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ROTHER DISTRICT COUNCIL

DRAFT HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)

PART 2: SITE ASSESSMENTS

CHAPTER 5 – NORTHERN ROTHER

APRIL 2024



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BEXHILL

HASTINGS FRINGES AND RADIAL SETTLEMENTS

BATTLE AND SURROUNDING SETTLEMENTS

RYE AND THE EASTERN SETTLEMENTS CLUSTER

NORTHERN ROTHER

PARISHES:

Bodiam

Burwash

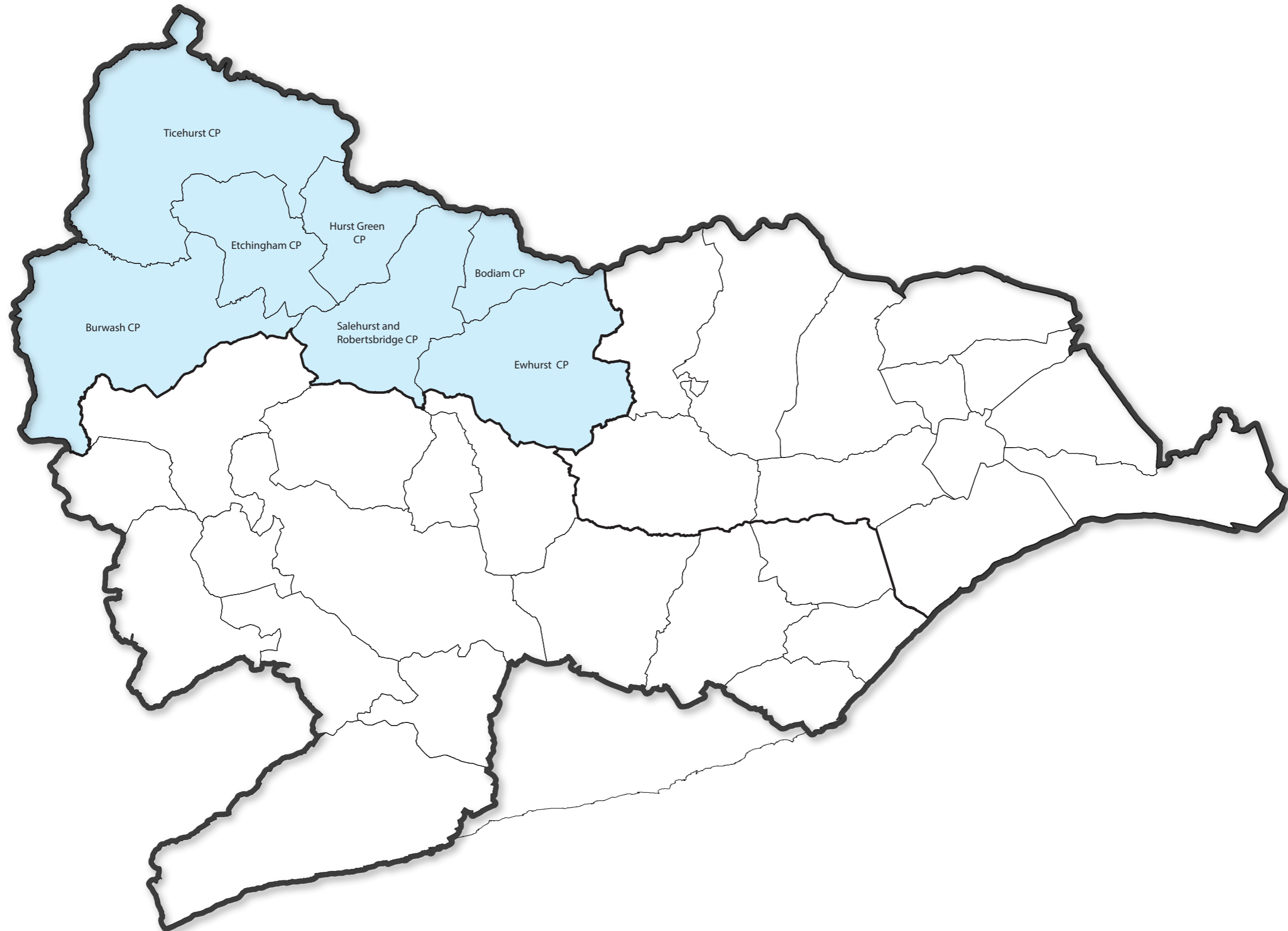
Etchingam

Ewhurst

Hurst Green

Salehurst and Robertsbridge

Ticehurst



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This document forms Part 2 of the Rother District Council draft Housing and Economic Land Availability Assessment (HELAA): Site Assessments. It is divided into five chapters corresponding to the five geographical sub-areas proposed through the new Rother Local Plan (2020-2040). It contains maps illustrating the location of all the sites that have been initially assessed through the draft HELAA, and tables corresponding to the maps which set out the Council's initial assessments of the sites. Part 1 of the HELAA is a separate document and comprises the HELAA Report.

Within this document, sites are categorised in one of four different ways:

1. Identified sites. These sites are shown in purple on the maps and tables. As detailed in the HELAA Report (Part 1), identified sites are currently allocated for development, or have an extant planning permission, or are subject to a current planning application which has a resolution to grant, subject to a legal agreement.
2. Potential additional sites. These sites are shown in orange on the maps and tables. These sites have been initially assessed through the HELAA as potentially suitable, available and achievable for development over the local plan period, subject to further assessment work and the result of the Regulation 18 consultation on the draft Local Plan.
3. Other potentially suitable sites where availability is unknown. These sites are also shown in orange on the maps but are listed separately in orange tables. These have been initially assessed as being potentially suitable for development but to date, information has not been received from the landowners to confirm whether the sites are potentially available for development during the plan period.
4. Rejected sites. These are shown in grey on the maps and the tables. These sites have been initially assessed as either currently unsuitable, currently unavailable, or currently unachievable for development during the plan period.

The following information is included in the tables:

- Site ID. Each site has an identification (ID) number as shown on the maps. This takes the form of three letters which relate to the parish the site is in (e.g. BEX for Bexhill) and four numbers.
- Site address
- Site size (hectares)
- Summary of Environmental Constraints. This is a short but comprehensive summary of the site constraints as identified during stage 1 of the site assessment (see section 5 of the HELAA Report). The key source of information used to identify constraints is the Council's internal GIS. Categories of constraints that have been assessed include: landscape and biodiversity constraints, flooding and water constraints, heritage constraints, and other constraints including public rights of way and other designations/ allocations.
- Site Identification. Details of the method by which each site was identified is stated (see section 4 of the HELAA Report for further explanation on the methods).
- Site Assessment. This is the Council's initial assessment of the site including an explanation of why each site is or is not considered potentially suitable, available and achievable for development during the plan period.
- Availability. This indicates whether the site is potentially available, not available, or has unknown availability for development during the plan period. All sites that have been submitted during the "Call for Sites" are identified as "potentially available". It needs to be borne in mind that many sites were submitted to the Council when the Call for Sites was first launched at the end of 2020 and consequently, their availability may have changed since that time. Further investigation of the availability of potentially suitable sites will be undertaken following the Regulation 18 consultation on the Local Plan. Many sites have "unknown" availability. The availability of sites that have been initially assessed as unsuitable for development has not been investigated.
- Development Potential/ Estimated Development Potential. For Identified and Potential Sites, the development potential is stated, i.e. the approximate quantum of development the site could accommodate in terms of the number of dwellings and/ or the amount of employment floorspace. For Potential Sites this has been provisionally estimated by considering the density of neighbouring or nearby similar forms of development. For Identified Sites the development potential has been carried forward as per the allocation/ permission at this stage. These figures will be further refined following the Regulation 18 consultation, informed by the district-wide Density Study, prepared to support the draft Local Plan.
- Anticipated Timescale for Development. For Identified and Potential Sites an anticipated timescale is provided, if known, informed by initial information from landowners or developers.

It is important to note that the HELAA does not pre-empt or prejudice any future Council decisions about any site. It is not a statement of Council policy. It does not determine whether a site should be allocated for future development, as that is the role of a Local Plan or a Neighbourhood Plan. It does not determine whether or not a site will be granted planning permission.

As noted in the national Planning Practice Guidance: It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.¹

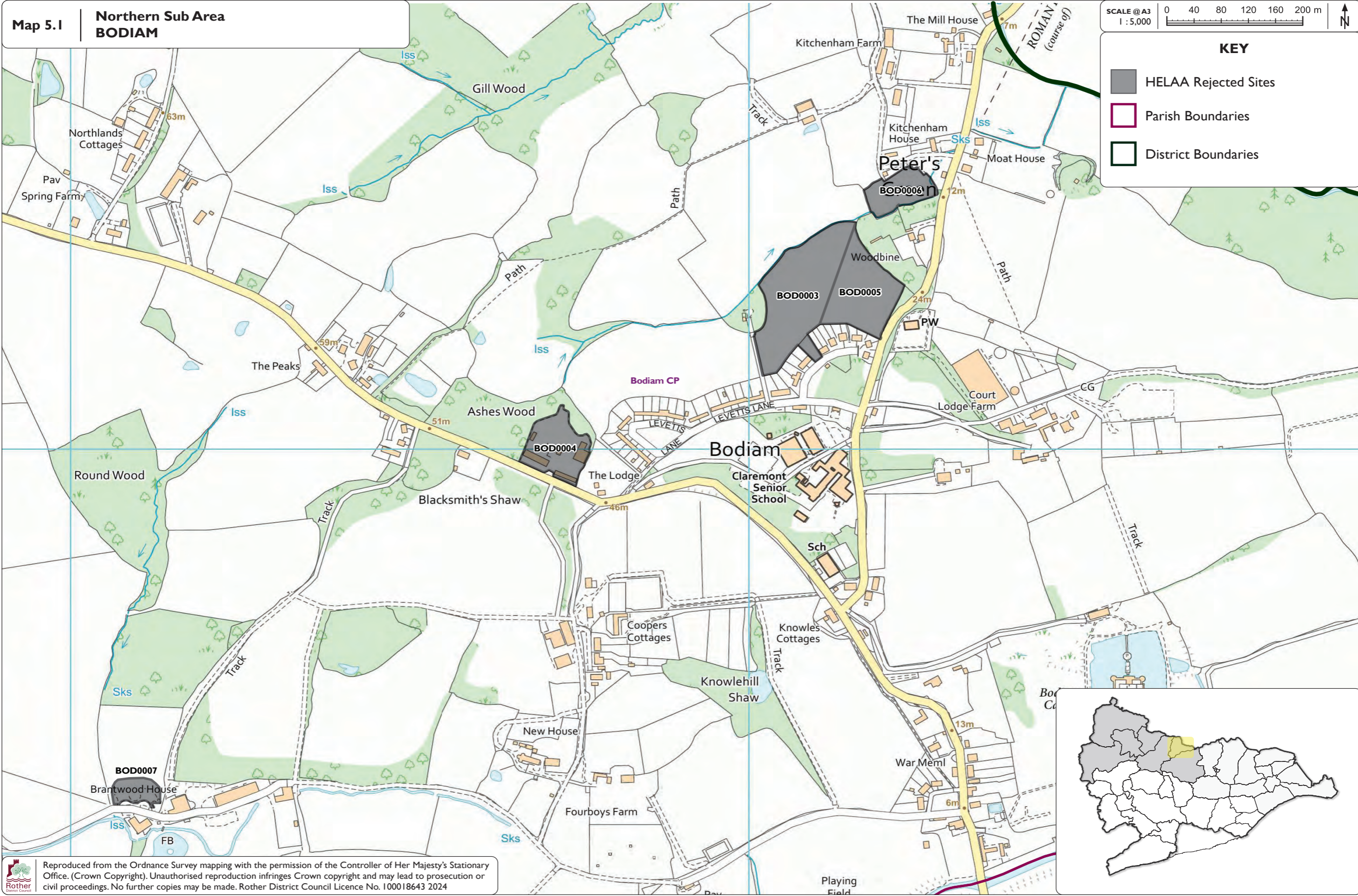
¹ PPG Paragraph: 001 Reference ID: 3-001-20190722

Map 5.1 Northern Sub Area BODIAM

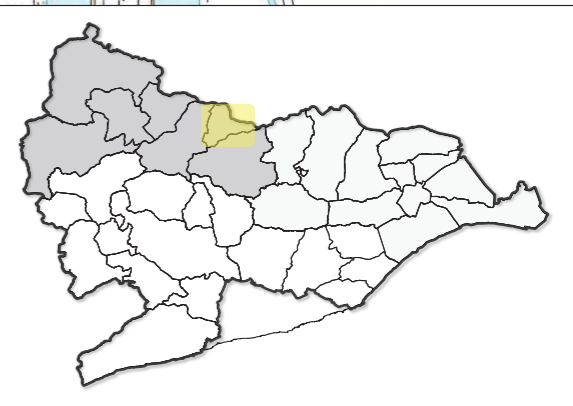
SCALE @ A3 1:5,000 0 40 80 120 160 200 m

KEY

- HELAAs Rejected Sites
- Parish Boundaries
- District Boundaries



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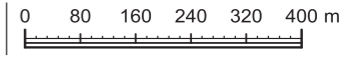


REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--------------------------------------|----------------------|---|--|--|---|
| BOD0003 | Land north of Levetts Lane, Bodiam | 1.82 | The site is within the High Weald National Landscape. Areas at risk of surface water flooding adjacent. Within an Archaeological Notification Area. Listed Buildings nearby. A public footpath crosses the site. | Council search / Council-owned land (part) | The site is steeply sloping open countryside within the High Weald National Landscape (HWNL), forming part of a medieval field system (assart). Development here would represent a large extension to the existing built form of this part of the village, encroaching into the countryside and causing harm to the landscape and historic character of the High Weald National Landscape. | Unknown/potentially available (Council-owned section) |
| BOD0004 | Ashes Yard, Castle Road, Bodiam | 0.74 | The site is within the High Weald National Landscape. Deciduous Woodland Priority Habitat adjacent. Tree Preservation Orders adjacent. Risk of surface water flooding on road to the south. Listed Building nearby. | Council search | This is an established rural employment site including some vehicle related uses and open storage. While there are environmental constraints including its location within the High Weald National Landscape, a nearby Listed Building and adjoining woodland and Priority Habitat, the site is in close proximity to Bodiam and could potentially be suitable for some redevelopment for business uses. However, there is no evidence to suggest it is available or achievable for such development over the Local Plan period. | Unknown |
| BOD0005 | Land west of St Giles Church, Bodiam | 1.07 | The site is within the High Weald National Landscape. Within an Archaeological Notification Area. Historic field boundaries. Listed Buildings nearby. A public footpath crosses the site. | Council search | The site is steeply sloping open countryside within the High Weald National Landscape (HWNL), forming part of a medieval field system (assart). Development here would represent a large extension to the existing built form of this part of the village, encroaching into the countryside and causing harm to the landscape and historic character of the HWNL. | Unknown |
| BOD0006 | Land adjacent to Peters Green | 0.49 | The site is within the High Weald National Landscape. Partly at risk of surface water flooding. Within an Archaeological Notification Area. Historic field boundaries adjacent. Listed Building nearby. | Council search | The site is a small field, forming part of an early post-medieval informal fieldscape. It is within an area containing only scattered development, separated by open fields and woodland, and is not well located in relation to services, there being no footway back to the village which itself contains few services. Development here at the scale considered through the HELAA would be harmful to the rural character of the area and to the landscape and historic character of the High Weald National Landscape. It could also harm the setting of the adjacent Grade II listed building. | Unknown |
| BOD0007 | Oast View, Land Opposite, Bodiam | 0.24 | The site is within the High Weald National Landscape. Risks of surface water flooding. Historic field boundaries adjacent. Public right of way adjacent. | Planning application | The site consists of an informal parking area and part of an adjoining field on the edge of the Bodiam Business Park. The Business Park is in an isolated location outside any settlement, although it does include a number of residential flats, formed from former offices under "permitted development" rights. Despite the presence of some dwellings, this is not considered to be a sustainable location for additional residential development due to the lack of services and facilities and there being little opportunity for travel by means other than the private car. Furthermore, built development at the scale considered through the HELAA would represent an intrusion into the countryside, harming the landscape and character of the High Weald National Landscape. | Unknown |

