

Site Assessment
Site 4 – Inholmes Farm North

Background Information	<p>The site was promoted through 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 2.45 hectares currently grade 3 agricultural use.</p> <p>The site is being promoted for a flexible number of units.</p>
Suitability	<p>This is a green field site remote from 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 be need for safety to be via Site 3, impinging on its green space to the north; that 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 northwards for pedestrian access.</p>
Achievability	<p>The proposal is likely to be viable as it is being promoted by the land 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 the small number of existing properties.</p> <p>It is not naturally screened and is visible from the Downs.</p>

Strategic Environmental Assessment	A Strategic Environmental Assessment will be available at a later date.
Steering group Recommendation	<p>The Steering Group does not recommend allocation of this site in the Neighbourhood Plan due to its distance from the village centre and planning boundary, high visibility from the Downs, lack of screening and the need to maintain green space to the north of the village.</p> <p>The site was also considered unsuitable by Lewes District Council in the 2015 SHLAA.</p>