|  |  |
| --- | --- |
| **Site Details** | |
| Site Address | Site 5. Former Stable building Opposite St Georges Church |
| Site area |  |
| Current Use | Former Stable building with adjoining land |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner promotion |
| Designations | High Weald AONB |
| Planning History | None |
| **Any constraints** | |
| Landscape | High Weald AONB. Building represents a former agricultural building which presents a distinct character and located within a historic context. |
| Adjacent uses | Housing to the W and to the NE at Station Road. Church to the north |
| Trees/Habitat | Potentially bat habitat but otherwise limited |
| Access | Existing access |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Footpath access to church, school – 20m  Pub-Recreation ground – 850m via 2 routes  800m to station |
| Other | Archaeologically sensitive area and setting of adjacent listed buildings |
| Can any constraints be overcome? | Yes, although land for sufficient parking and garden needs to be demonstrated |
| Availability | Land promoted by owner so available |
| Summary of site | The site lies within the heart of the village and appears suitable for conversion to residential use subject to appropriate provision of parking and garden land which needs to preserve the setting of the adjacent listed buildings. However, the land does not merit inclusion as a strategic allocation due to its low yield and therefore is matter to be dealt with through the planning process as a windfall site. |
| Recommendation | Site should not proceed on the basis it is not of a strategic scale. |