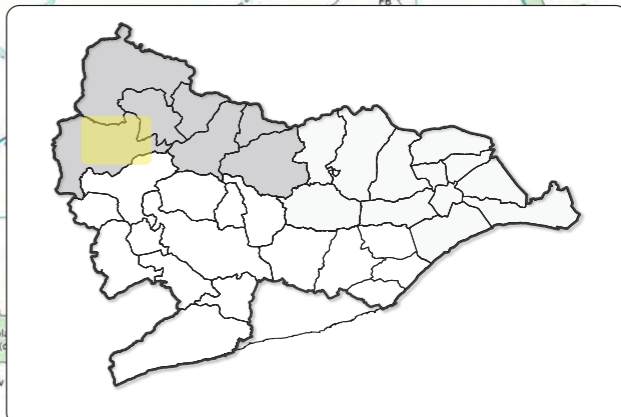
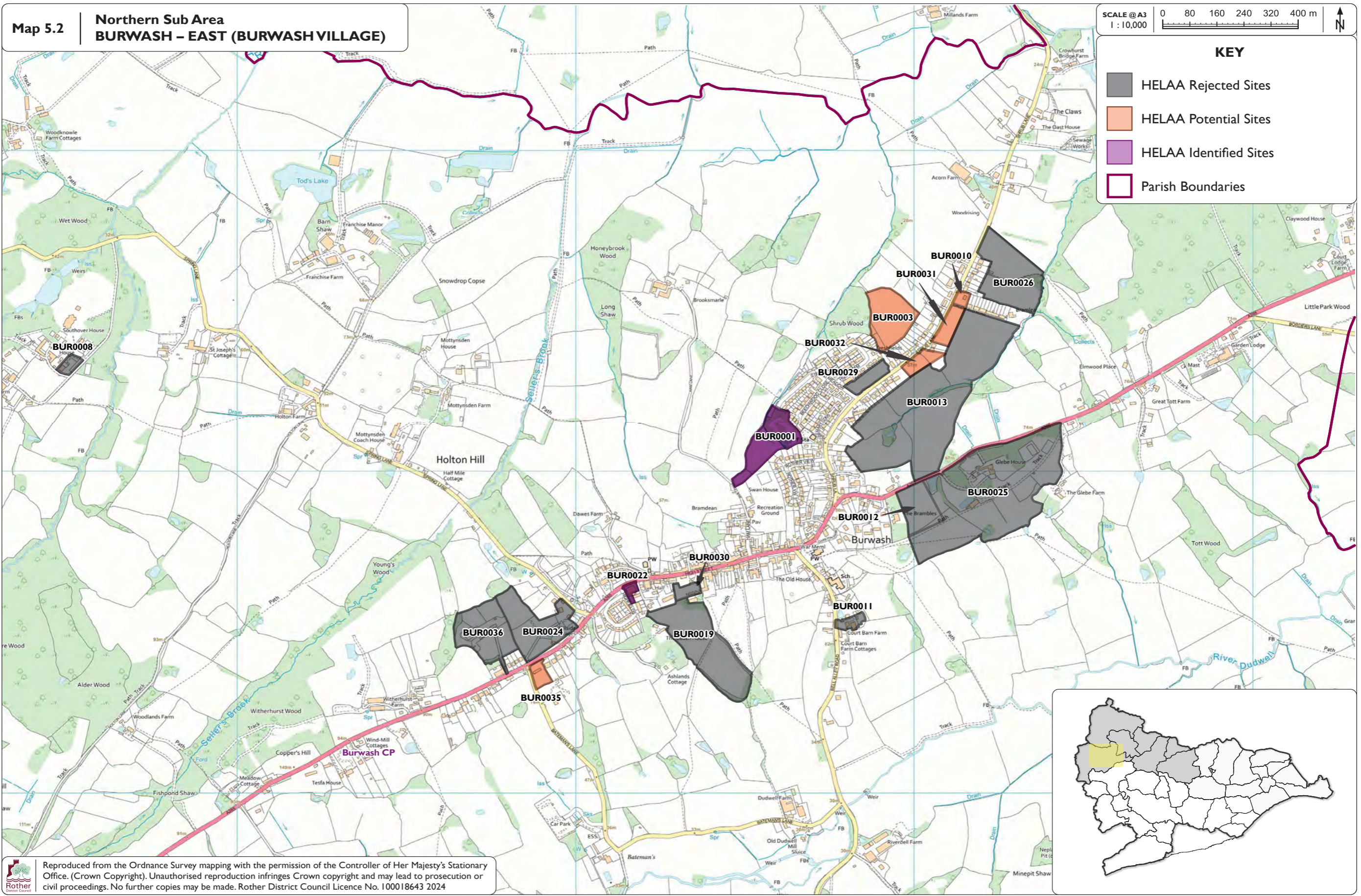
Map 5.2 Northern Sub Area
BURWASH – EAST (BURWASH VILLAGE)

SCALE @ A3
1 : 10,000



KEY

- HELA A Rejected Sites
- HELA A Potential Sites
- HELA A Identified Sites
- Parish Boundaries



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BURWASH – EAST (BURWASH VILLAGE)

IDENTIFIED SITES (Existing allocations and sites with planning permission². Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|---|---------------------|--|---------------------------|---------------------------------------|
| BUR0001 | Land south-west of Strand Meadow, Burwash | 1.86 | The site is within the High Weald National Landscape and most of the site is covered by a Tree Preservation Order. There are areas at risk of surface water flooding along the north boundary. Historic field boundaries. | Allocated site | The site is to the west of an established residential area at Strand Meadow. It has full planning permission (RR/2018/1787/P) for 30 dwellings, while also being an extant allocation for 17 dwellings from the 2006 Rother District Local Plan. | Residential: 30 dwellings | Within 5 years |
| BUR0022 | Oakleys Garage, Burwash | 0.15 | The site is within the High Weald National Landscape. | Submitted site | This is a brownfield site within the development boundary of Burwash. It is subject to an extant planning permission for 7 dwellings, granted June 2023 (RR/2021/431/P). | Residential: 7 dwellings | Within 5 years |

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|-------------------------------|----------------------|---|---------------------|--|-----------------------|--|---------------------------------------|
| BUR0035 | Pippins, High Street, Burwash | 0.34 | The site is within the High Weald National Landscape. | Submitted site | The site comprises a large detached late Victorian house, fronting the A265, and its curtilage which extends to the rear. It is prominently positioned on a ridgetop and is open to long views across the valley to the south. The loss of the existing building and mature trees within the site would be harmful to the streetscape and the character of the locality, as well as to longer views within the High Weald National Landscape. However, the building could potentially be subdivided and sensitively extended to provide a number of smaller dwellings. | Potentially available | Residential: 6 dwellings (subdivision and possible extension of existing building) | Unknown |

² Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|---|----------------------|---|--------------|---------------------------------|---------------------------------------|
| BUR0003 | Land north-west of Shrub Lane, Burwash | 1.94 | The site is within the High Weald National Landscape. There is an area of Ancient Woodland and Priority Habitat to the west. There are some small areas at risk of surface water flooding in the east and on the west boundary. | Planning application | The site is a field on the north-western edge of Burwash village. The southern section was previously considered potentially suitable for housing development (c. 30 dwellings) through the SHLAA (2013), subject to mitigation including new woodland planting across the northern and eastern part of the site, a suitable access from Shrub Lane and developers' contributions for enhanced footway provision, allotments and sports pitches. The site was subsequently subject to a planning application for 42 dwellings across the whole site which was refused in 2017 due to an adverse impact on the High Weald National Landscape (RR/2017/456/P). Notwithstanding this, the southern part of the site is still considered potentially suitable for residential development subject to the mitigation set out previously. However, it is understood the site is in multiple ownerships and relies on access via third party land so its achievability is unknown. | Unknown | Residential: 30 dwellings | Unknown |
| BUR0010 | Land at 101 Shrub Lane, Burwash | 0.18 | The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on the road to the west. | Previously assessed | The site comprises a single dwelling in a large plot, fronting Shrub Lane within the Burwash development boundary. It was previously found to be suitable in the SHLAA (2013), for redevelopment for at least 6 dwellings. However, the owner's agreement was not forthcoming so there was no reasonable prospect of the site coming forward. It remains potentially suitable but availability is unknown. | Unknown | Residential: 6 dwellings | Unknown |
| BUR0031 | Land east of Shrub Lane (north), Burwash | 0.59 | The site is within the High Weald National Landscape. Along the road that runs adjacent to the northwest are areas of land at risk from Surface Water Flooding. There is a Listed Building across the road to the north. | Council search | The site comprises the roadside portion of an open field on the north-eastern edge of Burwash village, which forms part of a historic fieldscape. The site could provide an opportunity to extend the existing ribbon development along Shrub Lane, although any development would need to be carefully designed to be similar in character to the existing ribbon development. The historic roadside boundary hedgerow would need to be retained and the setting of the terrace of houses to the north would need to be respected. A pedestrian footway would need to be provided along the frontage, behind the hedgerow, however initial Highway Authority comments have raised concern that any such footway would not be continuous and that Shrub Lane may be of an insufficient width to otherwise accommodate a footway. | Unknown | Residential: 10 dwellings | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|---|---------------------|--|--------------|---------------------------------|---------------------------------------|
| BUR0032 | Land east of Shrub Lane (south), Burwash | 0.49 | The site is within the High Weald National Landscape. To the south of the site is Ancient Woodland. Both along the road to the north and in the land to the south of the site are areas at risk from Surface Water Flooding. Most of the site contains a Historic Field Boundary. | Council search | The site comprises the roadside portion of an open field on the north-eastern edge of Burwash village, which forms part of a historic fieldscape. The site could provide an opportunity to extend the existing ribbon development along Shrub Lane, although any development would need to be carefully designed to maintain the historic roadside boundary hedgerow and respect the rural character of Shrub Lane. A pedestrian footway would need to be provided along the frontage, behind the hedgerow, however initial Highway Authority comments have raised concern that any such footway would not be continuous and that Shrub Lane may be of an insufficient width to otherwise accommodate a footway. | Unknown | Residential: 6 dwellings | Unknown |

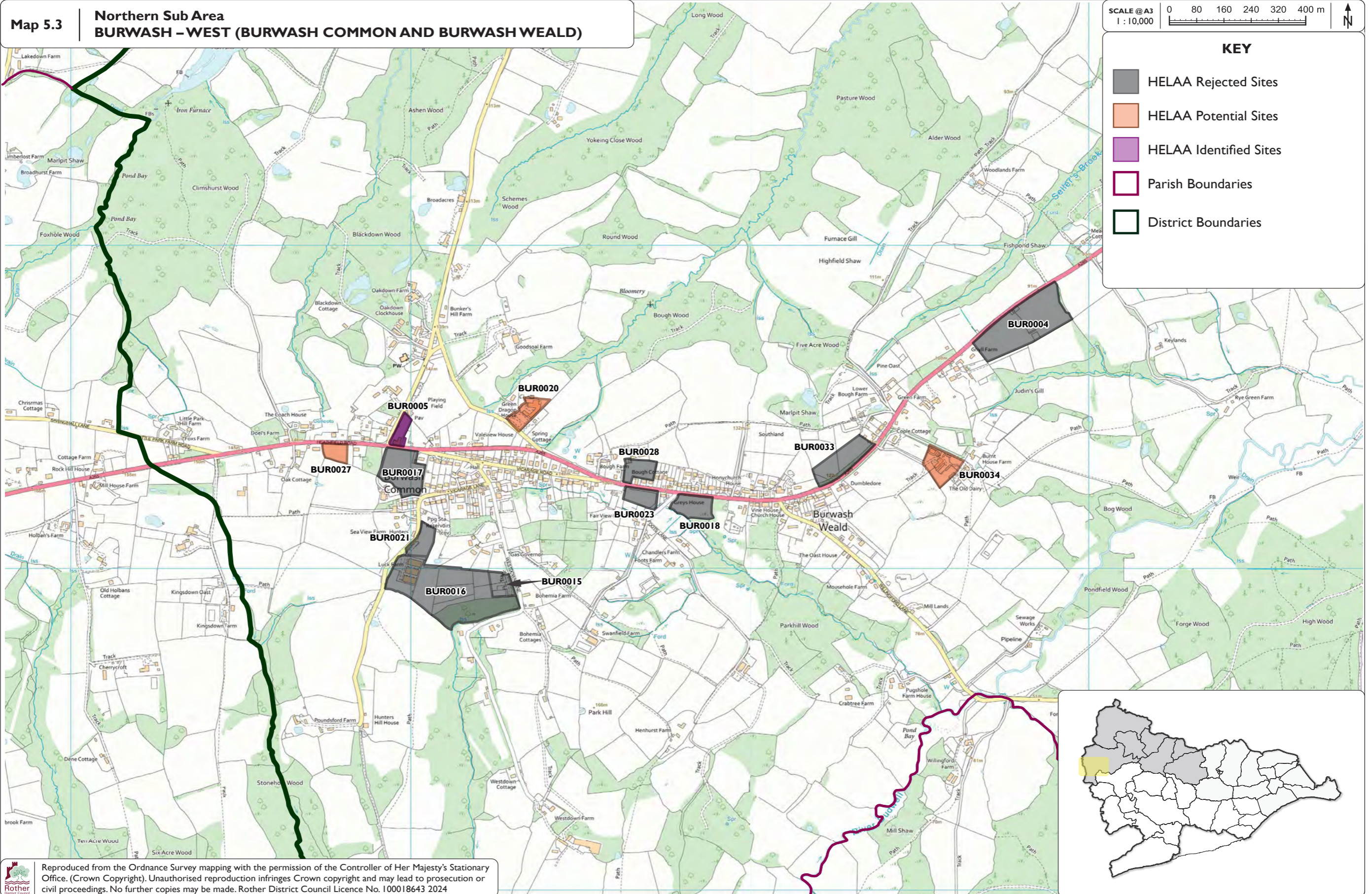
REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|---|---------------------|---|--------------|
| BUR0008 | Foxhanger Southover, Spring Lane, Burwash | 0.26 | The site is within the High Weald National Landscape. There are areas of Deciduous Woodland Priority Habitat on, and to the north of, the north boundaries. | Council search | The site comprises a house in a large curtilage. While it is within a small cluster of farm buildings and scattered dwellings, it is at least 2km from the nearest settlement at Burwash and accessed via narrow winding country lanes. Consequently the site is removed from services and facilities and does not offer sustainable transport options or access to the site for pedestrians. It is not a sustainable location for additional development at the scale considered through the HELAA. | Unknown |
| BUR0011 | Land at Court Barn Farm, Burwash | 0.28 | The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on the road to the west. The land to the south east has significant sections which match historic field boundaries. | Previously assessed | This is a small site containing agricultural buildings that sits between low density residential development along School Hill, with exposed views southwards across the countryside. Dense development here at the scale considered through the HELAA would be out of keeping with the character of the locality and harmful to the rural landscape setting of the village within the High Weald National landscape. Connectivity and highway safety are additional constraints as the site is poorly connected to the rest of the settlement, with no footway. Notwithstanding this, the site is within the Development Boundary so could potentially come forward as a lower density windfall development. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---------------------|--|-----------------------|
| BUR0012 | Land adjacent to The Brambles, Burwash | 1.36 | The site is within the High Weald National Landscape. Tree Preservation Orders to the west. Areas at risk of surface water flooding. Archaeological Notification Area and Listed Building nearby. There is a public footpath to the south. | Previously assessed | This site comprises part of a field at the eastern periphery of Burwash village to the south of the A265. Its development at the scale considered through the HELAA would represent a harmful encroachment into open countryside, while its ridgetop location means that development would be prominent in and harmful to the High Weald landscape to the south. Connectivity and highway safety are further constraints as this is a fast section of road with no footways. | Unknown |
| BUR0013 | Land at the east side of Burwash | 10.82 | The site is within the High Weald National Landscape. Ancient Woodland and Priority Habitat in the centre of the site. Areas at risk of surface water flooding. Archaeological Notification Area to the south. Historic field boundaries. | Previously assessed | The site comprises a section of undulating countryside including fields and woodland, including ancient woodland, to the east of Burwash village, characteristic of the High Weald. Development of the site in its entirety would represent a significant extension to the village and major development within the National Landscape, encroaching into an area of strong rural character and harming the landscape and character of the High Weald. | Unknown |
| BUR0019 | Ashlands, High Street, Burwash | 4.03 | The site is within the High Weald National Landscape. Deciduous Woodland Priority Habitat affects a small part of the site. There is a minor risk of surface water flooding on the southern site boundary. Historic field boundaries. A public footpath runs through the centre of the site and along the eastern boundary. | Submitted site | This is a large site that forms part of the sloping rural landscape to the south of the linear ridgetop built-form of Burwash village. The fieldscape is part of a network of well-preserved medieval assarts, characteristic of the High Weald. It has a strong sense of place, and its undeveloped character is important for the rural setting of the village. The site itself is bisected through the centre by a public footpath, with another running adjacent along the entire eastern boundary of the site. Development of the site at the scale considered through the HELAA would have an adverse impact on the National Landscape and the rural setting of Burwash village. Access is a further constraint. | Potentially available |
| BUR0024 | Little Dawes, A265, Burwash | 2.59 | The site is within the High Weald National Landscape. The south and west boundaries match the original historic field boundaries. | Submitted site | The site consists of a smallholding and land relating to a dwelling off Spring Lane. The site slopes steeply down away from the A265, meaning that it is exposed with long views afforded across the landscape to the north. It forms part of an Early Post-Medieval fieldscape and has historic field boundaries, with a small area of ancient woodland adjacent to the north, and grade II listed buildings to the south and east of the site. Development here at the scale considered through the HELAA would be harmful to the landscape and historic character of the High Weald National Landscape. Accessibility and safety for pedestrians is a further constraint, as there is no footway on this side of the A265 or on Spring Lane to allow safe access to services and facilities in the village. | Potentially available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|---|---|---|-------------------------|
| BUR0025 | Land at Glebe House, A265, Burwash | 10.24 | The site is within the High Weald National Landscape. Priority Habitat within the site and Tree Preservation Orders to the west. Areas at risk of surface water flooding. There is an Archaeological Notification Area and Grade II* Listed Building on site. Historic field boundaries adjoining. Public footpaths cross the site. | Assessed through the Neighbourhood Plan | The site comprises a large section of countryside and a residential curtilage just beyond the eastern edge of the village. It occupies a ridgetop position within in an area of strong rural character and with long views southwards. The central part of the site contains a Grade II* Listed Building and areas of deciduous woodland, a Priority Habitat which would significantly reduce any developable area in any event. Development here at the scale considered through the HELAA would cause harm to rural character and the landscape of the High Weald National Landscape and to the setting of Glebe House. Access and connectivity are further constraints, the site being accessed via a fast main road with no footways. | Unknown |
| BUR0026 | Fields to the rear of 102-109 Shrub Lane, Burwash | 3.12 | The site is within the High Weald National Landscape. There are Historic Field Boundaries. Ancient woodland and Priority Habitat in eastern part of site and adjoining. Areas at risk of surface water flooding. Public footpath on northern boundary. | Assessed through the Neighbourhood Plan | The site comprises open fields on the northern edge of Burwash village. It forms a landscape buffer between the ribbon development on Shrub Lane and the historic farmstead which lies to the north and is a sensitive landscape, characteristic of the High Weald. Development here at the scale considered through the HELAA would represent encroachment into the countryside, harming the rural setting of the village and the landscape character of the National Landscape. | Unknown |
| BUR0029 | Land off Shrub Lane, Burwash | 0.57 | The site is within the High Weald National Landscape. There are some areas at risk of surface water flooding adjacent to the south-eastern boundary. | Council-owned land | This is an important area of public open space within a relatively densely developed residential estate within Burwash village, containing a grassed area and also a number of mature trees. Its development would have an adverse impact on local open space provision, public recreational opportunities and the character, appearance and setting of the locality. | Not currently available |
| BUR0030 | Burwash Car Park, High Street | 0.30 | The site is within the High Weald National Landscape and the Burwash Conservation Area. An Archaeological Notification Area lies just to the north. Listed Buildings are nearby. A public footpath runs along the eastern boundary. | Council-owned land | The site comprises a public car park, centrally located within Burwash village, which also provides access to a doctors surgery, scout hut, public toilets and recycling facilities. The existing uses are important for the viability of Burwash High Street, and a reduction in public car parking capacity, to accommodate the level of development considered through the HELAA, would significantly undermine the public value of the site. The redevelopment of this site would be contrary to national planning policy, which guards against the unnecessary loss of valued facilities and services, particularly where this would reduce a community's ability to meet its day-to-day needs. | Potentially available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|------------------------------------|----------------------|--|---------------------|---|-----------------------|
| BUR0036 | Land at Broadview, Heathfield Road | 2.47 | The site is within the High Weald National Landscape. There is Ancient Woodland and Priority Habitat adjacent to the site. There are some small areas of surface water flood risk. There are Historic Field Boundaries to the north, east and south. | Submitted site | This is a large site at the rear of a short row of buildings on the northern side of the A265. It includes a dwelling, paddocks, stables and a riding surface. The site is set within sloping countryside which is exposed with long views afforded across the landscape to the north. It forms part of an Early Post-Medieval fieldscape and adjoins an area of ancient woodland to the west. An increase in the level of development here at the scale considered through the HELAA, even if limited to the brownfield area, would be out of keeping with the historic development pattern which largely consists of ribbon development alongside the roads and lanes. Development on the undeveloped fields within the site would appear prominent in views from the south and would constitute an inappropriate encroachment into the countryside, harming the landscape and character of the High Weald National Landscape. Additionally, the site (and particularly the brownfield area) is some way from services in Burwash village and there is no footway on this northern side of A265, which raises concern with the sustainability of the location in terms of pedestrian access, and also pedestrian safety. The effect on adjoining ancient woodland is an additional constraint affecting the western part of the site. The potential to provide affordable housing on the site is noted, and the appropriateness of this could be properly considered through a planning application, having regard to the Local Plan and in particular the Rural Exception Sites policy, however, this does not affect the conclusion of the site assessment for the purposes of the HELAA. | Potentially available |



