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| **Site Details** | |
| Site Address | No. 23, Field opposite Christian Healing Centre |
| Site area | 1.3ha |
| Current Use | Agricultural/Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | None – proposed by third parties |
| Designations | AONB  Strategic Gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | High Weald AONB and set on the edge of the village in a location where development is more sporadic and rural in character. Due to the location of the site on a bend in the road, the site appears prominent as a result of level of road to site and the hedgerows are open in places. Due to its open aspect and largely rural context, there is potential for harm to landscape character particularly on one of the main approaches to the village. Not within any character area in the Rother landscape assessment as within the Strategic Gap. |
| Adjacent uses | Agriculture and sporadic residential development |
| Trees/Habitat | Hedgerows with a number of trees on its boundaries |
| Access | Existing field access to the SW corner but visibility to the NE requires assessment. No footpaths and part of site in 60mph zone |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 1100m via road,  railway footpath and station road  Pub-Recreation ground 1500m– via above route and 1066 route  350m to station via road, bridge footpath to station |
| Other | None |
| Can any constraints be overcome? | Landscape strategy could help mitigate effects but due to prominence and surrounding context could not address the wider character issue |
| Availability | Site not promoted by owner so not available at this stage |
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| Summary of site | The site is located to the edge of the village and has moderate access to the station and village amenities (although will involve some on road walking within a 30mph). However, the site is located in a part of the village which is more sporadic in nature and presents a rural character with only scattered/looser knit type of development and would represent a significant extension of this. Although maturity of the hedgerows could limit views of the site, it is in part relatively open, with the road at a higher level and thus its prominence on one of the main approaches to the village would mean any development would cause a noticeable impact to village character. The access to the site would also require further assessment and as the site is not promoted by the owner, the land is not currently available. |
| Recommendation | The site is considered to cause landscape harm and access is an issue so it is considered the site is not ideally suited for housing. If further investigation was required, the site would have to be subject to further examination of the landscape impact and access. Furthermore, the land is not available so not deliverable at this stage. |