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| **Site Details** | |
| Site Address | Site 11. Wooded Area by Station |
| Site area | 0.2ha |
| Current Use | Amenity Woodland by Station Car Park |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by third parties |
| Designations | AONB |
| Planning History | The site was considered as a potentially suitable site but issues were raised regarding access over third party land. An amber site |
| **Any constraints** | |
| Landscape | In the AONB but within a built up context with car park to the west and Craig Close to the east. Existing trees provide an amenity value and natural setting within the built up area and thus their loss would cause some harm to the townscape and thus any clearance would be subject to a tree survey and retention of good quality trees. It is notable that Rother’s tree officer stated no trees were worthy of protection. |
| Adjacent uses | Car Park, Railway and residential |
| Trees/Habitat | Trees and scrub within the site, it is noted when Rother previously assessed the land under their SHLAA, the tree officer did not consider the land to be suitable for a TPO and development could take place subject to replacement trees as part of a scheme |
| Access | Need to ensure access without impinging on car parking and access may be over third party land. Needs further investigation as previous highways advice was that access should be taken into Craig Close (to avoid conflict with car park) and this is private land. |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding, surface water flooding raised as an issue |
| Distance from the village core and the Railway Station | Distance from school/church 640m via no footpath  Pub-Recreation ground 1300m–via 1066 route  Adjacent to the station |
| Other | SHLAA report mentions electrical sub station  Noise from railway and car park |
| Can any constraints be overcome? | Trees- replacement planting scheme  Access- investigate third party access and parking  Noise- acoustic design |
| Available/Deliverable | Site not promoted by owner so not achievable at this stage |
| Summary of site | Site is located in a good location adjacent to the railway station and village heart and thus would be suitable for smaller units or flats for couples and single persons due to access to railway station. The site does present some constraints in terms of the trees and access and this requires further investigation as to whether the site is deliverable as well as confirmation from the owner whether land is available. |
| Recommendation | Currently site unavailable but if this were to change, a potentially suitable for higher density housing subject to further assessment on trees, access and availability |