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| **Site Details** | |
| Site Address | No. 26, Land Adjacent to Adams Farm track |
| Site area | 0.93ha |
| Current Use | Agricultural/Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by third party |
| Designations | Strategic Gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | Outside the AONB but located some distance from the village and appears as an isolated site in the countryside. The land relatively well contained due to woodland and tree cover on its boundaries. Was not assessed under the Rother landscape assessment as beyond the map boundaries and in the strategic gap |
| Adjacent uses | Agricultural and farmstead to the south |
| Trees/Habitat | Hedgerows with the a number of trees on its boundaries |
| Access | Existing field access to the NE corner. No footpath access and narrow unmade lane access which does not appear suitable for access to serve new development bearing in mind access standards that are required. Also unclear of ownership of access to site and whether there is any third party land to cross. |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core and railway station | Distance from school/church 1800m no footpath  Pub-Recreation ground 1000m–no footpath  2400m to station |
| Other |  |
| Can any constraints be overcome? | Access- unclear how this is possible as hedgerows and trees would need to be removed and may involve third party land. Location and isolated location cannot be changed. |
| Availability | Site not promoted by owner so not achievable at this stage |
| Summary of site | The site access to the main highway is poor and inadequate width having regard to fire and refuge standards. The site is also isolated from the village and access to village amenities is poor as pedestrians would have to walk along a 60mph unlit route to the village. Although site is relatively well contained, the site is considered to be inappropriate in this largely rural setting. |
| Recommendation | Due to the location of the site and its poor access it is not considered the site is not suitable for housing. |