

Site assessment
Site 8 – Land rear of Oakfield

Background Information	<p>The site was identified by the Lewes District Council SHLAA and the Neighbourhood Plan call for sites.</p> <p>The site is located to the east of the village and the garage and is approximately 1.5 hectares currently grade 3 agricultural use.</p> <p>The site is being promoted for approximately 20 units.</p>
Suitability	<p>This is a greenfield 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 is a Listed building within the vicinity which should not be impacted upon.</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>
Achievability	<p>The proposal is likely to be viable as it is being promoted by the developer.</p>
Availability	<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>

Acceptability	<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>Development of this site would result in the loss of the garage service.</p> <p>The scale of the proposed development does not reflect the village preference for modest developments when compared with other sites.</p>
Strategic Environmental Assessment	<p>A Strategic Environmental Assessment will be available at a later date.</p>
Steering group Recommendation	<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>