BURWASH – WEST (BURWASH COMMON AND BURWASH WEALD)

IDENTIFIED SITES (Existing allocations and sites with planning permission³. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Development Potential | Anticipated Timescale for Development |
|---------|-------------------------------------|----------------------|--|----------------------|--|---------------------------|---------------------------------------|
| BUR0005 | Ashwood Nursing Home, Fir Tree Bank | 0.32 | The site is within the High Weald National Landscape. The land to the north-east has significant sections which match historic field boundaries. | Planning application | The site is subject to a full planning permission for 12 dwellings, including affordable housing and self-and custom build housing, granted in 2022 (RR/2021/1608/P). However, it has subsequently been subject to an application for an alternative proposal for 5 dwellings across part of the site, which was refused (RR/2022/2081/P). It is therefore unclear if the 12 dwellings scheme will be implemented. Nevertheless, the site remains suitable for 12 dwellings. | Residential: 12 dwellings | Unknown |

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|--|---------------------|---|-----------------------|--|---------------------------------------|
| BUR0020 | The Nutrition Centre (Higher Nature), Goodsoal Lane, Burwash Common | 0.58 | The site is within the High Weald National Landscape. There is a minor risk of surface water flooding on part of the site. | Submitted site | This is a brownfield site last in employment use, understood to have been vacant for some time. The site does have constraints including its access via a very narrow lane with no footways and its separation from the development boundary of Burwash Common, which itself has limited services and public transport links. Therefore, while the site's redevelopment could be supported in principle, priority would be given to the retention of an employment use, and without additional evidence it cannot be determined to be suitable for residential development. | Potentially available | Employment or Mixed-use (if employment unviable). 500sqm employment floorspace and 3 dwellings | Unknown |
| BUR0027 | Land south of Heathfield Road, Burwash Common | 0.36 | The site is within the High Weald National Landscape. It has significant sections which match historic field boundaries. | Council search | This is a small, relatively enclosed field on the edge of Burwash Common within walking distance of the limited services and bus stops. In landscape terms there could be scope for a small number of dwellings fronting the main road, with the retention of the roadside hedge and trees on the southern boundary. However, initial Highway Authority comments raise some concern with visibility and footway provision. | Potentially available | Residential: 6 dwellings | Unknown |

³ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|---|---------------------|--|--------------|---------------------------------|---------------------------------------|
| BUR0034 | Land at Burnt House Farm, Burwash Weald | 0.83 | The site is within the High Weald National Landscape. There is deciduous woodland Priority Habitat to the north. A Public Right of Way runs along the north-eastern boundary. | Council search | The site comprises a dwelling and various agricultural structures and buildings, some of which are in a state of disrepair. It is within a rural area outside the main settlements of Burwash parish. It is accessed via a long, narrow private access road and is not well connected to services or facilities. The site does not offer sustainable transport options and is not suitable for additional residential development at the scale considered through the HELAA, which in addition would be harmful to the rural character of the locality. However, given its existing partly developed nature, the site could be suitable for a small-scale employment development only. | Unknown | Employment floorspace: 500sqm | Unknown |

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|---|----------------------|--|--------------|
| BUR0004 | Land at Coopers Hill, A265 (adjacent to Ghyll Farm) | 3.14 | The site is within the High Weald National Landscape. There is an area of Ancient Woodland and Deciduous Woodland Priority Habitat to the south east. The land to the north east has boundaries which match the original historic field boundaries. | Planning application | The site comprises a field and regenerated woodland within open countryside between the two settlements of Burwash and Burwash Weald. Development here at the scale considered through the HELAA would represent a harmful encroachment into an area of strong rural character, out of keeping with the settlement pattern and harming the landscape and character of this part of the High Weald National Landscape. Furthermore, it is not a suitable location in terms of offering sustainable transport options or access for pedestrians. Highway safety and the effect on biodiversity are additional constraints. | Unknown |
| BUR0015 | Land to west of Westdown Lane, Burwash Common | 0.47 | The site is within the High Weald National Landscape. Areas of Deciduous Woodland Priority Habitat to the east and south. Area at risk of surface water flooding. Public footpath to the east. | Previously assessed | This is a small section of fieldscape containing stables, paddock and riding surface, beyond the southern periphery of Burwash Common. It is remote, in a rural setting with poor access. It is not a suitable location in terms of offering sustainable transport options or safe access for pedestrians. Furthermore, a dense form of development at the scale considered through the HELAA would be out of keeping with and harmful to the character of the locality and the National Landscape. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|--|-----------------------|
| BUR0016 | Luck Farm, Burwash Common | 4.85 | The site is within the High Weald National Landscape. Area of Priority Habitat in the south and an area of Ancient Woodland adjacent. Areas at risk of surface water flooding in the west. Historic field boundaries adjacent. Part of the site is within a Minerals Safeguarding Area for the British Gypsum underground mine and there is a public footpath to the east. | Previously assessed | The site comprises a large area of paddocks, a significant area of deciduous woodland (a Priority Habitat), and three warehouse buildings, all of which sit beyond the southern periphery of Burwash Common. The site is remote and in a rural setting. It is also sited at a high topography on the south facing side of the Heathfield Ridge, and is exposed to the wider landscape. Additional development here at the scale considered through the HELAA would have an adverse impact on the landscape and character of the National Landscape, while its isolation from services and facilities makes it an unsustainable location. Highway safety and impacts on deciduous woodland are further constraints. | Unknown |
| BUR0017 | Linkway Field, Burwash Common | 1.43 | The site is within the High Weald National Landscape. It has significant sections which match historic field boundaries. There is a public footpath to the west. | Previously assessed | The site comprises a sloping field including trees and a pond on the edge of residential development at Burwash Common. It occupies an exposed, ridgetop position, with long views northwards. Its development at the scale considered through the HELAA would have a harmful impact on the landscape and character of the High Weald National Landscape. | Unknown |
| BUR0018 | Pooks Hill Farm, Land at junction of A265 and Foots Lane, Burwash Weald | 0.73 | The site is within the High Weald National Landscape. A Deciduous Woodland Priority Habitat lies adjacent to the site. Minor risk of surface water flooding on part of the site. The site boundaries match the original historic field boundaries. | Submitted site | The site comprises an overgrown field on the southern side of the A265. While there is ribbon development opposite on the northern side of the road, the character to the south is rural, and includes long views to the south-east. The site itself slopes down away from the road and is formed entirely by historic field boundaries and is a good example of the medieval field pattern which characterises the High Weald landscape in this area. It contains many trees and scrub and adjoins an area of deciduous woodland, a Priority Habitat, to the south. There is no existing road access, and a new access from the A265 would result in the removal of part of the significant treed boundary. Development here at the scale considered through the HELAA would be harmful to the National Landscape and historic character and to biodiversity. | Potentially available |
| BUR0021 | Land to the north of Luck Farm, Vicarage Road, Burwash Common | 0.53 | The site is wholly within the High Weald National Landscape. A public footpath lies to the north of the site. | Submitted site | This is a small site comprising scrubby vegetation and part of an access road to a small employment site at the southern edge of Burwash Common. While it is close to some development, it retains a rural character and it occupies a high topographical position in the wider landscape. Its development at the scale considered through the HELAA would have a harmful, urbanising effect, harming the local landscape and character of the AONB. Access is a further constraint, the site has no connecting footway and is at the end of a long winding and narrow lane, some 500 metres from the A265. It is not a suitable location in terms of offering sustainable transport options or safe access for pedestrians. | Potentially available |

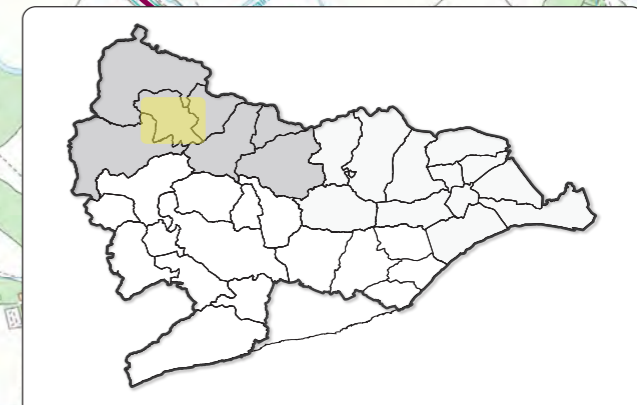
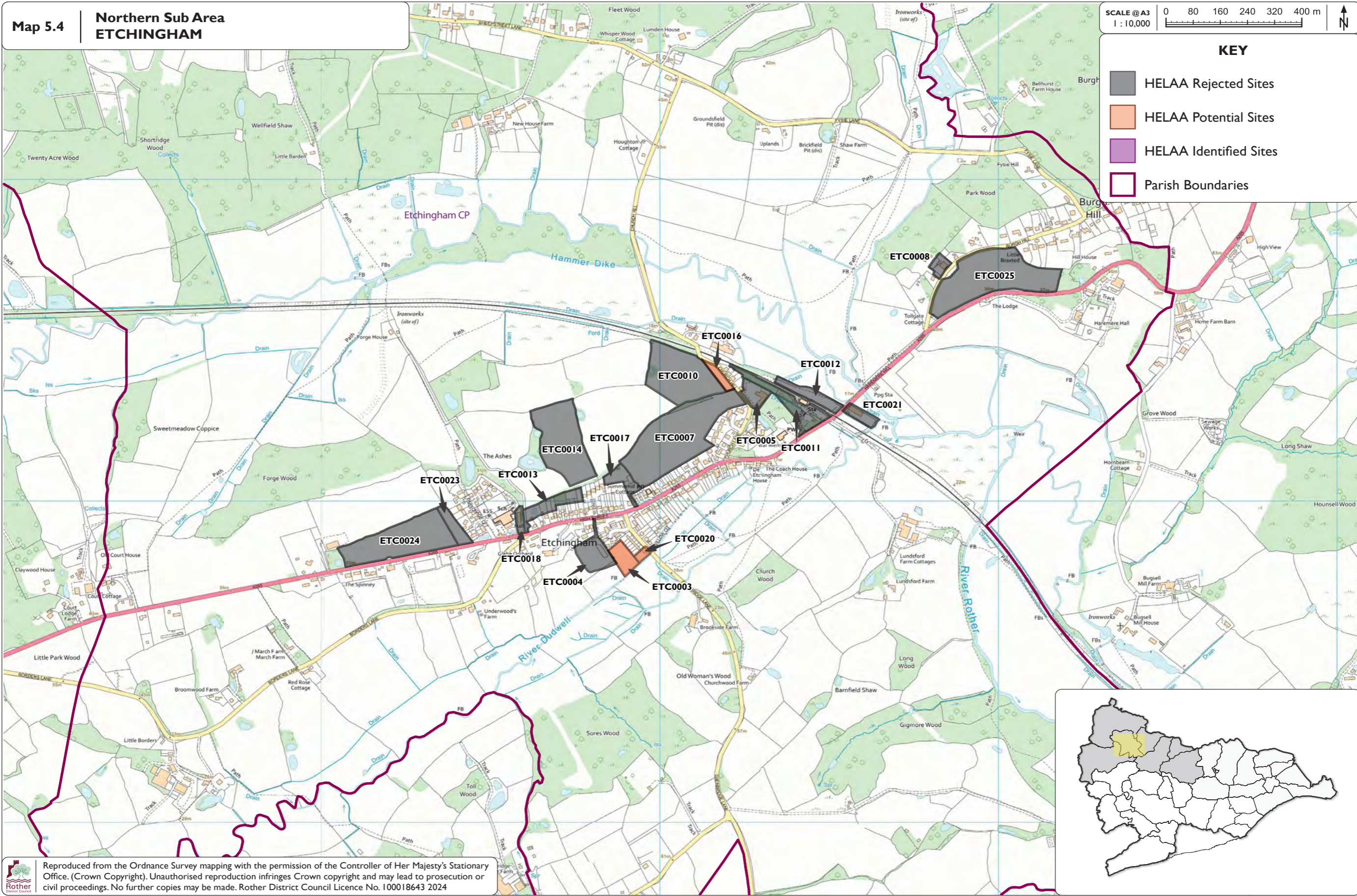
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---|--|---------------|
| BUR0023 | Fairview Farm, A265, Burwash Common | 0.48 | The site is within the High Weald National Landscape. The north, east and west boundaries match the original historic field boundaries. | Assessed through the Neighbourhood Plan | The site comprises an open gap between scattered residential development to the south of the A265, currently used as a paddock with stables further to the south and west. It lies on a south facing ridge, affording long views across the countryside, and its area is formed by historic field boundaries. Development at the scale considered through the HELAA would be out of character with the pattern of development in the locality, where ribbon development is largely confined to the northern side of the A265, and would cause harm to the landscape and historic character of the High Weald National Landscape. | Unknown |
| BUR0028 | Land north of Heathfield Road, Burwash Weald | 0.54 | The site is within the High Weald National Landscape. | Council search | This is a small paddock on the northern side of Heathfield Road, bordered to the east and west by housing. It could potentially be suitable for a small, well screened residential development which would not be out of character in this location, where there are a number of small cul-de-sac type developments behind the ribbon development on the northern side of the A265. However, the landowner has indicated it is not available for development and consequently it will not be considered further through the HELAA. | Not available |
| BUR0033 | Land west of Kestrel House, Heathfield Road, Burwash | 1.20 | The site is within the High Weald National Landscape. To the north of the site lies Ancient Woodland and Priority Habitats. | Council search | The site comprises part of a larger field on the northern side of the A265, which forms part of an early post-medieval fieldscape. While there is ribbon development on either side, this site is not suitable for development at the scale considered through the HELAA as it occupies land which is significantly raised above the level of the road and there is a tall bank between the site and the road, covered in mature trees. Development would result in the removal of trees and would significantly alter and urbanise the character of the site, as well as significantly compromising the integrity of this undeveloped gap between development, which is important to the rural character and setting of the settlement. | Unknown |

