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| **Site Details** | |
| Site Address | Site 4 Land opposite Forewood Rise |
| Site area | 1.2ha |
| Current Use | Agricultural |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner promotion |
| Designations | High Weald AONB |
| Planning History | Considered as part of a larger site in the Rother SHLAA and not considered suitable |
| **Any constraints** | |
| Landscape | High Weald AONB. Set above lane with bank and hedgerow on its western boundary. Is considered to contribute to the openness and countryside character and part of a larger field parcel. Very open in the landscape from the rear, from Forewood Rise and from other vantage points across the village. The bank and hedgerow become higher further north and levels drop to the south where it is more open. Within Rother landscape area CR2 where it states there is low capacity for development. |
| Adjacent uses | Housing at Forewood Rise to the west and residential properties to northern boundary and cottages to the south agricultural to the east |
| Trees/Habitat | Grassland/crops/ hedgerows and trees on boundaries. SSSI Forewood to the east (across the road) including ancient woodland. Protected species were found on the site in 2005 |
| Access | Access would be through cutting through the bank and appears to have visibility in either direction. Foot path access to village |
| 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 | Footpath access to church, school – 320m  Pub-Recreation ground – 850m via 2 routes  960m to station |
| Other |  |
| Can any constraints be overcome? | Landscape impact is considered to be high and site would have to be subject to a comprehensive landscape visual impact assessment and landscape strategy if considered further. |
| Availability | Promoted by owner so is available |
| Summary of site | The site lies opposite the modern development of Forewood Rise but as a whole currently contributes to the openness and character of the village which provides separation between the ribbon/looser development to the north and the heart of the village to the south. On the present submission, it is considered the development would cause significant landscape harm and its suitability (if any) to be guided by a Landscape assessment if land was to be considered further. |
| Recommendation | Site is relatively exposed in landscape terms and contributes to the openness and character of the village and thus is considered to cause landscape harm. On this basis, it would not be suited to housing development but if this land was to be considered further, a more detailed landscape assessment would be required to assess what part (if any) could be taken forward. |