

Site Assessment
Site 10 – Land behind school

Background Information	<p>The site has been identified through the Neighbourhood Plan call for sites</p> <p>It is located east of the village and is approximately 1.2 Hectares</p> <p>The site is being promoted for 17 housing units.</p>
Suitability	<p>The site would provide affordable housing. Access would be on to North Barnes Lane and is not adequate. Traffic naturally slows near the site.</p> <p>There are no protected species or wider species and habitats on or near the site. There is no geological interest in the site and no ancient trees or hedges near the site.</p> <p>There are no listed buildings within the vicinity. It is in flood zone 3. There is evidence of some surface water on the site which runs into a natural water course.</p> <p>The site is less than 399 metres from the shop.</p>
Achievability	<p>The proposal is likely to be viable as it is being promoted by the owner and there are no issues of contamination.</p>
Availability	<p>The site has been promoted through the Neighbourhood Plan call for sites and has been confirmed in subsequent discussions with the owners.</p>
Acceptability	<p>It is a greenfield site. The site proposal matches the village preference for small developments.</p> <p>The site is on the far east side of the village and doesn't conform to the preference for north/south development. It would have considerable impact on surrounding houses.</p> <p>It is an exposed site and not well screened and is completely visible from the Downs.</p>
Strategic Environmental Assessment (“SEA”)	<p>A Strategic Environmental Assessment will be available at a later date.</p>
Steering Group Recommendation	<p>Although this site scores well on some suitability criteria it scores very poorly on acceptability criteria and therefore the Steering Group does not recommend it for development.</p>