**Map 5.4 Northern Sub Area
ETCHINGHAM**

SCALE @ A3
1 : 10,000

KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- HELAA Identified Sites
- Parish Boundaries



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ETCHINGHAM

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|---|---------------------|--|-----------------------|--|---------------------------------------|
| ETC0003 | Land rear of Oxenbridge Row, Etchingham | 0.50 | The site is wholly within the High Weald National Landscape. The southern half of the site is affected by Flood Zone 2 and the southern boundary is also affected by Flood Zone 3. There is a risk of surface water flooding on southern site boundary. The land to the south of the site has significant sections which match historic field boundaries. | Submitted site | The site is a small field adjacent to residential development, in close proximity to services in Etchingham, with access gained through a separate site (ETC0020). While the two sites together could accommodate residential development in a relatively sustainable location, one of the main environmental constraints is flood risk: the southern half of the site, together with the whole of ETC0020, is within Flood Zone 2 (medium probability of fluvial flooding), and the southern boundary is within Flood Zone 3 (high probability) and at risk of surface water flooding. Flood risk here is also sensitive to climate change. The NPPF requires inappropriate development to be avoided in areas at risk of flooding and for Local Plans to apply a sequential, risk-based approach to the location of development, applying the sequential test to steer new development to areas with the lowest risk of flooding from any source, and also the exception test for residential development to demonstrate that it would provide wider sustainability benefits to the community that outweigh the flood risk. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Therefore, while for the purposes of the HELAA the site is assessed as “potentially suitable” for residential development, the sequential and exception tests will need to be undertaken to further determine its suitability. Other matters to consider include the impact on the landscape and character of the High Weald National Landscape. | Potentially available | Residential: 10 dwellings (with ETC0020) | Unknown |
| ETC0016 | Land at Church Lane, Etchingham | 0.24 | The site is within the High Weald National Landscape. The south-east of the site is within Flood Zones 2 and 3 and there are some areas at risk of surface water flooding adjacent to the south boundaries. Significant sections of the site’s boundaries match historic field boundaries. | Council search | This site forms a small roadside section of a sloping field on the northern edge of Etchingham. While it is directly opposite a short row of cottages, the character of the area is rural and the site is contiguous with the wider National Landscape to the west. However, due to the site's topography, it is screened from longer views. Church Lane has no footways but it does contain a number of residential properties and is only a short walking distance from the site back to village services including the railway station, however traffic speed and volume surveys would be required to determine likely impacts. The southern section of the site is within Flood Zone 3b (functional floodplain) and is unsuitable for any development. The sequential and exception tests may be required to inform the suitability of the remainder of the site. The impact on amenity of adjacent residents is a further consideration. Subject to satisfactorily addressing the constraints and given its location, the northern part of the site could potentially accommodate a short terrace of dwellings. Any development would need to retain the roadside hedgerow, which is a historic field boundary. | Potentially available | Residential: 6 dwellings | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|-------------------------------------|----------------------|--|---------------------|--|-----------------------|--|---------------------------------------|
| ETC0020 | Land at Oxenbridge Lane, Etchingham | 0.12 | The site is within the High Weald National Landscape. The whole site is affected by Flood Zone 2 and the southern boundary is also affected by Flood Zone 3. There is a risk of surface water flooding on the southern site boundary and on the adjacent road to the north. The land to the east and south of the site has significant sections which match historic field boundaries. | Council-owned land | The site comprises a small public car parking area and adjoining grassed open space adjacent to residential development, in close proximity to services in Etchingham. On its own it is too small for assessment as part of the HELAA, however, it provides access to a larger area of undeveloped land to the west, in separate ownership, assessed separately as ETC0003. As noted under that site assessment, there are flood risk constraints and the sequential and exception tests would be required for residential development. Other matters to consider include the need to re-provide the public car parking within the site, and the impact on the landscape and character of the High Weald National Landscape. | Potentially available | Residential: 10 dwellings (with ETC0003) | Unknown |

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|-------------------------------|----------------------|--|---------------------|---|---------------|
| ETC0004 | Land south of Park Farm House | 0.86 | The site is within the High Weald National Landscape. There are some trees subject to Tree Preservation Orders near to the site access. There are some minor areas at risk of surface water flooding on the access and Flood Zone 2 is adjacent to the south boundary. | Previously assessed | The site comprises part of a field adjacent to the Development Boundary. While it has been previously considered to be potentially suitable for development, together with the adjoining land (ETC0003) (SHLAA, 2013), it is understood that it is not currently available for development. | Not available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|---|---------------------|--|--------------|
| ETC0005 | Barnfield Business Park, Church Lane, Etchingham | 0.50 | The site is within the High Weald National Landscape. There are areas of Deciduous Woodland Priority Habitat adjacent. It is within Flood Zones 3 and there are areas at risk of surface water flooding. There is an Archaeological Notification Area immediately to the east. There is a public footpath just to the south. | Previously assessed | This is an existing employment site within the Development Boundary, adjacent to the railway line to the north. Its redevelopment for housing would result in the loss of a rural employment site, contrary to the local planning policy. Its location within Flood Zone 3b (functional floodplain) would also be a significant constraint to residential use. The national Planning Practice Guidance notes that only water-compatible development or essential infrastructure should be permitted in Flood Zone 3b and consequently, the site is not suitable for residential or other employment development. Furthermore, due to its limited size and environmental constraints, including access from a narrow lane, adjacent residential uses and adjoining Priority Habitat, it is unlikely that its existing use could be intensified or extended to create additional employment floorspace at the scale considered through the HELAA. | Unknown |
| ETC0007 | Land rear of Rivendell, High Street, Etchingham | 4.76 | The site is within the High Weald National Landscape. A small section is within Flood Zone 3 and there are narrow bands at risk of surface water flooding on the north and east boundaries. A small part of the site in the south is within an Archaeological Notification Area, There are historic field boundaries and two Listed Buildings nearby. | Previously assessed | This is a large field at the rear of residential development to the north of Etchingham village. The site is exposed and forms part of the wider rural landscape. Development here would represent a significant extension to the village and a prominent encroachment into a rural area, affecting an early post-medieval fieldscape and impacting on the landscape and character of the High Weald National Landscape. Access is a further constraint, with the only potential access point via Church Lane, which is narrow and without a footway. | Unknown |
| ETC0008 | Land at former Primary School, Burgh Hill, Etchingham | 0.26 | The site is wholly within the High Weald National Landscape. An area of Ancient Woodland and a Local Wildlife Site lies adjacent to the site in the north and west. | Previously assessed | This is a brownfield site formerly used as a primary school and has been vacant for some time. It is located between the villages of Etchingham and Hurst Green, outside any development boundary. The site was previously assessed in the SHLAA (2013) as being unsuitable for residential development due to its location and the potential impacts on the adjacent ancient woodland and Local Wildlife Site, concluding that its redevelopment for employment or tourism uses should be prioritised over housing. However, the site is within walking distance of Etchingham train station, although there are no footways between the site and the junction with the A265 (some 175 metres) and little scope to provide one, additionally, the site is remote from other local facilities. Therefore, future residents are likely to be largely car-dependent, although walking and cycling to the station and village could be an option. The Highway Authority has indicated that a suitable access is likely to be achievable. The Victorian former school building may need to be retained in any redevelopment of the site as a potential local heritage asset. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---------------------|---|--------------|
| | | | | | <p>This, together with the need to provide an appropriate buffer to the adjoining ancient woodland would constrain the developable area. Furthermore, for visual and neighbour amenity reasons, any new buildings would need to be restricted to the south-eastern part of the site, in-line with the row of existing buildings. Consequently, notwithstanding the sustainability concerns with the site, it may not be large enough to accommodate the minimum level of development considered through the HELAA (five dwellings). Similarly, while the site could be suitable in principle for small-scale commercial development, for example, offices or workshops, providing the uses are compatible with the adjoining existing residential development, it is unlikely to be large enough to accommodate the minimum 500sqm required for consideration through the HELAA.</p> | |
| ETC0010 | Land at Church House Farm, Etchingham | 2.86 | <p>The site is within the High Weald National Landscape. There is a small area of Priority Habitat adjacent. The western corner of the site is within Flood Zones 2 and 3 and there are small areas at risk of surface water flooding. It includes historic field boundaries. There is a public footpath just to the north.</p> | Previously assessed | <p>This is an open section of a field to the north of the village. It forms part of the wider rural landscape and is part of an early post-medieval fieldscape. Development here at the scale considered through the HELAA would be out of keeping with the historic settlement pattern, intruding into the countryside and impacting on the landscape and character of the High Weald National Landscape.</p> | Unknown |
| ETC0011 | Land at Etchingham Station, Etchingham | 1.10 | <p>The site is within the High Weald National Landscape. It is largely covered by Deciduous Woodland Priority Habitat. It is within Flood Zones 2 and 3 with large areas at risk of surface water flooding. It is largely within an Archaeological Notification Area and there is an adjacent Listed Building. Part of the site is a Historic Landfill Site and there is a public footpath nearby.</p> | Previously assessed | <p>This is a linear area of land adjacent to the railway station. It is predominantly covered by deciduous woodland, a Priority Habitat, while also containing the station access and some car parking. Its location largely within Flood Zone 3b (functional floodplain) is a significant constraint to development. The national Planning Practice Guidance notes that only water-compatible development or essential infrastructure should be permitted in Flood Zone 3b and consequently, the site is not suitable for residential or other employment development. Furthermore, its development at the scale considered through the HELAA would require the removal of a large number of trees, which would harm biodiversity. The landscape impact is an additional constraint, the site being visible from a distance within the National Landscape. Development here could also adversely impact on the functioning of the railway station.</p> | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---------------------|---|--------------|
| ETC0012 | Land at Etchingham Station, Etchingham (north east of station) | 0.58 | The site is within the High Weald National Landscape. There is Priority Habitat adjacent. It is within Flood Zones 2 and 3 and contains an extensive area at risk of surface water flooding. The land to the north has continuous matching historic field boundaries but with internal changes and there is a Listed Building close to the southern boundary. There is a Historic Landfill Site to the south. | Previously assessed | The site consists of a large car park that serves the railway station. Its location largely within Flood Zone 3b (functional floodplain) is a significant constraint to development. The national Planning Practice Guidance notes that only water-compatible development or essential infrastructure should be permitted in Flood Zone 3b and consequently, the site is not suitable for residential or other employment development. Additionally, the site sits to the periphery of the village, and is exposed within the landscape. While not greenfield land, its development would impact on the surrounding landscape and character of the National Landscape. Furthermore, the loss of car parking could impact upon the functioning of the railway station. | Unknown |
| ETC0013 | Land north of High Street, Etchingham | 0.72 | The site is within the High Weald National Landscape. Ancient Woodland adjacent. There are areas at risk of surface water flooding. There are historic field boundaries and a Listed Building nearby. A public footpath runs through the site. | Previously assessed | The site is formed by sections of a large number of contiguous rear gardens of linear residential development, north of the A265 within the Development Boundary. Realistically, the multiple land ownerships are highly likely to make the site undeliverable. Furthermore, there are significant constraints including a large number of mature trees to the northern site boundary, an adjoining area of ancient woodland to the west, a large pond, a narrow access, potential impacts on the setting of a Listed Building and impacts on the amenity of adjoining residents. | Unknown |
| ETC0014 | Land north of Oaks Close, Etchingham | 2.99 | The site is within the High Weald National Landscape. Priority Habitat adjacent. Some minor areas at risk of surface water flooding. There are historic field boundaries. | Previously assessed | This is a large field to the north of the village. The site is located within an open landscape forming part of an early post-medieval fieldscape, and is visible from a distance. Development here at the scale considered through the HELAA would be out of character with the historic settlement pattern and would appear as a significant intrusion into the countryside, impacting on the landscape and character of the National Landscape. Access is a further constraint. | Unknown |
| ETC0017 | Land at Ladyfield, Etchingham | 0.49 | The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on the road to the south. | Council search | The site comprises garden land associated with the adjoining residential property, Ladyfield. It is a variation of a site previously assessed through the SHLAA (2013) (site reference ET2). The SHLAA found the site to be unsuitable for development due to access constraints. Updated advice has been received from the Highway Authority, taking account of the access point now included. The Highway Authority has confirmed their previous concerns still apply, that is, the proposed access is not acceptable due to insufficient visibility and proximity to the junction opposite. While there are few other environmental constraints and the site is in a sustainable location close to the limited services and facilities in the village, the lack of an acceptable access means that this site is not considered suitable for residential or commercial development of the scale considered through the HELAA. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|--|-----------------------|
| ETC0018 | Lambing Shed, High Street, Etchingham | 0.18 | The site is within the High Weald National Landscape. There is an area of Ancient Woodland in the north east corner of the site which extends to the north. There are narrow bands at risk of surface water flooding on the east and west boundaries. There are historic field boundaries. A public footpath is to the east. | Council search | This is a narrow site containing an agricultural building, adjacent to the primary school. There are a number of mature trees within the site running down the western boundary which link to ancient woodland in the northern part of the site and beyond. This tree screen is important to the local landscape character within the High Weald National Landscape and for biodiversity, and would need to be retained in any redevelopment. Other constraints include areas at risk of surface water flooding, and potential conflicts at the access point, given the road junction opposite and the school access point just to the west. The constrained nature and shape of the site together with its limited size and the need to retain the trees within it and a buffer to the ancient woodland means that it could not satisfactorily accommodate the level of development considered through the HELAA. | Unknown |
| ETC0021 | Premises at Station Yard, High Street, Etchingham | 0.34 | The site is within the High Weald National Landscape. It is bordered by Priority Habitat to the north-east and south-east. It is wholly within Flood Zone 3b and there are surface water flooding risks on the site boundaries. There is a historic landfill at the station car park 50 metres to the west. | Submitted site | This is an employment site containing two large buildings and an area of hard-standing, that could be available for residential redevelopment. It comprises previously developed land in a sustainable location, close to Etchingham railway station and services in the village. However, there are two significant reasons that the site is not suitable for residential development. It is located wholly within Flood Zone 3b (the functional floodplain). The national Planning Practice Guidance notes that only water-compatible development or essential infrastructure should be permitted in Flood Zone 3b and consequently, the site is not suitable for residential or other new employment development. Furthermore, the residential development of this site would result in the loss of an employment use which has not been shown to be unviable or otherwise inappropriate and it would therefore be contrary to Local Plan policies. | Potentially available |
| ETC0023 | Land west of Parsonage Croft, Etchingham | 0.44 | The site is within the High Weald National Landscape. It contains Priority Habitat. It has historic field boundaries. | Council search | The site is a strip of land that has been recently planted as an area of community woodland on the western edge of the village, north of the A265. Development at the scale considered through the HELAA would result in the loss of a community open space, contrary to national policy, as well as harm to biodiversity. The landscape impact is a further constraint as the site currently acts as a buffer between the built form of the village and the open countryside to the west. | Unknown |

