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| **Site Details** | |
| Site Address | Site 2. Land to the west |
| Site area | 0.8ha |
| 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 at the end of Craig Close and extends along the railway line into the field. Currently consists of a parts of a larger field parcel with land sloping down from Craig Close and has woodland to the SE and SW. Levels fall to the S and SW. Views would be afforded from footpath to the S through breaks in the hedge. Within Rother landscape area CR2 where it states there is low capacity for development. |
| Adjacent uses | Housing at Craig Close NW and agriculture and woodland to other boundaries |
| Trees/Habitat | Crops, grassland, woodland |
| Access | Whilst in theory access could be taken from the turning head of Craig Close, it is unclear whether the access would have to cross third party land and also Craig Close is a private road. Needs further investigation |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding. Flood Zone to eastern boundary  Provision of Sustainable Drainage Systems (SUDS) to prevent surface water flooding |
| Distance from the village core and railway station | Footpath access to church, school – 960m  Pub-Recreation ground – 1600m via 1066 route  160m to station |
| Other | Noise from railway |
| Can any constraints be overcome? | Landscape impact would need further assessment and whether a landscape strategy could mitigate any impact  Noise- should be able to mitigated through design  Access- Unclear at this stage |
| Availability | Promoted by owner so is available |
| Summary of site | The site lies to the end of Craig Close and is contained by the railway to the north with woodland to the south east and west. Relatively open from the south and view would be afforded from the footpath. The site could relate well to the existing settlement pattern but uncertainty remains over an access to the site bearing in mind this would have to be taken through Craig Close. Furthermore, further assessment would be required in relation to access and landscape considerations. Land is also relatively well located in relation to the railway station and village heart. |
| Recommendation | Site is available as promoted by owner and potentially suitability of the site although this rests upon further assessment in relation to access and landscape impact. However, at present the site is not deliverable due to access. Recommend further assessment in respect of access and landscape. |