

| <b>Site Assessment</b><br><b>Site 2 – Little Inholmes Farm</b> |  |
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| <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 west of the village, north of Westgate, and is approximately 4.53 hectares currently grade 3 agricultural use.</p> <p>The site is being promoted for approximately 20 units within the Neighbourhood Plan period. A second phase of development has been identified by the developer beyond this period.</p>   |
| <b>Suitability</b>   | <p>This is a green field site adjacent to the planning boundary.</p> <p>The site carries a Section 106 agreement limiting development to agricultural use only for 80 years, valid until 26th September 2074.</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 a Listed building immediately adjacent to the site vulnerable to subsidence and flooding which could be exacerbated if the site was developed.</p> <p>The site is within Flood Zone 1. There is a history of surface water flooding on the site which slopes to a natural watercourse running through the centre of the village to other proposed sites. Waste water/sewage infrastructure improvements would need to be addressed.</p> <p>Vehicle and pedestrian access is good via Westgate onto Station Road but only the southern end of the site is within 399 metres of the shop and close to village amenities.</p> |
| <b>Achievability</b>   | <p>The proposal is likely to be viable as it is being promoted by the developer.</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 developer.</p>   |

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| <p><b>Acceptability</b></p>                      | <p>Although this is a green field site which could provide affordable housing, the scale does not reflect the parish preference for modest development when compared with other sites and the existing Section 106 agreement is held by the parish to be of great importance to preserve the site as agricultural land.</p> <p>Of all the proposed sites, this would affect the greatest number of adjoining existing properties.</p> <p>The developers have proposed recreational and park areas in addition to housing; however, these would have to be maintained at the expense of the parish.</p> <p>The site is partially screened and visible from the Downs.</p> <p>Excessive surface water from this site was also considered to be unfavourable.</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 was assessed as only partially suitable and the acceptability to the parish was deemed to be very poor. It does not support the parish preference for small developments when compared with other sites and there is a strong sense in the village that the Section 106 agreement be upheld, adding weight to the assessment of the site being unacceptable to the parish.</p> <p>For these reasons the Steering Group does not recommend this site for allocation in the Neighbourhood Plan.</p>   |