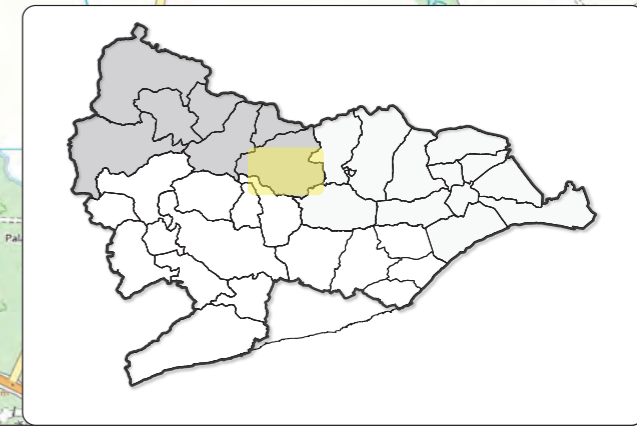
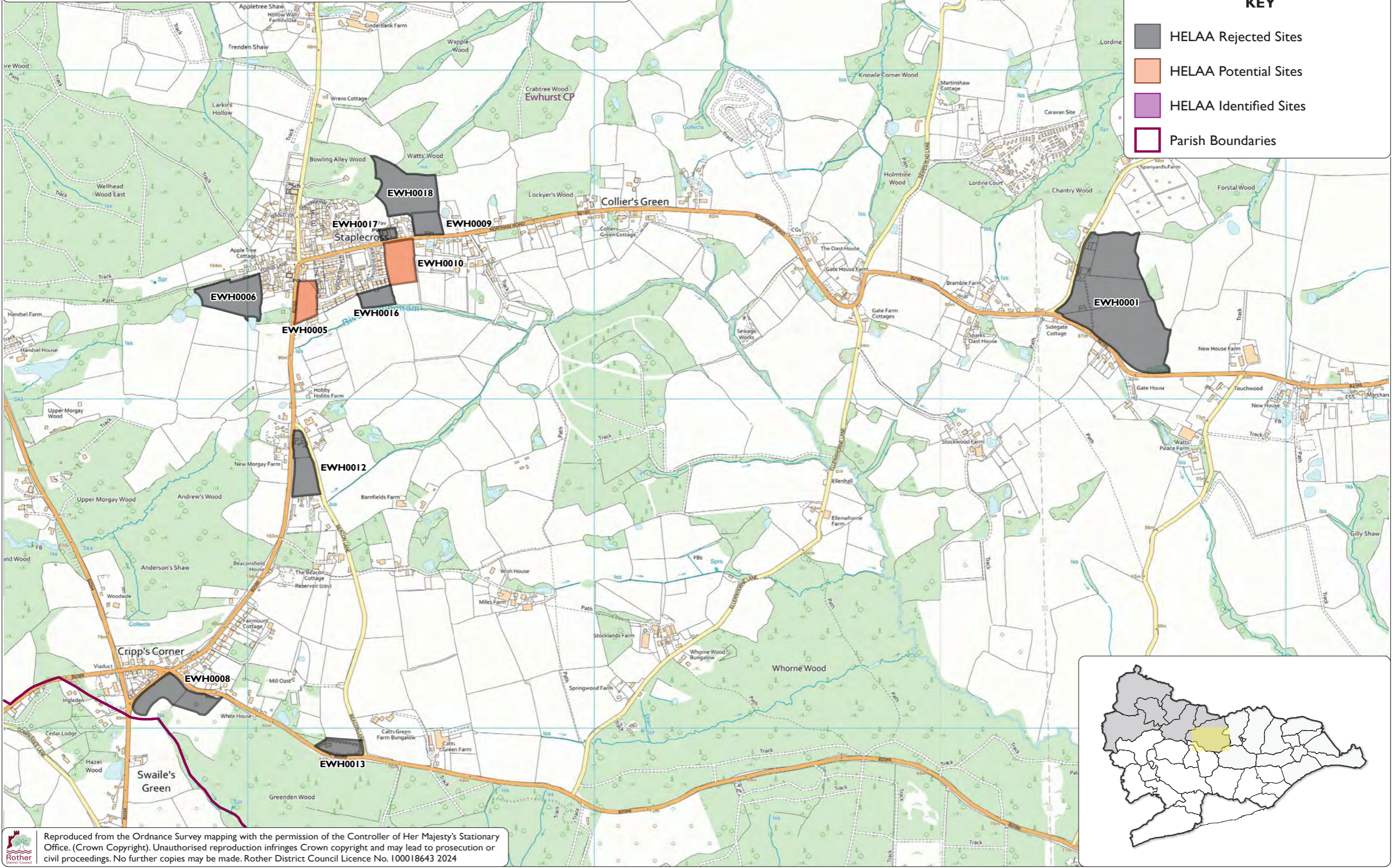
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--------------------------------------|----------------------|---|---------------------|---|--------------|
| ETC0024 | Land north of A265, Etchingham | 3.05 | The site is within the High Weald National Landscape. It contains Priority Habitat. Small area at risk of surface water flooding. There are historic field boundaries. | Council search | This is a large field to the west of Etchingham village, north of the A265. Its development would form a substantial extension of the village into the countryside, impacting on its rural setting and on the character and landscape of the High Weald National Landscape. There would also be biodiversity impacts as the site is identified as good quality semi-improved grassland in the Priority Habitats Inventory and part of a larger wildflower meadow as part of the Weald Meadows Initiative. Access and accessibility are additional constraints as there is no adjoining footway, and traffic is fast-moving in this location. | Unknown |
| ETC0025 | Land south of Burgh Hill, Etchingham | 4.13 | The site is within the High Weald National Landscape. There are areas of ancient woodland, Priority Habitat and also a Local Wildlife Site nearby. Small area at risk of surface water flooding, also risks on adjacent roads. The site has historic field boundaries. There are listed buildings and an Archaeological Notification Area nearby to the east. | Council search | The site is a sloping field, bound by historic field boundaries and an area of deciduous woodland (a Priority Habitat) to the east, forming part of an Early Post-Medieval fieldscape. It is outside any settlement and is visually open and prominent within the Rother Valley and highly characteristic of the High Weald National Landscape, forming part of the open countryside gap between Etchingham and Hurst Green villages. Its development at the scale considered through the HELAA would impact on the landscape and character of the National Landscape. The impact on the setting of the nearby Grade I listed Haremere Hall and the sustainability of the location and lack of pedestrian access are further constraints. | Unknown |

Map 5.5 Northern Sub Area
EWHURST – EAST (INCLUDING STAPLECROSS, CRIPPS CORNER)

SCALE @ A3
1 : 10,000

KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- HELAA Identified Sites
- Parish Boundaries



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EWHURST – EAST (INCLUDING STAPLECROSS, CRIPPS CORNER)

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|---|---------------------|---|-----------------------|---------------------------------|---------------------------------------|
| EWH0010 | Land east of Stockwood Meadow, Northiam Road, Staplecross | 1.06 | The site is within the High Weald National Landscape. It has historic field boundaries. | Submitted site | This is an open field adjacent to a recently constructed housing development at Stockwood Meadow. It is an undeveloped gap in development alongside Northiam Road, contributing to the rural character and setting of the village, and the mature roadside hedge is an important feature in the streetscape. It is a medieval assart with historic field boundaries and there are long views southwards. However, given the presence of development either side and on the opposite side of Northiam Road, there could be scope for limited development in the northern part of the site only, subject to the retention of the roadside hedgerow and the retention of the southern part of the site as green infrastructure. Services in Staplecross are limited although the site is within walking distance of the school, village hall, public house and shop. | Potentially available | Residential: 16 dwellings | Within 5 years |

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|---|---------------------|---|--------------|---------------------------------|---------------------------------------|
| EWH0005 | Land West of the Tollgate, Staplecross | 0.68 | The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding. It is within an Archaeological Notification Area and has historic field boundaries. There is a Listed Building over the road to the west. | Previously assessed | This is a field on the southern edge of Staplecross, in close proximity to services and facilities within the village. The northern half of the site was found to be potentially suitable for development in the SHLAA (2013) but availability was unknown. This remains the case, and further investigation into availability is necessary. Through the SHLAA, the site was considered feasible from a highways perspective. If the site is found to be potentially available then it will be necessary to seek updated advice from the Highway Authority, together with investigation into the feasibility of an access point from Cricketers Field. In landscape terms, the site is fairly well screened from the public realm although adjacent dwellings have a view into it, and there could be some scope for development without undue impact on the High Weald National Landscape. Historic field boundaries would need to be preserved. | Unknown | Residential: 10 dwellings | Unknown |

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---------------------|---|-----------------------|
| EWH0001 | Goodwin Farm, Adams Lane, Ewhurst | 7.95 | The site is within the High Weald National Landscape. There are areas of ancient woodland adjacent to the north and a Local Wildlife Site and Priority Habitat to the north-west. Minor risk of surface water flooding on part of site. Historic Field Boundaries on site. | Submitted site | The site is a large, open field within the countryside between Staplecross and Horns Cross, in an area characterised by scattered development among fields and woodland, typical of the High Weald. Development here at the scale considered through the HELAA would be out of keeping with the settlement pattern and would impact on the landscape and character of the National Landscape. Given its location, there are no nearby services or facilities and no footway connections and it does not therefore offer a sustainable location for development. The potential for renewable energy has been considered but as a north-facing site it is unlikely to be suitable for ground mounted solar, and is not within an area identified as suitable for wind energy. | Potentially available |
| EWH0006 | Land west of Forge Close, Staplecross | 1.68 | The site is within the High Weald National Landscape. Adjacent to Priority Habitat and close to ancient woodland. Small area at risk of surface water flooding. Adjacent to an Archaeological Notification Area and has historic field boundaries. A public footpath is adjacent. | Previously assessed | This is an enclosed field south-west of Staplecross village. While the site is relatively well screened from the wider landscape, it is isolated from the main built-up area of the village. Furthermore, there are significant access constraints with the only access a single, unmade track, restricted in width by dwellings on both sides. Significant works (including the likely demolition of property) would be required to upgrade the track to make it viable and safe for vehicular access without adversely impacting on the amenity of the site. An alternative access across fields would have an adverse effect on trees, hedgerows and the rural character of the setting of the village. | Unknown |
| EWH0008 | Land at Cripps Corner | 1.47 | The site is within the High Weald National Landscape. There is ancient woodland nearby. There are some minor areas at risk of surface water flooding. The site is within an Archaeological Notification Area and has historic field boundaries. | Previously assessed | This is an irregularly shaped, sloping site that includes sections of a wider field and orchard south of the crossroads at Cripps Corner. It occupies a prominent position with long views southwards across the countryside. While there is some ribbon development on the northern side of the cross-roads, land to the south, including this site, comprises fields and woodland and has the character of open countryside. Development here at the scale considered through the HELAA would be out of keeping with the settlement pattern and represent an intrusion into the countryside, impacting the landscape and character of the National Landscape. Access and accessibility are further constraints, there being very few services within the small settlement of Cripps Corner. | Unknown |
| EWH0009 | Land east of Hop Gardens, Northiam Road, Staplecross | 0.55 | The site is within the High Weald National Landscape. There are historic field boundaries on site. | Submitted site | This site forms the road-fronting section of a larger field on the eastern edge of Staplecross village, adjacent to a small modern housing estate (Hop Gardens). The field extends to the north and comprises a medieval fieldscape (assart) with historic field boundaries. The site has a strong rural character and is important in defining the rural setting of the village. It is on a higher level than the road to the south, and exposed to the countryside to the north, of which there are long views. Development here would be visible from a distance and would visually intrude into the countryside, impacting the landscape and character of the National Landscape. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|---|---------------------------|--|-------------------------|
| EWH0012 | Wattle Hill, Beacon Lane, Staplecross | 1.04 | The site is within the High Weald National Landscape. There are Tree Preservation Orders to the north-east. Much of site is within an Archaeological Notification Area. Historic Field Boundaries on site. Listed building on site. | Submitted site | This level site lies between the small settlements of Cripps Corner and Staplecross and is bounded by the B2165 and Beacon Lane. It includes a dwelling which is also a Grade II listed building and outbuilding associated with a historic farmstead, together with a garden area and field which extends to the south. The site has a rural character with the existing access from a narrow lane, and mature boundary hedges which screens it from views from the adjacent roads. It is within an area of scattered development including listed buildings and also some commercial sites such as plant nurseries which are generally well screened, interspersed with fields and woodland, typical of the High Weald National Landscape. Development at the scale considered through the HELAA would harm the rural character of the area within the HWNL. The impact on the setting of the listed building within the site is also a consideration. Furthermore, the site does not adjoin a settlement, and effectively forms part of the countryside. It does not represent a sustainable location for additional development: the limited services in Staplecross are at some distance and there is no footway to access them. The site could be considered for a renewable energy development (e.g. solar panels), however, it is unlikely to be large enough to be economically viable. | Unknown |
| EWH0013 | Cripps Corner highway depot, Cripps Corner | 0.56 | The site is within the High Weald National Landscape. There is a Local Wildlife Site across the road to the south. There is a minor risk of surface water flooding on part of site. Historic Field Boundary to north. | County Council-owned land | This is a brownfield site currently used as a County Council highways depot for the storage of materials. It lies just east of the small settlement of Cripps Corner and is bounded by a thick tree screen on all boundaries. Given its existing character and level of screening, in landscape terms it could accommodate small-scale development without harming the landscape or character of the High Weald National Landscape, subject to the protection and retention of boundary trees. However, it is in a relatively isolated location, accessed from a fast road with no footways, and there are few services and facilities in close proximity, raising concern with its sustainability for residential development. As a brownfield site with an existing access point it could be suitable for a small-scale business use, although it is not currently available. | Not currently available |
| EWH0016 | Land south of Stockwood Meadow, Staplecross | 0.50 | The site is within the High Weald National Landscape. There are some small areas at risk of surface water flooding. The site has historic field boundaries. | Council search | This is an enclosed field to the south of recently constructed residential development at Stockwood Meadow, within the village of Staplecross. The site forms an important buffer between the built form and the countryside. Development here would encroach into the countryside and harm the setting of the village within the High Weald National Landscape. | Unknown |

