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| **Site Details** | |
| Site Address | No. 20, Land NW of Sampsons Lane |
| Site area |  |
| Current Use | Agricultural |
| Proposed Use | Housing |
| Owner promotion/Developer | None – proposed by third parties |
| Designations | AONB |
| Planning History | None |
| **Any constraints** | |
| Landscape | In the AONB, and whilst there are a collection of buildings to the south, the land is considered to extend into open countryside contrary to the settlement pattern and which would be visible from the 1066 route which runs NW-SE adjacent to the land. The land slopes to the east and has a number boundary hedgerows/trees which does limit impact but overall would cause landscape harm. The site lies within the Rother character area which has low capacity for new development. |
| Adjacent uses | Agricultural to north west residential development to the west and scattered housing to south and east including Sampsons Farmhouse which is listed |
| Trees/Habitat | Hedgerows and trees to the boundary and grassland, ponds in local area. |
| Access | Narrow lane access which does not appear suitable for access to serve new development bearing in mind fire and refuse access standards. Also unclear of access to site and whether there is any third party land to cross. Access to village facilities is adequate |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding although Flood Zone abuts the western boundary. SNCI lies to the east  Provision of SUDS |
| Distance from the village core | Distance from school/church 800m via 1066 route footpath  Pub-Recreation ground 20m–footpath  1400m to station via 1066 route |
| Other | Setting of listed building to the east |
| Can any constraints be overcome? | Access- unlikely at this stage and needs further investigation  Landscape- Subject to a landscape assessment and potentially landscape strategy may limit views over time |
| Available/Deliverable | Site not promoted by owner so not achievable at this stage |
| Summary of site | Whilst site is located close to village amenities, the site extends into open countryside location contrary to the prevailing settlement pattern. This would cause landscape harm and would be visible from the adjacent footpaths. Furthermore, the standard of access to the site is also below standard and unlikely to be acceptable. Furthermore, the site has not been promoted by the owner and there is intervening third party land for access and thus the delivery of the land is not known at this stage. |
| Recommendation | Whilst the site is relatively accessible to local facilities, the site would result in landscape harm and also the means of access is considered to be inadequate to serve the development. Furthermore, the land is not currently available. |