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| **Site Details** | |
| Site Address | No. 25, Upper Wilting Farm |
| Site area | 1.7ha |
| Current Use | Agricultural/Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | None – proposed by third parties |
| Designations | Strategic Gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | Not within the AONB but set some distance outside of the village almost on the outskirts of St Leonards/Hastings. Development is set within a rural context which is visible from the 1066 footpath route. Detached from any settlement pattern and represents a rural landscape. Whilst the previous use is acknowledged, this has now largely been returned to its original state and its context is a rural and isolated character. The site is contained by hedgerows and trees to its boundaries with views out to the south towards the sea. Not within any character area in the Rother landscape assessment as within the Strategic Gap. |
| Adjacent uses | Agricultural and farmstead and sporadic residential development. |
| Trees/Habitat | Hedgerows with the a number of trees on its boundaries |
| Access | Existing field access to the NE corner. No footpaths and part of site in |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 2000m via road  Pub-Recreation ground 2700m– via above route and 1066 route. Facilities likely to be closer in St Leonards to the south  3300m to station via road, bridge footpath to station |
| Other | none |
| Can any constraints be overcome? | Landscape- due to location and context, mitigation is unlikely. |
| Availability | Site not promoted by owner so not available at this stage |
| Summary of site | The site is located in a remote location from the village and whilst the previous use is acknowledged, this has been restored and thus the character of the site is rural is character with views into and out of the site. Thus new development in this location would be at odds with its surroundings and harmful to such character. Whilst the site lies close to St Leonards (and its facilities), the site is isolated from Crowhurst and thus any occupier would be detached from the community and would be reliant on the car to assess such facilities. |
| Recommendation | The site is isolated from the village and is set in a rural landscape and thus is not considered suitable for housing. Site is also not available as promoted by a third party |