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| **Site Details** | |
| Site Address | No. 39, Land between Station Road and Old Post Office (including land with existing farm buildings) |
| Site area | 0.9ha |
| Current Use | Agricultural/Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | Third Party proposer |
| Designations | AONB |
| Planning History | Rother SHLAA considered the site to be suitable site |
| **Any constraints** | |
| Landscape | Within the AONB and set within a prominent position with the 1066 path running through the land to the east. The land has a number of agricultural buildings to the north and has an access to its western boundary. The land falls away from the road and is prominent from a number of locations with part of the land forming the flood plain for Powdermill Stream. The land also forms part of the setting to the Manor Ruins and the Church to the north west. The Rother SHLAA previously considered the site as a potentially suitable site on the basis of agricultural buildings are detractors in landscape terms and could potentially deliver 15 units subject to setting of listed building. Sensitive location and historic farmstead could be considered to contribute to the rural character of the setting but due to central location, may have potential to provide new development in replacement of existing farm buildings further north, subject to their replacement elsewhere, and in association with site 1. The site is located in character area CR2 which considered the area to have low capacity for development. |
| Adjacent uses | Residential, church and agriculture |
| Trees/Habitat | Hedgerow, stream, grassland |
| Access | Access could be taken from existing farm access or if considered in connection with other sites. Access to footpath network |
| Other environmental, i..e Flood Risk | Flood Zone 3 to south of site, rest of site flood zone 1. Risk of surface water flooding so provision of SUDS is required |
| Distance from the village core | Distance from school/church 100m mostly footpath  Pub-Recreation ground 900m–via 1066 footpath  650m to station |
| Other | Archaeologically sensitive area |
| Can any constraints be overcome? | Site would have to be subject to a landscape visual impact assessment to ascertain what part of the site is suitable for development and investigation regarding flooding/surface water |
| Availability | Site promoted by third party so delivery unclear but understood to be ownership of No.1 |
| Summary of site | The site is located centrally within the village and part of the lies within flood zone 3 and lies within the setting of the Manor Ruins and the Church. The land is also sensitive in landscape terms and is prominent in a number of long and short range views. The site was previously considered a suitable site by Rother in its SHLAA on the basis the existing buildings were detractors in landscape terms. Due to the sensitivity of the views of the site and the setting of the Church and Manor ruins, the exact extent of the site is unclear and needs further assessment in conjunction with land submitted as site no.1. May be an opportunity to secure retention of dairy building for community use and car parking for school and church as part of a mixed use scheme. The site has good access to village facilities and public transport and the site should be accessed further in relation to landscape, heritage and flood risk matters. At this stage the site has been promoted by a third party and therefore the delivery of the land is therefore unclear at this stage. |
| Recommendation | Potentially suitable site due to proximity to village facilities and potential for providing improvements and also other facilities other than housing. Further assessment required in respect of landscape, heritage, surface water and whether land should be considered strategically with adjoining land |