

Site Assessment
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 approximately 16 units.</p>
Suitability	<p>This is a green field site adjacent to the planning boundary.</p> <p>There is presence of protected/wider species and habitats which should be preserved along with the ancient trees, hedges and geological interest also in evidence.</p> <p>There are no listed buildings within the vicinity.</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. Evidence of surface water issues would need to be addressed and waste water/sewage infrastructure put in place.</p> <p>The site is less than 399 metres from the shop and near to other village amenities.</p> <p>Traffic slows naturally near the site entrance but visibility for the access onto Station Road is limited. Vehicle and pedestrian access to Riddens Lane and Station Road would need to be upgraded with a suitable surface.</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 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 green field site which could provide affordable housing, with a minimal impact on existing adjoining properties.</p> <p>It is partially screened and not visible from the Downs.</p> <p>Development would need to be kept to the higher northern part of the site and the area within Flood Zone 3 preserved as green space.</p>
Strategic Environmental Assessment	<p>A Strategic Environmental Assessment will be available at a later date.</p>
Steering group Recommendation	<p>This site assesses badly for environmental factors and part of it is in Flood Zone 3. However, it fares better on suitability and acceptability criteria and is in line with the village preference for small developments.</p> <p>It is therefore recommended by the Steering Group for allocation in the Neighbourhood Plan for development of 16 units subject to steps being taken to mitigate the effects on wildlife and biodiversity and the provision of suitable vehicle and pedestrian access to Station Road.</p>