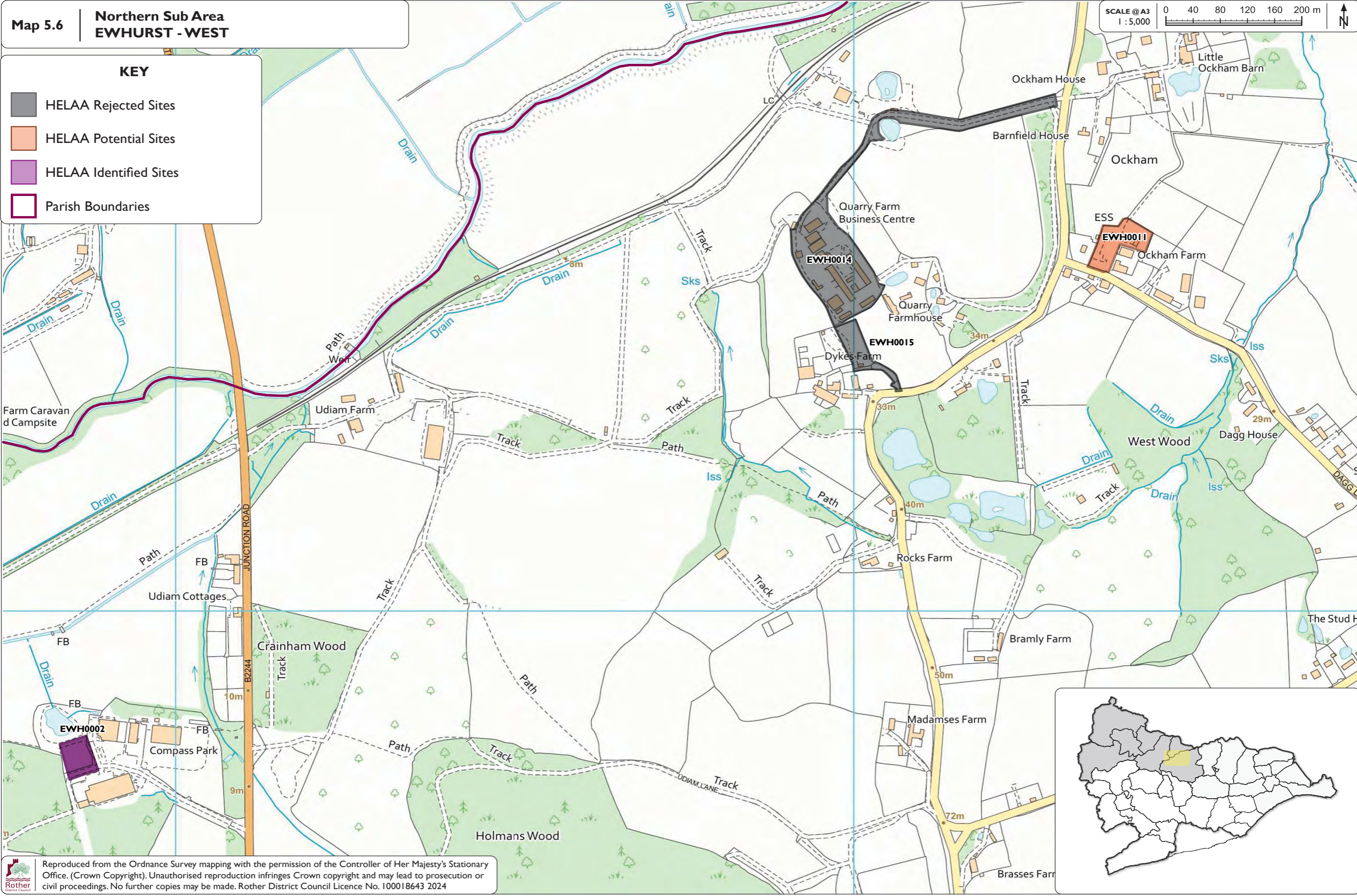
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---------------------------------------|----------------------|--|---------------------|---|-----------------------|
| EWH0017 | St Marks Church, Staplecross | 0.14 | The site is within the High Weald National Landscape. The land to the east has historic field boundaries. | Submitted site | This is a brownfield site in close proximity to village services, with an existing access and adjacent footway. Its redevelopment would result in the loss of a community facility (a church and public car park) in a village location, contrary to local and national policy. Evidence has not been provided to demonstrate that these facilities are redundant, or that an alternative community use of the site would not be appropriate. Furthermore, while not listed, the church is an attractive Victorian building which contributes to the character of the village, and could be considered a local heritage asset worthy of retention. Mature trees on the frontage would also restrict any redevelopment potential. Furthermore, the availability of part of the site (the car park) is unknown. | Potentially available |
| EWH0018 | Land south of Watts Wood, Staplecross | 2.21 | The site is within the High Weald National Landscape. It is adjacent to Ancient Woodland and Priority Habitat. There are minor areas at risk of surface water flooding. It has historic field boundaries and there is a Listed Building nearby. There is a public footpath on the northern boundary. | Council search | The site comprises an open field to the north of the village, forming part of a medieval fieldscape (assart) with historic field boundaries. It is an exposed site, visible from a distance across the countryside. Together with land to the south (EWH0009), the site forms an important gap in ribbon development along Northiam Road, contributing to the rural character of the village. The field is also remote from the village edge. Development here would represent a significant intrusion into the countryside, out of keeping with the settlement pattern and would impact on local character and views and on the landscape of the High Weald National Landscape. | Unknown |

Map 5.6 Northern Sub Area EWHURST - WEST

KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- HELAA Identified Sites
- Parish Boundaries

SCALE @ A3
1 : 5,000



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EWHURST – WEST

IDENTIFIED SITES (Existing allocations and sites with planning permission⁴. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|---|----------------------|---|--------------------------------|---------------------------------------|
| EWH0002 | Land at Compass Park, Junction Road, Ewhurst | 0.24 | The site is within the High Weald National Landscape. It adjoins an area of ancient woodland. It is largely within Flood Zone 3 and is at risk of surface water flooding. There are historic field boundaries nearby. A public footpath crosses the site. | Planning application | The site is within an established business park which was developed some years ago for a mixture of uses. It forms the only remaining undeveloped section of the Business Park ("unit 3") and it has an extant planning permission for one light industrial building which would provide a floorspace of 987 square metres. | Employment floorspace: 987 sqm | Within 5 years |

POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|---|---------------------|---|--|---------------------------------|---------------------------------------|
| EWH0011 | Land at Ockham Farm, Dagg Lane, Ewhurst Green | 0.39 | The site is within the High Weald National Landscape and an Archaeological Notification Area. | Submitted site | The site comprises an area of hard-standing within a complex of former agricultural buildings, now in business use. It is in a rural location outside any settlement. It previously had planning permission for the construction of business units although this does not appear to have been implemented and the site does not currently contain any buildings. The site is not suitable for residential use due to its isolated location with few services and a lack of pedestrian footways in the locality meaning that residents would be highly car-reliant. Furthermore, a residential use could be incompatible with the business uses of adjoining land in terms of the impact on amenity of future residents. However, due to the adjacent business units and the previous planning permission, the site is considered potentially suitable for business use. | Availability for employment development is unknown | Employment floorspace: 740 sqm | Unknown |

⁴ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

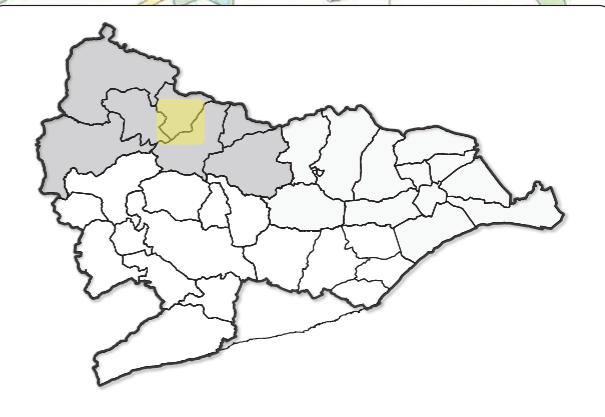
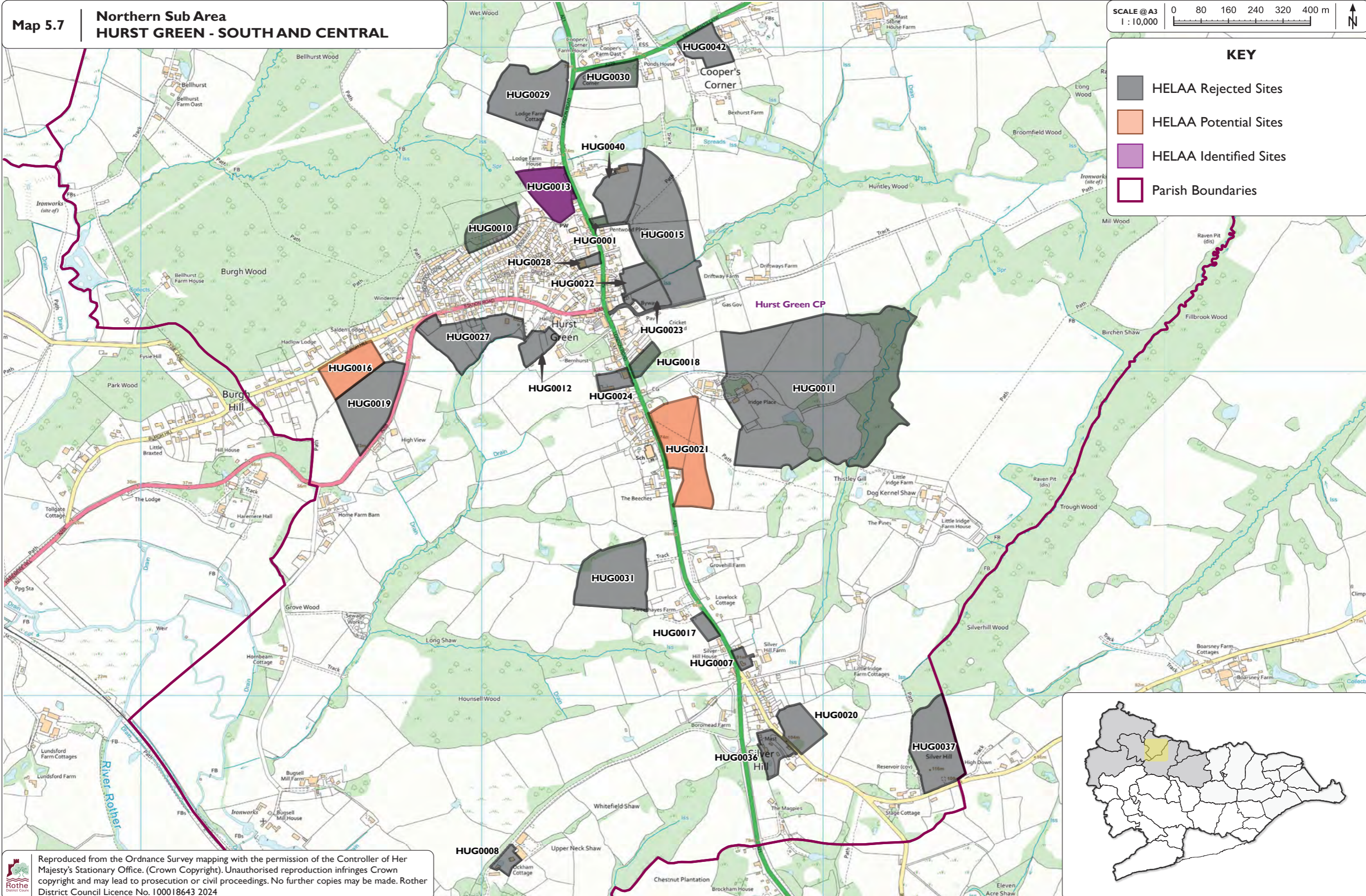
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|---|---------------------|--|--------------|
| EWH0014 | Land at Quarry Farm Business Centre, Bodiam Road, Ewhurst | 2.04 | The site is within the High Weald National Landscape. Minor areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries adjacent. Historic Landfill Site in the west. | Council search | This is a long-established rural employment site, and its continued use for business is supported. While there may be opportunity for some intensification/ redevelopment of parts of the site for business use, there is no evidence that it is available. | Unknown |
| EWH0015 | Land at Dykes Farm, Bodiam Road, Ewhurst | 0.28 | The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding. The surrounding land has historic field boundaries. A Historic Landfill Site is adjacent to the north boundary. A Grade II listed building is to the south. | Council search | The site is a hard-surfaced yard which appears to be used for vehicle parking and storage. It adjoins a large established employment site to the north (EWH0014) but does not form part of it and has a separate access. Given this proximity and its previously developed nature it could potentially be suitable for redevelopment/ intensification for a small-scale business use. However, it is unclear whether its current use is connected to agriculture and any resulting potential impact on this use of the site's redevelopment. The impact on the setting of an adjacent listed building is an additional consideration. Furthermore, there is no evidence the site is available. | Unknown |

Map 5.7 Northern Sub Area
HURST GREEN - SOUTH AND CENTRAL

SCALE @ A3
1 : 10,000

KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- HELAA Identified Sites
- Parish Boundaries



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HURST GREEN – SOUTH AND CENTRAL

IDENTIFIED SITES (Existing allocations and sites with planning permission⁵. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Development Potential | Anticipated Timescale for Development |
|---------|---------------------------------------|----------------------|---|---------------------|---|---------------------------|---------------------------------------|
| HUG0013 | Land South of Lodge Farm, Hurst Green | 1.76 | The site is within the High Weald National Landscape. An area of Ancient Woodland, Priority Habitat and a Local Wildlife Site lie adjacent to the west. There are historic field boundaries. A Grade II Listed Building is adjacent. A public footpath lies to the south of the site. | Submitted site | This is an enclosed field in the northern part of Hurst Green village. It has detailed planning permission for 26 dwellings, granted April 2023 (RR/2021/2798/P). | Residential: 26 dwellings | Within 5 years |

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|---|---------------------|--|-----------------------|---------------------------------|---------------------------------------|
| HUG0016 | Land at Cooks Field (northern parcel), Burgh Hill, Hurst Green | 1.69 | The site is within the High Weald National Landscape. An area of trees subject to a TPO lies adjacent to the east. Minor risk of surface water flooding on the adjacent road. | Submitted site | The site forms the northern section of an open field, south of Burgh Hill in the western part of Hurst Green. It is a proposed allocation for 7 dwellings in the draft Hurst Green Neighbourhood Plan which has been published for Regulation 14 consultation. | Potentially available | Residential: 7 dwellings | Within 5 years |
| HUG0021 | Land south of Iridge Place, London Road, Hurst Green | 3.70 | The site is within the High Weald National Landscape. A Deciduous Woodland Priority Habitat lies adjacent to the north. There is a risk of surface water flooding on the adjacent road to the west. Partly within an Archaeological Notification Area. Historic field boundaries adjacent. Listed buildings adjacent and nearby. A public footpath runs through the centre of the site. | Submitted site | The site comprises a linear section of a field on the eastern side of the A21, in the southern part of Hurst Green village. It is subject to a current planning application for 28 dwellings (RR/2022/1526/P), not yet determined. It is also a proposed allocation in the draft Hurst Green Neighbourhood Plan which has been published for Regulation 14 consultation. | Potentially available | Residential: 28 dwellings | Within 5 years |

⁵ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|---|-----------------------|
| HUG0001 | Land adjacent to Pentwood Place, London Road, Hurst Green | 0.12 | The site is within the High Weald National Landscape. A public footpath is adjacent. Listed buildings nearby. | Submitted site | The site is a plot of greenfield land that fronts the A21 to the east, in the northern part of Hurst Green village just outside the development boundary. It was subject to a dismissed appeal in 2020 for a single dwelling which found the site has an important role in defining the village boundary and the start of the open countryside. It is too small to consider as part of the HELAA and while it could potentially be considered as an extension to the village's development boundary, this would be for the Neighbourhood Plan to determine. | Potentially available |
| HUG0007 | Silverhill Farm, Silverhill, Hurst Green | 0.24 | The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on the road to the west. There is a Listed Building within the site. | Council search | The site comprises a detached dwelling set in a large curtilage with access from the A21 Trunk Road. It is within the small settlement of Silver Hill, south of Hurst Green village. The property was listed as "Surplus and likely to become surplus public sector land", previously owned by the Department for Transport, however it is unknown whether it has been since sold privately. In any event, the building is Grade II listed which would significantly limit the site's redevelopment potential. Additionally, there are very few services in Silver Hill and limited public transport provision, meaning future residents are likely to be highly car. | Unknown |
| HUG0008 | Ockham Cottage, Silverhill, Hurst Green | 0.39 | The site is within the High Weald National Landscape. Adjacent to areas of Deciduous Woodland Priority Habitat. TPOs within and adjacent to the site. There is an area at risk of surface water flooding around the pond. A public footpath adjacent. | Council search | The site comprises a detached dwelling set in a large curtilage. It is in a remote, rural location outside any settlement and is accessed via a long, private lane (also a public footpath). It is not a sustainable location for additional development, furthermore, the access route is not suitable for an increase in traffic. A denser form of development here, at the scale considered through the HELAA, would also be out of keeping with the scattered settlement pattern, harming the rural character of the location and impacting the landscape and character of the National Landscape. | Unknown |
| HUG0010 | Land to the Rear of Ridgeway, Hurst Green | 1.41 | The site is within the High Weald National Landscape. There is a large area of Ancient Woodland (which is also a Local Wildlife Site) to the north and east. Most of the site is covered by Deciduous Woodland Priority Habitat. A public footpath crosses the site. | Previously assessed | The site comprises an area of woodland bounding residential development on the northern edge of the village, also containing a public footpath. Almost the entire site is covered by deciduous woodland, an identified Priority Habitat. While the woodland within the site may be relatively young, it links to a large area of ancient woodland to the north and west and is indistinguishable from it. Development here would cause the loss of an important habitat and harm to biodiversity, contrary to local and national planning policy. Furthermore, woodland is one of the defining components of character of the High Weald National Landscape as identified in the National Landscape Management Plan, and the loss of woodland to development here would harm the landscape and character of the National Landscape. Access is an additional constraint. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---------------------|--|--------------|
| HUG0011 | Iridge Place, London Road, Hurst Green | 21.79 | The site is within the High Weald National Landscape. Contains Ancient Woodland and Priority Habitat. There are areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries. There is a grade II* listed building within the site and further listed buildings to the west. | Previously assessed | The site comprises a large section of countryside to the east of the village, including a Grade II* listed building, Iridge Place, its grounds and a substantial area of ancient woodland. Development here would be significantly out of keeping with the settlement pattern and would represent an intrusion into a rural area, harming the landscape and character of the High Weald National Landscape. Development would also be harmful to the setting of the listed building, contrary to local and national planning policy. The potential impact on the ancient woodland and the lack of an access point are additional constraints. | Unknown |
| HUG0012 | Land south of playing field, Hurst Green | 0.76 | The site is within the High Weald National Landscape. There is a large area of Good Quality Semi-Improved Grassland Priority Habitat to the south which is also a Local Wildlife Site. Historic field boundaries adjacent and a listed building to the south-east. | Previously assessed | This is a small, contained site, south-west of the village, adjacent to the Development Boundary. It contains a tennis court, woodland and potential Priority Habitat, and a small field. Access is a significant constraint, and aside from the difficulties in achieving an access point onto the main road, any access route would involve breaking through woodland, to the detriment of biodiversity and landscape character. Furthermore, development here at the scale considered through the HELAA would be out of keeping with the historic linear settlement pattern, extending into the countryside south of the village. The impact on the setting of the adjacent grade II listed building is a further constraint. | Unknown |
| HUG0015 | Land at Yew Tree Farm, Hurst Green | 6.09 | The site is within the High Weald National Landscape. Most of the site is covered by Lowland Meadow Priority Habitat. Tree Preservation Order adjacent. Small area at risk of surface water flooding. There are historic field boundaries several Listed Buildings around the southern access. Two public footpaths. | Previously assessed | This is a large site comprising sections of 3 adjoining fields, set well back from the ribbon development along the A21 to the east of the village. It forms a section of National Landscape countryside that is integral to the rural character of the area, containing historic field boundaries. Development here would represent a significant intrusion into the countryside, significantly out of keeping with the settlement pattern, harming the landscape and character of the National Landscape. A mature hedge/ tree line on the site's western boundary provides an effective edge to existing development within the village. Furthermore, the majority of the site comprises lowland meadows, a Priority Habitat, and development would be harmful to biodiversity. Access is an additional constraint. | Unknown |

