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| **Site Details** | |
| Site Address | Site. 3 Land to the west of Forewood Rise |
| Site area | 1.4ha |
| Current Use | Agricultural |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner promotion |
| Designations | High Weald AONB  Adjoins Forewood SSSI |
| Planning History | Land rear of 11 and 13 Forewood – 3 dwellings |
| **Any constraints** | |
| Landscape | High Weald AONB. Land rises to north and relatively open from south. Cul-de-sac development pattern to the east and enclosed by woodland to the north. However, land sits at a higher level and falls to south/south east which makes development more visible from footpaths. Opportunity to continue the settlement pattern subject to access but would have to be subject to landscape assessment and strategy. Within Rother landscape area CR1 where it states no capacity for development |
| Adjacent uses | Housing at Forewood Rise to the east and agricultural |
| Trees/Habitat | Grassland/crops/ hedgerows and trees on boundaries. SSSI Forewood to the north boundary including ancient woodland |
| Access | Access would only be available through third party land either through Forewood Rise or via the land to the SE and thus dependent on third party land |
| Other environmental, i..e Flood Risk | PROW running to the south. Flood Zone 1- low risk of flooding. Provision of SUDS due to prevent surface water flooding |
| Distance from the village core and the Railway Station | Footpath access to church, school – 320m  Pub-Recreation ground – 850m via 2 routes  Distance to Railway Station - 650m to station |
| Other | n/a |
| Can any constraints be overcome? | Site would have to be subject to a comprehensive landscape visual impact assessment and significant landscape strategy and would have to incorporate heavy planting buffers in respect of ancient woodland and SSSI which borders site. |
| Availability | Land promoted by owner |
| Summary of site | The site lies adjacent to an existing development pattern and at this time, its access appears dependent on land to the SE or through gardens of Forewood Rise and therefore its deliverability is uncertain. The site lies within a good distance of village amenities (1km) but is sensitive from a landscape and ecology perspective. The site is particularly sensitive in ecology terms due to it bordering the SSSI and ancient woodland and is also sensitive in landscape terms being located on higher ground and visible in views from the south. Would cause landscape harm and would potentially have impact on the adjacent SSSI and further assessment is required. |
| Recommendation | At the present time, the site is not deliverable due to access being in third party ownership. Furthermore, the site is considered to be sensitive in landscape terms which would count against housing on the site but if the Parish wishes to investigate this option further, then further assessment should be undertaken in respect of ecology and landscape and access to what (if any) parts of the site could be delivered and any effects mitigated. |