

**Site Assessment**  
**Site 11 – Site South of Railway**

<b>Background Information</b>	<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 south of the village and the railway line, east of Plumpton Lane, and is approximately 6.7 hectares currently grade 3 agricultural use.</p> <p>The site is being promoted for approximately 12 units and potential car parking for the station with a drop-off point.</p>
<b>Suitability</b>	<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 and hedges also in evidence. There is no indication of geological interest.</p> <p>There is no 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 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 would be directly onto Plumpton Lane at a point where traffic naturally slows and visibility is good. The current 30 mph speed restriction would need to be extended southwards. Pedestrian access to the village would need to be provided. Crossing of the railway line is currently inadequate but it is understood that work being undertaken by Network Rail will facilitate a demarcated pedestrian zone at the rail crossing point.</p>
<b>Achievability</b>	<p>The proposal is likely to be viable as it is being promoted by the site owner.</p>
<b>Availability</b>	<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><b>Acceptability</b></p>	<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 partially visible from the Downs.</p> <p>There is potential for a drop-off point and extra car parking for the station to relieve excessive parking in the village.</p> <p>Development would need to be kept to the western part of the site with a green space preserved to the east.</p>
<p><b>Strategic Environmental Assessment</b></p>	<p>A Strategic Environmental Assessment will be available at a later date.</p>
<p><b>Steering group Recommendation</b></p>	<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>Although outside the village boundary, partial development of this site would have minimal impact on neighbouring properties.</p> <p>The Steering Group recommends allocation in the Neighbourhood Plan for development on a north-south axis of the western part of this site only. The eastern part of the site should remain undeveloped as a green space.</p> <p>This recommendation would be subject to the extension of the restricted speed zone and provision of suitable pedestrian access to the village.</p>