighbourhood Plan call for sites. The site is located to the east of the village, adjacent to All Saints' church and the planning boundary and is approximately 1.5 hectares.</p> <p>The site is being promoted for 30 units.</p>
Suitability	<p>Overall, this site did not score well against the suitability criteria.</p> <p>Protected species are present. The site has a mixed score in terms of access onto Station Road, being visible but on a fast stretch. The site is centrally located near village amenities, bringing some sustainability benefits. Development of this site is likely to affect the environment of the church and adjacent burial ground. Although in flood zone 1, there is some evidence of surface water issues. There are no listed buildings in the immediate vicinity.</p>
Achievability	<p>The proposal is achievable within the period of the Neighbourhood Plan.</p>
Availability	<p>The site has been promoted through Lewes District Council's SHLAA, the Neighbourhood Plan call for sites and has been confirmed in subsequent discussion with the site proponent.</p> <p>It would not be available for immediate development and would be subject to improvements in waste water/sewage infrastructure.</p>
Acceptability	<p>The site did not assess well against the acceptability criteria which reflect the community's views on the impact and scale of development that is appropriate to the village. It would have a detrimental impact on the existing settlement.</p>
Strategic Environmental Assessment ("SEA")	<p>A Strategic Environmental Assessment will be available at a later date.</p>
Steering Group Recommendation	<p>The site did not score well against suitability criteria or acceptability criteria and does not reflect the community's desire for modest development appropriate for a village of Plumpton Green's nature.</p> <p>It is adjacent to another proposed site which together could lead to an excessively large area of development not in accordance with the village preference of small sites. Both developers have indicated that they would not be prepared to compromise on the number of units.</p> <p>For these reasons the site is not recommended for allocation in the Neighbourhood Plan.</p>

