

## Site Assessment Site 4 – Inholms Farm North

<b>Background Information</b>	<p>The site was identified during the Neighbourhood Plan call for sites.</p> <p>It is located to the north of the village and is not adjacent to the village planning boundary. The site is near a bend in the road and access would have to be through adjacent Inholms Farm South land.</p> <p>It is approximately 2.45 hectares and is grade 3 agricultural use.</p> <p>It is currently being promoted as flexible in terms of the number of housing units.</p>
<b>Suitability</b>	<p>The site could provide affordable housing.</p> <p>There is poor pedestrian and car access and traffic does not naturally slow down near the site although East Sussex County Council has plans to introduce a 40mph limit to the Plough. Assuming the access point was from the Inholms Farm South site there would be suitable visibility from the potential access point.</p> <p>There is no evidence of protected or wider species or habitats but there is some geological interest. There are no ancient trees or hedges on the site and no listed buildings within the vicinity.</p> <p>It is within flood zone 1 and there are no waste water or sewage issues near the site. There is some evidence of surface water that runs into a natural water course.</p> <p>The site is more than 800 metres from the shop.</p>
<b>Achievability</b>	<p>The site is likely to be viable as it is being promoted by the owner and is located on a site with no contamination.</p>
<b>Availability</b>	<p>The site has been promoted through the Neighbourhood Plan call for sites and has been confirmed in subsequent discussions with the owners. The access would be through the Inholms Farm Site South and is dependent on that site being developed. It could therefore fit with the phased development preferred by the village.</p>
<b>Acceptability</b>	<p>The site is greenfield. It is to the north of the village and reflects the village preference for north/south development. It has minimal adverse impact on surrounding housing as there are very few houses near it. The site is completely visible from the Downs and is exposed and not naturally screened.</p>
<b>Strategic Environmental Assessment (“SEA”)</b>	<p>A Strategic Environmental Assessment will be available at a later date.</p>
<b>Steering Group Recommendation</b>	<p>The steering group does not recommend acceptance of this site due to its distance from the village centre, high visibility from the Downs, and the need to maintain green space to the north of the village. The site was also considered unsuitable by Lewes District Council in the 2015 SHLAA.</p>

