

Site Assessment
Site 3 – Shaw/Inholmes Farm

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 north of the village, west of Station Road, and is approximately 0.8 hectares currently grade 3 agricultural use.</p> <p>The site is being promoted for approximately 12 units.</p>
Suitability	<p>This is a green field site adjacent to the planning boundary.</p> <p>There is no indication of protected/wider species or habitats, ancient trees or hedges but some geological interest is in evidence.</p> <p>There are no Listed buildings 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 more than 800 metres from the shop and not immediately close to other village amenities.</p> <p>Access would require the current 30 mph zone on Station Road to be extended northwards to ensure safe passage for traffic. The existing pavement would need to be extended for pedestrian access.</p>
Achievability	<p>The proposal is likely to be viable as it is being promoted by the site owners.</p>
Availability	<p>The site has been promoted through the Neighbourhood Plan call for sites and has been confirmed in subsequent discussion with the site owners.</p>
Acceptability	<p>This is a green field site which could provide affordable housing, with a minimal impact on surrounding existing properties.</p> <p>It is not naturally well screened and is visible from the Downs.</p> <p>Development would need to be kept to the southern half of the site with a green space preserved to the north.</p>

Strategic Environmental Assessment	A Strategic Environmental Assessment will be available at a later date.
Steering group Recommendation	<p>The Steering Group recommends allocation in the Neighbourhood Plan for development on an east-west axis on the southern part of the site only. The northern part of the site should remain undeveloped to maintain the green space between new development to the south and the existing buildings to the north.</p> <p>This recommendation would be subject to mitigation of the effects of poor screening, provision of suitable footpath access to the village for pedestrians, an extended speed restriction for traffic and appropriate drainage of surface water.</p>