

Site Assessment
Site 8 – Land rear of Oakfield

Background Information	<p>The site has been promoted through the Lewes District Council SHLAA and identified during the Neighbourhood Plan call for sites.</p> <p>The site is located to the east of the village partially behind the site of the garage business. It is approximately 1.5 hectares and adjacent to the planning boundary.</p> <p>The site is being promoted for approximately 30 units.</p>
Suitability	<p>The proposal would provide for affordable housing.</p> <p>Overall, this site did not score well against the suitability criteria, and has a negative impact on biodiversity and ecology which would be difficult to overcome.</p> <p>There is evidence of surface water issues. Protected species are present.</p> <p>The site has a mixed score in terms of access onto Station Road, being visible but on a fast stretch. Development of this site would result in the loss of the garage service.</p> <p>The site is centrally located near village amenities, bringing some sustainability benefits.</p>
Achievability	<p>The proposal is likely to be viable as it is being promoted by the developer.</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. It would be available for immediate development.</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. In particular, the site would have a detrimental impact on a valued landscape.</p> <p>It is also 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 they would not be prepared to compromise on the number of units.</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 or acceptability criteria. It does not reflect the community's desire for modest development appropriate for a village of Plumpton Green's nature.</p> <p>The Steering Group recommends that this site is not allocated for development.</p>