

Site Assessment
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 green field site adjacent to the planning boundary.</p> <p>There is no presence of protected/wider species and habitats and no evidence of ancient trees, hedges or geological interest.</p> <p>There is no Listed building within the vicinity.</p> <p>The higher northern part of the site 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 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>Access to Station Road would be via North Barnes Lane which is already used to capacity. Visibility onto Station Road is restricted although traffic naturally slows at this point.</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>

<p>Acceptability</p>	<p>This is a green field site which could provide affordable housing but would have an adverse impact on adjoining existing properties.</p> <p>The site is not naturally screened and is visible from the Downs.</p> <p>Vehicle access onto North Barnes Lane would impact negatively on existing traffic and properties.</p>
<p>Strategic Environmental Assessment</p>	<p>A Strategic Environmental Assessment will be available at a later date.</p>
<p>Steering group Recommendation</p>	<p>This site would be only developable where not in Flood Zone 3.</p> <p>It is an exposed site and development would impact on the surrounding landscape.</p> <p>Access onto North Barnes Lane would be problematic as this route is already heavily used.</p> <p>For these reasons the Steering Group does not recommended this site for allocation in the Neighbourhood Plan.</p>