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| **Site Details** | |
| Site Address | No. 29, Land at Decoy Farm |
| Site area | 1ha |
| Current Use | Agricultural/Grazing land |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner Proposer |
| Designations | Strategic Gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | Does not fall within the AONB but presents a very rural character with established hedgerows and forms part of a rural landscape. Decoy Farm lies to the east and the site presents an open context with levels falling away from the road. Any development would represent an isolated and detached feature which would be at odds with the surrounding character and detached from any settlement Not part of Rother landscape assessment due to remote location. Within the strategic gap which was designated to maintain the identity and separation of Crowhurst and Hastings. |
| Adjacent uses | Agricultural/ farmstead to the east and residential properties to the west. |
| Trees/Habitat | Hedgerows and trees to the boundary and grassland, pond so may have potential for GCN |
| Access | Access to the northern boundary |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding |
| Distance from the village core and railway | Distance from school/church 1700m via no footpath in 60mph zone, 1066 route  Pub-Recreation ground 800m–no footpaths via 60mph zone  2300m to the station – via no footpath route and 1066 route |
| Other |  |
| Can any constraints be overcome? | Location and landscape impact cannot be overcome |
| Available/Deliverable | Site promoted by owner so achievable |
| Summary of site | The site is considered to lie within a rural landscape which is relatively prominent and is detached and isolated from the village. Any new development would cause significant landscape harm and new occupiers would have poor access to village facilities, having to walk along an unlit, 60mph zone, to reach the edge of the village. |
| Recommendation | Therefore, on account of location and landscape impact, it is considered the site is inappropriate for new housing |