

<b>Site Assessment Site 7 – Glebe Land</b>	
<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 and All Saints' church, and is approximately 1.5 hectares currently grade 3 agricultural use.</p> <p>The site is being promoted for 20 units.</p>
<b>Suitability</b>	<p>This is a green field site adjacent to the planning boundary.</p> <p>There is presence of protected species and habitats which should be preserved along with the ancient trees, hedges and geological interest also in evidence.</p> <p>There are no Listed buildings within the vicinity. However, development of this site is likely to affect the environment of the church and adjacent burial ground.</p> <p>The site is within Flood Zone 1. There is evidence of waste water/sewage and surface water issues which would need to be addressed.</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 Station Road at a point where, although visibility is good, traffic does not naturally slow down.</p>
<b>Achievability</b>	<p>The proposal is likely to be available at a future date to be determined within the next six years.</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 agent. It would be subject to improvements in waste water/sewage infrastructure.</p>

<b>Acceptability</b>	<p>This is a green field site which could provide affordable housing but would have an adverse impact on adjoining existing properties.</p> <p>It is partially screened and partially visible from the Downs.</p> <p>The scale of the proposed development does not reflect the village preference for modest developments when compared with other sites.</p>
<b>Strategic Environmental Assessment</b>	<p>A Strategic Environmental Assessment will be available at a later date.</p>
<b>Steering group Recommendation</b>	<p>The site did not assess well against suitability or acceptability criteria and does not reflect the village preference for modest development when compared with other sites.</p> <p>It is adjacent to another proposed site which together could lead to an excessively large area of development.</p> <p>For these reasons the Steering Group does not recommended this site for allocation in the Neighbourhood Plan.</p>