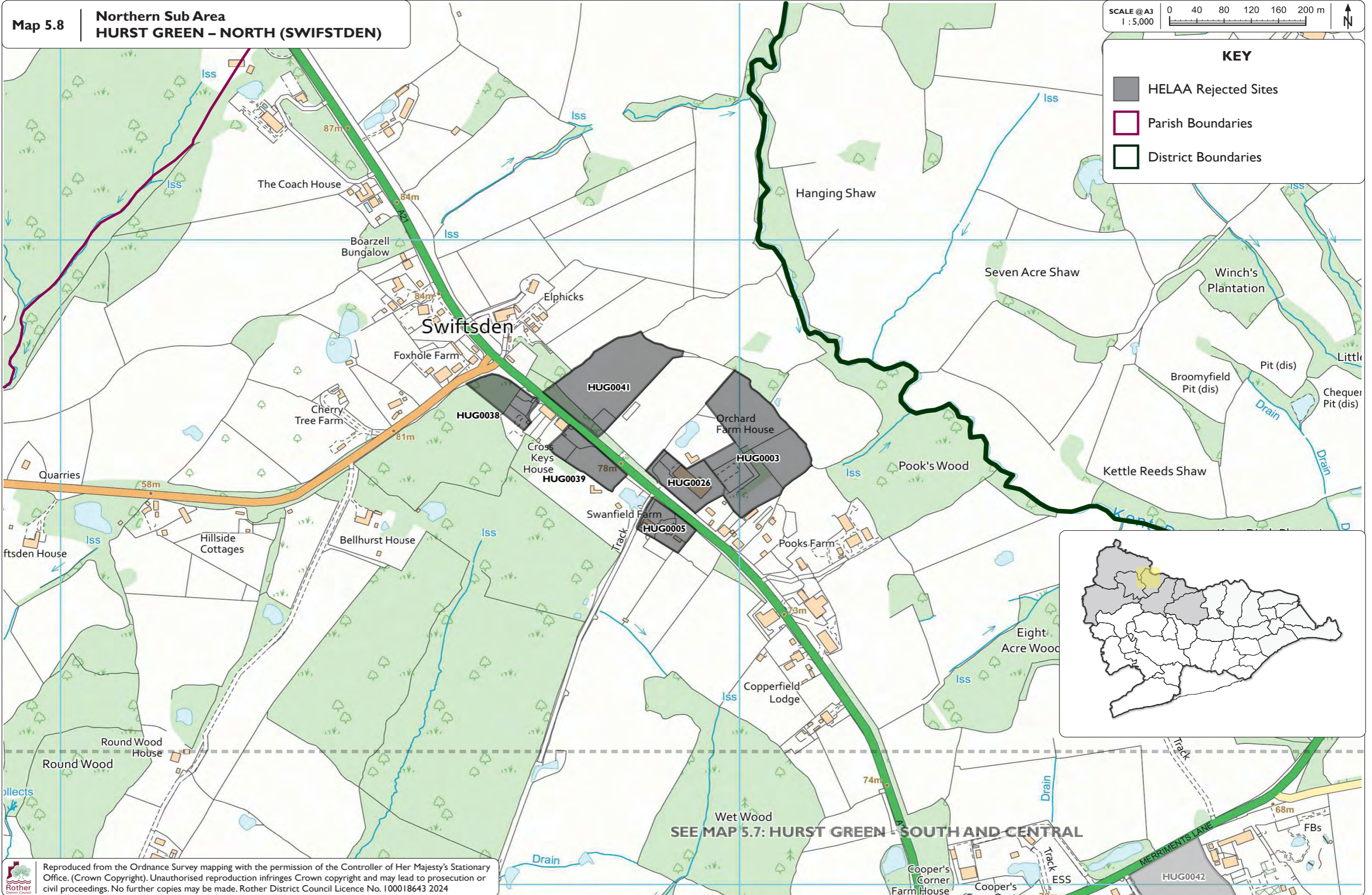
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---------------------|---|-----------------------|
| HUG0017 | Sweethayes Farm, London Road, Hurst Green | 0.34 | The site is within the High Weald National Landscape. | Submitted site | The site forms part of an undeveloped field to the west of the A21, just north of the small settlement of Silver Hill. It has a strong rural character, typical of the High Weald National Landscape, and allows commanding views over the upper Rother Valley to the west. Development here at the scale considered through the HELAA would impact on the character and landscape of the National Landscape due to the site's exposure. Furthermore, there are very few services in Silver Hill and limited public transport provision, meaning future residents are likely to be highly car dependent, raising concerns with the sustainability of the location. | Potentially available |
| HUG0018 | Land adjacent to Iridge Place, London Road, Hurst Green | 0.45 | The site is within the High Weald National Landscape. It is covered with Deciduous Woodland Priority Habitat. There is a risk of surface water flooding on the adjacent road. There are historic field boundaries adjacent. | Submitted site | The site lies on the eastern side of the A21 adjacent to the Development Boundary. It is covered with deciduous woodland, a Priority Habitat. It is unsuitable for the level of development considered through the HELAA due to the harm that would be caused to biodiversity and the significant loss of mature trees, contrary to local and national planning policy. Furthermore, woodland is one of the defining components of character of the High Weald National Landscape as identified in the National Landscape Management Plan, and the loss of woodland to development here would harm the landscape and character of the settlement within the National Landscape. The impact on the setting of the neighbouring Grade II* listed building, Iridge Place, is an additional constraint. | Potentially available |
| HUG0019 | Land at Cooks Field (southern parcel), Burgh Hill, Hurst Green | 2.99 | The site is within the High Weald National Landscape. There is a risk of surface water flooding on a small part of the site and on the adjacent road. | Submitted site | The site is a field to the south-west of the village, bounding the A265 to the south. The land slopes steeply to the east and is exposed in the landscape. Development here at the scale considered through the HELAA would be out of keeping with the established settlement pattern and represent a significant intrusion into the countryside, harming the landscape and character of the National Landscape. | Potentially available |
| HUG0020 | Land adjacent to Mill Barn, Silver Hill, Hurst Green | 1.28 | The site is within the High Weald National Landscape. There is a risk of surface water flooding on the adjacent road to the south-west. A Grade II Listed Building lies adjacent to the west. | Submitted site | The site forms part of an open field and medieval fieldscape (assart). It is on the southern edge of the small settlement of Silver Hill. It is accessed from Bodiam Road, a narrow rural lane with no footways at this point, 220 metres south of its junction with the A21. Development here at the scale considered through the HELAA would represent encroachment into open countryside, harming the landscape and character of the High Weald National Landscape. Furthermore there are very few services in Silver Hill and the site is a 1 kilometre walk to the closest services at the southern end of Hurst Green village, alongside the busy A21, and public transport is limited, raising concerns with the sustainability of the location. | Potentially available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|--|-----------------------|
| HUG0022 | Land rear of Foundry Close (northern parcel), Hurst Green | 0.69 | The site is within the High Weald National Landscape. Adjacent to Priority Habitat. Some risk of surface water flooding. Historic field boundaries adjacent. | Submitted site | The site is an enclosed field to the rear of ribbon development fronting the A21, in close proximity to services and facilities in Hurst Green village. In landscape terms it could potentially accommodate development, subject to a sensitive design including retention of historic field boundaries. It lies directly south of a site which is currently being developed with 20 dwellings, and which is in separate ownership, and would need to be accessed through that site. A previous planning application for development at the site did not attract a Highways objection. There is no other potentially suitable access. However, while the approved layout of the adjoining development would potentially allow an access through, it is understood that financially, the existence of the ransom strip is currently likely to preclude development here. | Potentially available |
| HUG0023 | Land rear of Foundry Close (southern parcel), Hurst Green | 0.74 | The site is within the High Weald National Landscape. Adjacent to Priority Habitat. Some risk of surface water flooding. There are historic field boundaries. A public footpath lies to the south of the site. | Submitted site | The site is an enclosed field to the rear of ribbon development fronting the A21, in close proximity to services and facilities in Hurst Green village. In landscape terms it could potentially accommodate development, subject to a sensitive design including retention of historic field boundaries. It lies south of another site (HUG0022) which itself lies directly south of a site currently under development with 20 dwellings. Development of this site would require a vehicular access from the A21 via the two sites to the north. There is no other potentially suitable access. A previous planning application for development at the site did not attract a Highways objection. All three sites are in separate ownership. While all sites are potentially available and could physically accommodate an access route, currently, it is understood that financially, the existence of the ransom strip is currently likely to preclude development here. | Potentially available |
| HUG0024 | Caravan Tech Site, London Road | 0.51 | The site is within the High Weald National Landscape. There is a Local Wildlife Site and Lowland Meadow Priority Habitat to the west. There are areas at risk of surface water flooding on the road to the east. | Previously assessed | This is a brownfield site centrally located in the village, occupied by a caravan sales and servicing company. While it was thought several years ago that the site would become available for redevelopment, this did not happen. The draft Hurst Green Neighbourhood Plan identifies the site as one of only a few principal commercial sites within the village and emphasises the importance of protecting the village's employment base. Local Plan policy seeks to retain existing employment sites. Nevertheless, through Rother's draft Development and Site Allocations Local Plan (2017), the site was considered potentially more appropriate for residential redevelopment due to its sensitive location in a largely residential area where continued commercial operation could impact on local amenities. Local priorities and the need to retain employment space would need to be balanced against the need for housing if the site were to be considered for redevelopment, however, at the current time there is no evidence it is available. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---|---|--------------|
| HUG0027 | Land south of Station Road (A265), Hurst Green | 2.86 | The site is within the High Weald National Landscape. There is a large Local Wildlife Site and Priority Habitat to the south which extends into the eastern corner of the site. Ancient Woodland adjacent. Areas at risk of surface water flooding. Historic field boundaries. A listed building nearby. | Previously assessed | The site comprises land to the rear of residential development to the south of Station Road and also includes one dwelling. It is likely to be in multiple ownerships and there is no evidence it is available. The topography of the area leads to the site being exposed to the south-east and visible from a distance. Further development here at the scale considered through the HELAA would appear as a prominent intrusion into the countryside, impacting the landscape and character of the National Landscape. Impact on adjacent habitats, and access, are further constraints. | Unknown |
| HUG0028 | Ernest Doe Power, London Road | 0.20 | The site is within the High Weald National Landscape. There are areas at risk of surface water flooding. | Previously assessed | The site is adjacent to the A21 and relatively central within the village. It is a long-established commercial site and consists of a hard surfaced yard and buildings relating to its current use. Given its existing use, its redevelopment for residential purposes would not be suitable due to the resulting impact on local rural employment opportunities. There may be limited scope for the intensification of its current employment use to provide additional floorspace, although the impact on the amenity of the neighbouring occupiers, and on traffic on the trunk road, would be considerations. However, there is no evidence it is available. | Unknown |
| HUG0029 | Land west of Coopers Corner, Hurst Green | 3.34 | The site is within the High Weald National Landscape. It has historic field boundaries. | Considered through draft Neighbourhood Plan | This is a large field on the western side of the A21 trunk road. It is outside the development boundary and some 600 metres north of the centre of Hurst Green village. There is scattered development to the south of the site, and nearby along the A229 to the east, but otherwise the site sits in open countryside in the National Landscape, in an area characterised by small fields interspersed with areas of ancient woodland. Development here at the scale considered through the HELAA would represent encroachment into a rural area, out of character with the settlement pattern and impacting on the landscape and character of the National Landscape. It is also not a particularly sustainable location for significant development due to the distance to services and limited public transport and the fact that the busy A21 between the site and Hurst Green does not provide a pleasant environment for pedestrians or cyclists despite the existence of a narrow footway. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---|---|--------------|
| HUG0030 | Land south of Coopers Corner, Hurst Green | 1.18 | The site is within the High Weald National Landscape. There are two Listed Buildings over the road to the north. | Considered through draft Neighbourhood Plan | The site is a section of a field on the eastern side of the A21 trunk road, adjacent to its junction with the A229. It is outside the development boundary and some 700 metres north of the centre of Hurst Green village. There is scattered development along the A229 including two listed buildings opposite the site, however, the wider area and the site itself is of a strongly rural character, with a pattern of small fields interspersed with areas of ancient woodland, typical of the High Weald National Landscape. Development here would represent encroachment into a rural area, out of character with the settlement pattern and impacting on the landscape and character of the National Landscape. It is also not a particularly sustainable location for significant development due to the distance to services and limited public transport and the fact that the busy A21 between the site and Hurst Green does not provide a pleasant environment for pedestrians or cyclists despite the existence of a narrow footway. | Unknown |
| HUG0031 | Slaughter House Field, Hurst Green | 3.66 | The site is within the High Weald National Landscape. There is a small area of Ancient Woodland to the south-east. Some small areas at risk of surface water flooding. There are historic field boundaries. | Considered through draft Neighbourhood Plan | This is a tree-bound field in open countryside in between the settlements of Hurst Green and Silver Hill. It is defined by historic field boundaries and forms part of a Medieval Assart fieldscape. Ancient woodland adjoins the site to the east. The topography of the surrounding area means the site is exposed and visible from a distance. Development here at the scale considered through the HELAA would be isolated, representing a significant intrusion into open countryside, out of keeping with the settlement pattern and would impact the landscape and character of the National Landscape. The lack of an access is an additional constraint. | Unknown |
| HUG0036 | Windmill Farm, Silver Hill, Hurst Green | 0.87 | The site is within the High Weald National Landscape. There Deciduous Woodland Priority Habitat adjacent to, and extending into the site. Small area at risk of surface water flooding. There is a Listed Building over the road to the north. | Considered through draft Neighbourhood Plan | The site is on the southern edge of the small settlement of Silver Hill. It is accessed from Bodiam Road, a narrow rural lane with no footways at this point, 220 metres south of its junction with the A21. While in landscape terms the site is reasonably well screened and contains an existing level of development, additional development at the scale considered through the HELAA would have an urbanising impact, out of keeping with the settlement pattern the rural character of the area within the National Landscape. Furthermore, there are very few services in Silver Hill and the site is a 1 kilometre walk to the closest services at the southern end of Hurst Green village, alongside the busy A21, and public transport is limited, raising concerns with the sustainability of the location. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|--|-----------------------|
| HUG0037 | Stage Field, Silver Hill, Hurst Green | 3.16 | The site is within the High Weald National Landscape. An area of ancient woodland and Priority Habitat, which is also a Local Wildlife Site, is adjacent to the north. Within an Archaeological Notification Area. Two Listed Buildings and historic field boundaries are adjacent. A public footpath runs along the western boundary. | Council-owned land | The site comprises an open field in a rural location, 400 metres east of the small settlement of Silver Hill. It is accessed from Bodiam Road, a narrow rural lane with no footways. Development here at the scale considered through the HELAA would have an urbanising impact, out of keeping with the settlement pattern and harmful to the landscape and character of the High Weald National Landscape. Furthermore, the site is valued locally as a public open space and there is an aspiration in the draft Hurst Green Neighbourhood Plan to designate it as Local Green Space. Development would be contrary to national policy which seeks to protect areas of open space. Additionally, it is understood the site is of high archaeological value. | Potentially available |
| HUG0040 | Land rear of The Lodge, London Road, Hurst Green | 1.67 | The site is within the High Weald National Landscape. It is adjacent to Lowland Meadows Priority Habitat and an area covered by a collective Tree Preservation Order. | Council search | The site comprises an irregularly shaped field to the north-east of Hurst Green village. While it is within walking distance of village services, development here would significantly extend outside the built form of the village, encroaching into the countryside and harming the rural character of the High Weald National Landscape. Furthermore, the site has no direct road access. | Unknown |
| HUG0042 | Land north of Bexhurst Oast, Merriments Lane, Hurst Green | 1.23 | The site is within the High Weald National Landscape. Some risk of surface water flooding on adjacent road. Historic field boundaries. Public right of way adjacent. | Submitted site | The site comprises a gently sloping field on the southern side of the A229 Merriments Lane. Its northern section is clearly visible from the A229. The field is associated with Bexhurst Oast, adjacent to its south-western corner, which is an oasthouse converted for residential use and an undesignated heritage asset as a traditional vernacular farm building typical of the High Weald National Landscape. The field is sited between a small scattering of dwellings (to the west), including the oast, and a garden centre (to the east). Despite the adjacent development, the site is of a rural character. Development here at the scale considered through the HELAA would be out of character with the low-density, historic pattern of development in the locality, potentially harmful to the setting of the adjacent non-designated asset, and would appear as an intrusion into a rural area, impacting the landscape and character of the National Landscape. Furthermore, it is outside of any settlement and not a particularly sustainable location for significant development due to the distance to services, limited public transport, and no footway provision on the A229. | Potentially available |



