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| **Site Details** | |
| Site Address | No. 18, Land behind the Plough PH |
| Site area | 0.7ha |
| Current Use | Agricultural |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by third parties |
| Designations | None |
| Planning History | None |
| **Any constraints** | |
| Landscape | Not in the AONB and set out on higher ground than the village to the east with woodland way set at a lower level. Thus, the land feels detached from the village due to this drop in levels and is partly visible from the footpath route to south west. The site slopes to the west where it adjoins sites 34, 35 which would have to provide access to the land. Priority Woodland lies to the north on the opposite side of the PROW. Part of Rother landscape area CR3 which considered it to have moderate capacity for new development. Part of a wider field parcel. |
| Adjacent uses | Agricultural to south, woodland to the north and residential to east and slightly further to the west at Hye House |
| Trees/Habitat | Hedgerows and trees to the boundary and grassland and woodland to north. Badger setts were seen on field edge and pond so could have GCN potential |
| Access | Footpath access to the village via the PROW (although this would require cutting through the hedgerow and subject to permission) although this would be unlit and have little surveillance. Land would also require access over third party lack (sites 34, 35) in order to create access lane to the north west. However, the ownership of the lane which connects to Ballards Hill is unclear and also is below standard in terms of width for a new development |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core | Distance from school/church 800m via footpath  Pub-Recreation ground 100m–no footpaths  Railway - 800m to station |
| Other | Setting of Pye House to the west which is listed  Provision for SUDS |
| Can any constraints be overcome? | Ecology – likely through mitigation  Access- unlikely and uncertain at this stage and needs further investigation  Landscape- assessment and mitigation. |
| Available/Deliverable | Site not promoted by owner so not available at this stage |
| Summary of site | Site is located where pedestrian access can be made to village amenities via footpath although adequate vehicular access has not been demonstrated as being achievable either as a result of land ownership or that if land was available that access could be created to the appropriate standards. Whilst the land could be said to relate to the existing settlement pattern, due to the topography, further assessment would be required as to the landscape impact of any development which could guide the size and location of any development area. |
| Recommendation | Site is not potentially suitable at this time due to uncertainty over availability and access, unless it was considered in conjunction with adjoining land. However due to its non-AONB location, if the Parish wishes to investigate further need further assessment in relation to landscape and in relation to access. |