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| **Site Details** | |
| Site Address | Site 10. Land at Hill House Farm |
| Site area | 1.7ha |
| Current Use | Agricultural |
| Proposed Use | Housing |
| Owner promotion/Developer | None – third party |
| Designations | AONB |
| Planning History | None |
| **Any constraints** | |
| Landscape | In the AONB and characteristic of the wider High Weald landscape in open countryside and very visible in landscape. Land higher than road and is detached from village settlement |
| Adjacent uses | Hill House Farmstead |
| Trees/Habitat | Hedgerows and trees on boundary |
| Access | Unclear of exact field parcel but on 60mph stretch of road and no footpath to village |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core and railway station | Distance from school/church 960m via no footpath  Pub-Recreation ground 960m–no footpaths  1600m to station |
| Other |  |
| Can any constraints be overcome? | Isolated location and access cannot be resolved.  Landscape impact is also unlikely to be mitigated due to open and rural area |
| Available/Deliverable | Site not promoted by owner so not achievable |
| Summary of site | Land is detached from the village and is located in a sensitive location in open countryside and thus would have a harmful impact on the countryside. The land also has no footpath to the village and would involve walking on a 60mph to access village facilities and is considered to be remote from the community. The land is also not promoted by the owner and thus is not available or deliverable at this stage |
| Recommendation | The site is not considered suitable on account of landscape impact, location and access to village. |