|  |  |
| --- | --- |
| **Site Details** | |
| Site Address | No. 31, Land at Ballards Hill |
| Site area | 2.2ha |
| Current Use | Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | Third Party |
| Designations | AONB |
| Planning History | None |
| **Any constraints** | |
| Landscape | Located within the High Weald AONB and occupies a very prominent location both in terms of short range views but also long range views across the village. Whilst land is currently used for equestrian purposes, it is considered to contribute to the rural character of the village falling within a rural landscape and is particularly sensitive due to its prominence. The land slopes up to higher ground to the south and whilst it is contained by a boundary hedgerow, it is visible from the road both at the junction with Ballards Hill and Chapel Hill and along Ballards Hill to the south. Lies with the Rother character area CR1 which considered the area to have no capacity for new development |
| Adjacent uses | Residential properties to the east and south west. |
| Trees/Habitat | Grassland and hedgerows |
| Access | Access to the NE boundary |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding  Sustinable Drainage Systems |
| Distance from the village core | Distance from school/church 480m no footpaths  Pub-Recreation ground 320m–no footpaths  Railway 1100m to the station – via no footpath route |
| Other |  |
| Can any constraints be overcome? | Landscape- Prominence from many vantage points makes mitigation unlikely to be successful |
| Availability | Site promoted by a third party so not available at this stage |
| Summary of site | The site is relatively well located to village amenities although these are not accessible via footpath routes. The site forms part of a rural landscape which is relatively prominent in both long and short range views and would cause harm to the village and rural landscape. The site is not promoted by the owner and so its availability is unclear and thus is not achievable in any case at this stage |
| Recommendation | Due to the landscape prominent and impact of new development, it is not considered suitable for new development and should not be pursued further. |