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| **Site Details** | |
| Site Address | No. 40, Brakes Coppice Camping Site |
| Site area | 2.7ha |
| Current Use | Camping/Tourism use |
| Proposed Use | Housing |
| Owner promotion/Developer | Third Party proposer |
| Designations | AONB |
| Planning History | Various consents in respect of its tourism use |
| **Any constraints** | |
| Landscape | Within the AONB but set within a wooded context with a more open area to the south which is used as a camping site. The site is contained within this wooded context and therefore is largely contained from wider views. Any new use of the site has the potential to impact upon the wooded character of the existing site and would be within the context of Ancient Woodland which should be strictly protected. |
| Adjacent uses | Woodland, camping |
| Trees/Habitat | Hedgerow, grassland, watercourse, Ancient Woodland |
| Access | Access is a very narrow access which is restricted by adjacent trees and is unmade in places |
| Other environmental, i..e Flood Risk | Flood Zone 3 to east of site |
| Distance from the village core and railway station | Distance from school/church 1900m mostly footpath  Pub-Recreation ground 2800m–via 1066 footpath  650m to station |
| Other | Tourism use which is protected by RDC Core Strategy policies. |
| Can any constraints be overcome? | Location cannot be overcome |
| Availability | Site promoted by third party so delivery unclear |
| Summary of site | The site is located in a detached location from the village and has relatively poor access to amenities which would be via a route without footpaths. The site is constrained by Ancient Woodland and its access is poor and below standard. In any case, the existing use of the site is protected by Rother planning policies and thus is not suitable for residential use. Finally the site is not promoted by the owner and therefore its availability is uncertain. |
| Recommendation | Due to its isolated location, location amongst ancient woodland and tourism use, it is not considered suitable for housing use |