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| **Site Details** | |
| Site Address | Site 7. Land between Crouchers Farm and Meadows |
| Site area | 0.3ha |
| Current Use | Agricultural land including an existing building |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by third party |
| Designations | None |
| Planning History | None |
| **Any constraints** | |
| Landscape | Land well screened from road by hedgerow and trees to the front of the site. Not in AONB. Adjacent to housing to the north. Located within Rother landscape category CR3 which states moderate capacity for new development. Visible from footpath to the south as very open boundary and glimpses can be seen through trees from the recreation ground. Land levels fall away from road and thus the site appears prominent from the south although may be opportunity to provide strategic landscaping to enclose site in the landscape. |
| Adjacent uses | Housing to the north and south although to the south is a farmstead which contains a listed building |
| Trees/Habitat | Hedgerow/trees to the boundary and grassland |
| Access | Existing field on dangerous corner. Edge of 30/60mph zone so 30mph would have to be extended southwards and safe means of access would have to be demonstrated. Lack of footpath access |
| 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 and railway station | Distance from school/church 1100m via 1066 route  Pub-Recreation ground –480 no footpaths  1700m to station |
| Other |  |
| Can any constraints be overcome? | Landscape assessment as to whether impact can be mitigated and may require full landscape strategy.  Access does not appear to standard and therefore further investigation would be required |
| Availability | Site not promoted by developer or owner and thus availability unknown. |
| Summary of site | The site lies on the edge of the southern part of the village and is one of the few sites not located within the AONB. Site is relatively well screened from the road although it lies on higher ground and is open to the south, being visible from footpaths. Thus further assessment is required but it may be possible that a smaller development could reflect adjoining housing to the north and additional landscaping could be provided to the rear boundary. However, access is poor as on a dangerous bend and the majority of the site is on a 60mph stretch of road. The site would have to demonstrate access can be delivered in a safe manner. The site is a distance from the railway station and school although this means utilising the 1066 routes across the countryside. |
| Recommendation | Due to lack of uncertainty over availability, the site is not deliverable. However, even if were to change, concerns regarding access and pedestrian safety remain and would require further investigation along with a landscape assessment |