

**Site Assessment**  
**Site 6 – Wells Close**

<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 east of the village between Wells Close and Strawlands and is approximately 0.5 hectares currently vacant.</p> <p>The site is being promoted for approximately 6 units.</p>
<b>Suitability</b>	<p>This is a brown field site adjacent to the planning boundary.</p> <p>There is presence of protected/wider species and habitats which should be preserved but no evidence of ancient trees, hedges or geological interest.</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 between 400 - 799 metres from the shop and near to other village amenities.</p> <p>Vehicle and pedestrian access to Station Road would be via Wells Close.</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 owner.</p>
<b>Acceptability</b>	<p>This is the only available brown field site in the village and could provide affordable housing but it may have an adverse impact on existing adjoining properties.</p> <p>It is naturally well screened and not visible from the Downs.</p>

<b>Strategic Environmental Assessment</b>	A Strategic Environmental Assessment will be available at a later date.
<b>Steering group Recommendation</b>	<p>This is the only available brown field site in the village and access to Station Road is good.</p> <p>Although 12 units are proposed by the owner, 6 units are recommended by the Steering Group for allocation in the Neighbourhood Plan, in line with the village preference for small developments at an acceptable density. Steps would also need to be taken to mitigate surface water issues.</p>