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| **Site Details** | |
| Site Address | Site.1 Land east side of Station Road |
| Site area | 6 acres ( as per submission) |
| Current Use | Agricultural |
| Proposed Use | Housing/Open Space |
| Owner promotion/Developer | Owner promoter |
| Designations | High Weald AONB |
| Planning History | Assessed as part of a larger site in the SHLAA which rejected on a number of grounds. |
| **Any constraints** | |
| Landscape | High Weald AONB. North-western part of land relatively well contained from wider landscape with the northern part seen within context of existing properties to the north which are seen in a ribbon development pattern along Station Road. Western boundary located is a mature tree/hedgerow and levels fall towards lane. Footpaths to the south east of site which presents some visibility of site although existing properties are seen within such context. If access is to be taken to the south west, need to consider impact of access on landscape due to topography but a more appropriate access would be further north. If considered in relation to adjoining sites, existing buildings, particularly the steel frame, is a detractor in landscape. Within the landscape sector where ESCC considered there to be low potential for new housing. |
| Adjacent uses | Housing to the north and west |
| Trees/Habitat | To boundaries/mature hedgerow and trees and grassland |
| Access | Existing access to south west boundary where gradient of land needs to be addressed. Opening within hedge further north but need to check ownership of Station Road. Has access to local footpath network |
| Other environmental, i..e Flood Risk | Flood Zone 1- Low Risk of Flooding  Provision of SUDS due to prevent surface water flooding |
| Distance from the village core (school, church) and railway station | 90m from core  650m from existing entrance but much closer if additional access points could be achieved  965m to pub/recreation ground |
| Other | Proximity of access and impact on setting of Church which is limited if development was restricted to the north  Provision of SUDS, Footpaths |
| Can any constraints be overcome? | Subject to a landscape visual impact assessment and landscape strategy to overcome landscape impact.  Land ownership of lane for alternative access and and it is likely suitable design can be achieved for the access |
| Availability | Owner promoted so available |
| Summary of site | Relatively well located for village amenities and public transport, all facilities within 1km. Potential for development that could replicate the existing development pattern and subject to a comprehensive landscape strategy there is potential for a development to assimilate into the landscape along the frontage with Station Road. Its suitability would be subject to further assessment of its landscape impact and access. Could also be considered with adjacent land to the south west (land outside the Flood Zone) previously considered suitable by the Rother SHLAA and opportunity could be taken to remove unsightly farm buildings and enhance this prominent location and could be considered as part of a mixed use scheme including community hall and parking provision. This is subject to a heritage impact assessment in respect of the Manor Ruins and the Church. |
| Recommendation | Subject to further investigation in respect of landscape, surface water and access and consideration of adjoining land to the south, the site is considered potential suitable for housing development. |