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| **Site Details** | |
| Site Address | No. 41, Field south of Forewood Rise |
| Site area | 0.8ha |
| Current Use | Stabling and Equestrian |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by owner |
| Designations | AONB |
| Planning History | none |
| **Any constraints** | |
| Landscape | Within the AONB but is relatively contained from the wider landscape by the tree copse to the south and Forewood Rise to the North. Land is set at a lower level than land to the west and therefore subject to the land not extending further west than Forwood Rise, it could be said be relatively contained, notwithstanding the land falls with the Rother landscape area CR1 which considers the area to have no capacity for new development. However, the context of this site is more associated with the residential development to the north rather than to the south which is more sensitive. Should the land be considered in further detail, this should include a landscape assessment and further detail on layout. |
| Adjacent uses | Residential, agricultural |
| Trees/Habitat | Hedgerow, grassland, woodland |
| Access | Site tapers to the eastern part of the site where it adjoins the highway so further investigation is regarded as to whether an access road to the appropriate standards can be achieved along with the PROW and a suitable design and layout. The 1066 route also runs through the site and therefore this would have to be retained in the layout. Site has footpath access to the school and church |
| Other environmental, i..e Flood Risk | Flood Zone 3 to east of site |
| Distance from the village core and railway station | Distance from school/church 160m via footpath  Pub-Recreation ground 1300m–via 1066 footpath  950m to station |
| Other | Layout and capacity needs further investigation due to irregular shape of site and impact on adjoining properties  Electricity sub station  Provision of SUDS required |
| Can any constraints be overcome? | Access and layout needs further investigation to show site is deliverable.  Landscape- landscape strategy and assessment |
| Available/Deliverable | Site promoted by owner |
| Summary of site | The site is in a central location close to village amenities which are accessible via footpath and would relate to the existing settlement pattern. The site due to its context with Forewood Rise and the wooded copse to the south is relatively well contained from the wider landscape. However, due to the irregular shape of the site and adjoining residential properties further investigation is required to ensure a well designed development could be delivered and that an appropriate access can be provided on site (which may include the need for third party land) including impact of sub station and retention of appropriate route for the 1066 way. The site would also require a landscape impact assessment and landscape strategy to avoid any impact on the wider landscape. |
| Recommendation | Potentially suitable site subject to further investigation on access, layout and landscape considerations |