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| **Site Details** | |
| Site Address | No. 51, Fields between Christian Healing Centre and entrance to Brakes Coppice |
| Site area |  |
| Current Use | Agricultural/Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner proposer |
| 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 and which presents characteristics of the AONB. Site is considered to relate more to the wider countryside than the village although there is an established hedgerow to the front of the site but relatively open through access. Due location of the access on a bend in the road, any access may removal of hedgerow to create an access suitable to standards. Levels fall away from the road. Not within any character area in the Rother landscape assessment as within the Strategic Gap. |
| Adjacent uses | Agricultural land and sporadic residential development |
| Trees/Habitat | Hedgerows with a number of trees on its boundaries |
| Access | Existing field access to the NW with Forewood Lane and on a corner so further assessment would be required regarding access. No footpaths and site is in 60mph zone |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding  Sustainable Urban Drainage Systems |
| Distance from the village core | Distance from school/church 1300m via road,  railway footpath and station road  Pub-Recreation ground 1800m– 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 visual effects but due to surrounding context could not address the wider countryside character issue |
| Availability | Site promoted by owner so available |
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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 60mph) which presents safety concerns. 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 and intensification of this. The access to the site would also require further assessment. |
| 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 particularly as residents would have to walk in the road in a 60mph approach to the village and the site relates to the wider countryside rather than the village settlement |