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| **Site Details** | |
| Site Address | Site 6. Land opposite St Georges Church |
| Site area | 0.5ha |
| Current Use | Agricultural land |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner promotion |
| Designations | High Weald AONB |
| Planning History | Site considered as part of a larger site in the Rother SHLAA and was rejected on the basis of the larger site. |
| **Any constraints** | |
| Landscape | High Weald AONB. Land is set at a higher level than lane and slopes away to N and drops to the east. Despite the boundary hedgerow, site appears prominent looking from south. Contributes to rural character of settlement and falls within the setting of the Church. Located within the CR2 Rother category which has some capacity for development. Part of a larger field parcel. |
| Adjacent uses | Housing to the west and agricultural, school grounds to the east |
| Trees/Habitat | Hedgerow to the boundary and agricultural crops/grassland |
| Access | Existing field access and access to footpath network |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding. Provision of SUDS due to prevent surface water flooding |
| Distance from the village core | Footpath access to church, school – 1100  Pub-Recreation ground –via 1066 route  900m to station |
| Other | May affect setting of listed buildings and scheduled monument to the south |
| Can any constraints be overcome? | Landscape impact of a smaller site needs further consideration |
| Availability | Site promoted by owner and thus is available |
| Summary of site | The site lies within the heart of the village near to the school and village hall with footpath access and has good access to facilities and the railway station. However, the site is prominent in the landscape being visible from the South and falls within the setting of the Listed Church, particularly the northern part where the site fronts onto the road. Access is available to the site and would not be constrained by flood risk or ecology matters. On the basis of the current evidence, the site would potential cause landscape and heritage harm and it is uncertain whether a smaller part of the site could mitigate the potential impacts. |
| Recommendation | Due to the prominence of the site and the location of the site within the setting of the church, it is not considered the site is suitable for new development. If this land was to be considered further, |