HURST GREEN – NORTH (SWIFSTDEN)

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

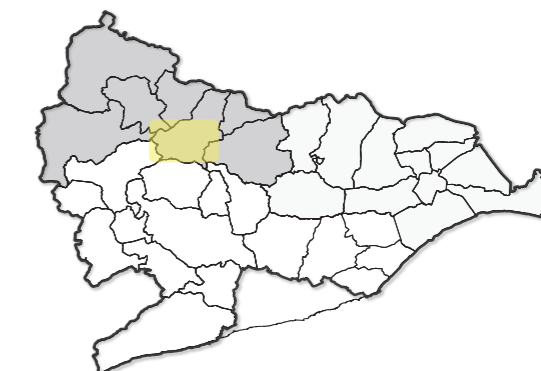
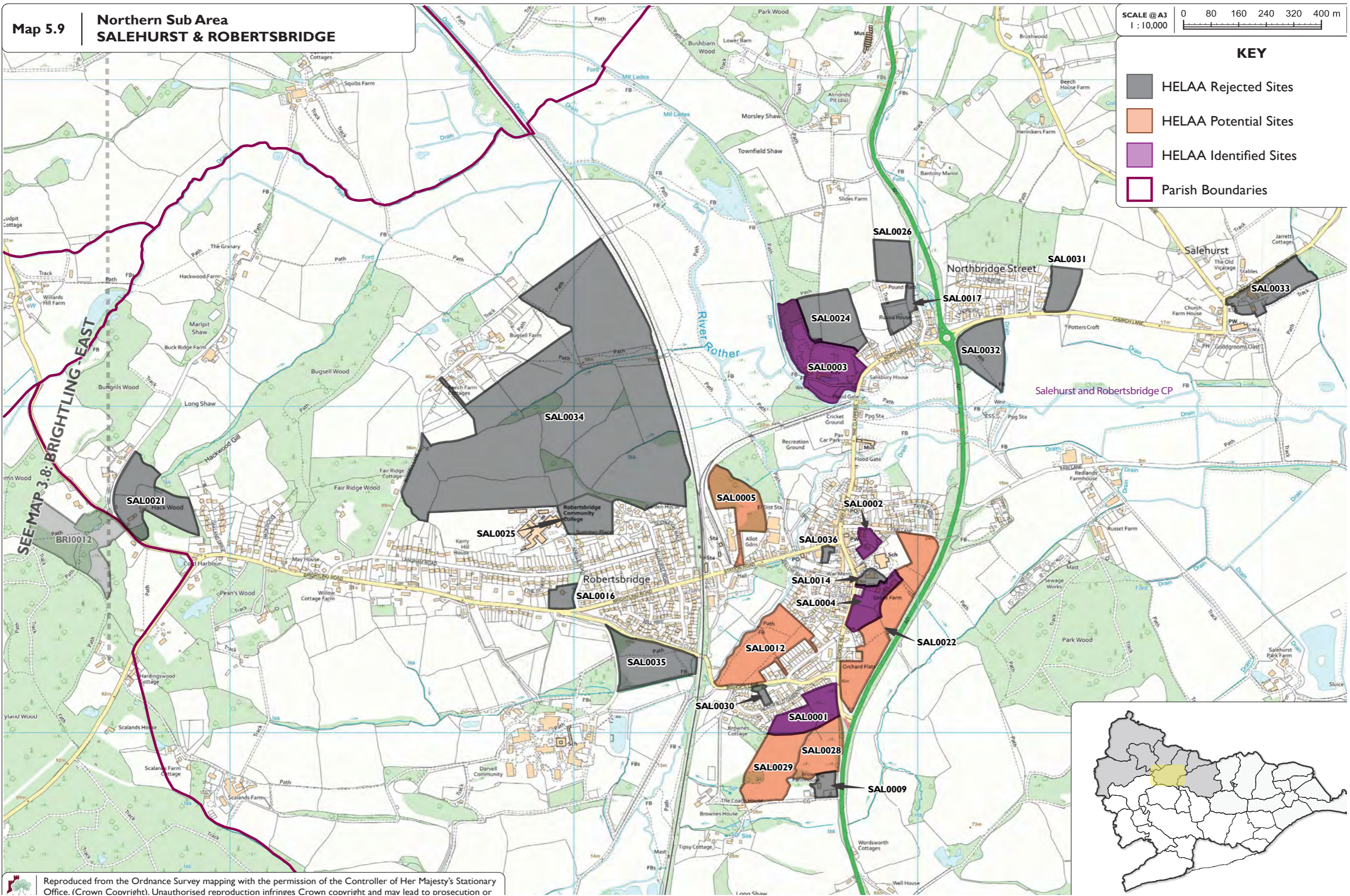
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|---|--------------|
| HUG0003 | Land adjacent to Planters Farm Shop, Orchard Farm, London Road, Hurst Green | 1.97 | The site is within the High Weald National Landscape. Adjacent to Ancient Woodland. Contains areas at risk of surface water flooding. Historic field boundaries adjacent. A public footpath adjacent. | Previously assessed | The site comprises fields to the rear of an established farm shop. It is open to the surrounding landscape, and development here at the scale considered through the HELAA would represent a significant intrusion into a rural area, out of keeping with the settlement pattern and impacting on the landscape and character of the National Landscape. Furthermore, it is within a settlement (Swiftsden) with a limited range of services and facilities and very limited public transport connections, meaning any future residents would be highly car reliant, raising concerns with sustainability. | Unknown |
| HUG0005 | Swanfield Farm (Farm House), London Road, Hurst Green | 0.38 | The site is within the High Weald National Landscape. There is a public footpath adjacent to the western boundary. | Council search | The site comprises a detached dwelling set in a large curtilage with access from the A21 Trunk Road, within the small settlement of Swiftsden. The property was listed as "Surplus and likely to become surplus public sector land" owned by the Department for Transport, however it is unknown whether it has been since sold privately. In any event, while as a partly brownfield site it could have some limited potential for redevelopment, there are sustainability concerns, there being very few services in Swiftsden and the site being some distance from services in Hurst Green village. While it does have direct access to a trunk road, public transport provision is very limited and new residents would be highly car dependent. | Unknown |
| HUG0026 | Orchard Farm, London Road | 0.56 | The site is within the High Weald National Landscape. | Previously assessed | This is an existing employment and retail area in the small settlement of Swiftsden. It is unsuited to residential redevelopment due to its relatively isolated location and the loss of employment land, and while it could potentially be suitable for sensitive business redevelopment there is no evidence it is available or that it could satisfactorily accommodate an additional level of employment floorspace at the scale considered through the HELAA, having regard to its sensitive landscape characteristics. | Unknown |
| HUG0038 | Land north of Swiftsden Cottages, London Road | 0.42 | The site is within the High Weald National Landscape. South of the site are areas of Priority Habitat. Risk of Surface Water Flooding on adjacent road. The site forms part of a Historic Field Boundary. Across the road to the north is a Listed Building. | Council search | The site is partly developed and partly field/woodland, located on the junction of the A21 and the B2099, in the small settlement of Swiftsden. While Swiftsden does have a level of development including some prominent commercial sites visible from the A21, this site retains a rural character and contains many trees which contribute to the rural setting of the settlement. Further development here at the scale considered through the HELAA would have an urbanising impact, harmful to the landscape and character of the settlement within the National Landscape. Furthermore, there are very few services in Swiftsden and very limited public transport provision, and the site is some distance from services in Hurst Green village (1.4km walking distance alongside the busy A21). New residents would be highly car dependent which raises concerns with the sustainability of the location. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---------------------|--|--------------|
| HUG0039 | Land south of Swiftsden Cottages, London Road | 0.48 | The site is within the High Weald National Landscape. Adjacent to areas of Priority Habitat and areas at risk from Surface Water Flooding. Historic field boundaries and a listed building nearby. A Public Right of Way is to the south-east. | Council search | The site comprises a level field with some trees, and an area of hardstanding in its northern corner. It is located in the small settlement of Swiftsden, adjacent to the A21. While Swiftsden does have a level of development including some prominent commercial sites visible from the A21, this site retains a rural character, important to the rural setting of the settlement. Further development here at the scale considered through the HELAA would have an urbanising impact, harmful to the landscape and character of the settlement within the National Landscape. Furthermore, there are very few services in Swiftsden and very limited public transport provision, and the site is some distance from services in Hurst Green village (1.4km walking distance alongside the busy A21). New residents would be highly car dependent which raises concerns with the sustainability of the location. | Unknown |
| HUG0041 | Land opposite former Cross Keys public house, London Road, Swiftsden | 1.52 | The site is within the High Weald National Landscape. Some risk of surface water flooding. The north eastern edge of the site is formed by a historic field boundary. | Council search | The site comprises a field on the northern side of the A21, within the small settlement of Swiftsden. It affords long views across the High Weald National Landscape countryside to the north and east, and development here at the scale considered through the HELAA would represent a visual intrusion into the countryside, impacting on the landscape and character of the National Landscape. In addition, there are very few services in Swiftsden and very limited public transport provision, and the site is some distance from services in Hurst Green village. New residents would be highly car dependent which raises concerns with the sustainability of the location. | Unknown |

Map 5.9 Northern Sub Area SALEHURST & ROBERTSBRIDGE

SCALE @ A3
1 : 10,000

- KEY**
- HELAA Rejected Sites
 - HELAA Potential Sites
 - HELAA Identified Sites
 - Parish Boundaries



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SALEHURST AND ROBERTSBRIDGE

IDENTIFIED SITES (Existing allocations and sites with planning permission⁶. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|---|---------------------|---|--|---------------------------------------|
| SAL0001 | Land to the south- east of Heathfield Gardens, Robertsbridge | 1.73 | The site is within the High Weald National Landscape. Locally Important Trees (Neighbourhood Plan Policy EN8). Historic field boundaries. | Allocated site | The site is allocated for 35-40 dwellings through Policy HO2 of the Salehurst and Robertsbridge Neighbourhood Plan 2018. | Residential: 35-40 dwellings | Within 5 years |
| SAL0002 | Vicarage Land, Land south of the western end of Fair Lane, Robertsbridge | 0.39 | The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent road. Within an Archaeological Notification Area and Conservation Area. Listed Buildings nearby. Public footpath adjacent. | Allocated site | The site is allocated for 6-10 dwellings through Policy HO2 of the Salehurst and Robertsbridge Neighbourhood Plan 2018. | Residential: 6 – 10 dwellings | Within 5 years |
| SAL0003 | Hodson's Mill, Northbridge Street, Robertsbridge | 3.63 | The site is within the High Weald National Landscape. Contains Priority Habitat. Partly within Flood Zones 2 and 3 and some areas at risk of surface water flooding. Partly within an Archaeological Notification Area and Conservation Area. Historic field boundaries adjacent. A Grade II Listed Building within the site. Public footpath crosses the site. | Allocated site | The site is allocated for 85-100 dwellings through Policy HO2 of the Salehurst and Robertsbridge Neighbourhood Plan 2018. It also has an extant planning permission for 96 dwellings and 1,200sqm employment floorspace (RR/2017/382/P, expires July 2024 if not implemented). | Residential: 96 dwellings and Employment: 1,200 sqm floorspace | Within 5 years |
| SAL0004 | Grove Farm, Robertsbridge | 1.24 | The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent road. Within an Archaeological Notification Area and partly within the Conservation Area. There is a Grade II Listed Building in the north. | Allocated site | The site is allocated for around 30 dwellings through Policy HO2 of the Salehurst and Robertsbridge Neighbourhood Plan 2018. It also has extant planning permissions for a total of 32 dwellings including 13 affordable housing units (RR/2022/283/P, RR/2022/1850/P, RR/2017/1642/P). | Residential: 32 dwellings | Within 5 years |

⁶ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|--|----------------------|---|-----------------------|--|---------------------------------------|
| SAL0005 | Culverwells, Land north of Station Road, Robertsbridge | 2.03 | The site is within the High Weald National Landscape. Close to Priority Habitat. Partly within Flood Zone 2 and 3 with some areas at risk of surface water flooding. | Planning application | The site comprises wooded fields north of Station Road. It previously had planning permission for up to 17 dwellings and 1300sqm business floorspace, but this was not implemented and has now expired. It was also previously allocated through the Rother Local Plan (2006) for a mixed residential and commercial development but this is no longer extant although the site remains within the Development Boundary. The site is also subject to a current planning application for 21 dwellings and a doctor's surgery (RR/2023/27/P). | Potentially available | Residential: 21 dwellings and doctor's surgery (pending determination of current planning application) | Within 5 years |
| SAL0012 | Land at Bishops Lane, Robertsbridge | 3.18 | The site is within the High Weald National Landscape. Partly within Flood Zones 2 and 3 with areas at risk of surface water flooding. Historic field boundaries. A public footpath crosses the site. | Submitted site | The site is a sloping field in the southern part of Robertsbridge, adjacent to the Darwell Stream. It is close to services and public transport links in Robertsbridge but it does have environmental constraints including flood risk and important High Weald National Landscape features. It is subject to a current planning application for 41 dwellings including 40% affordable housing (RR/2022/1379/P). | Potentially available | Residential: up to 41 dwellings (pending determination of current planning application) | Within 5 years |
| SAL0022 | Land at Grove Farm (Phase 2), Robertsbridge | 4.04 | The site is within the High Weald National Landscape. The northern field is within an Archaeological Notification Area and there is a Conservation Area to the north-west. A public footpath crosses the site. | Submitted site | This is a large site comprising a network of fields on the eastern edge of Robertsbridge, bordered by the A21 on its eastern boundary. Grove Farm Site A (SAL0004) lies to the west, which is allocated and permitted for residential development. While it is located within the High Weald National Landscape (HWNL), the site has few other environmental constraints and could form a logical extension to the permitted development, in a sustainable location within walking distance of services and public transport links in Robertsbridge. Development could potentially be accommodated across the central part of the site without causing harm to the landscape and character of the HWNL, with the northern and southern-most fields remaining undeveloped as these are more sensitive in landscape terms. The achievement of a safe vehicular access requires further consideration. Initial Highway Authority comments suggest access would need to be from George Hill, with Fair Lane used only for pedestrian and cycle access, and that a Transport Assessment and Travel Plan would be required. | Potentially available | Residential: 35 dwellings | Within 5 years |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|--|---|--|-----------------------|---------------------------------|---------------------------------------|
| SAL0028 | Land south-east of Heathfield Gardens, Robertsbridge | 1.80 | The site is within the High Weald National Landscape. There are some small areas at risk of surface water flooding around the pond in the south-east. The northern section of the site has historic field boundaries. There is a public footpath adjacent to the eastern boundary. | Considered through the Neighbourhood Plan | The site is a field on the southern edge of Robertsbridge, with heavily treed boundaries and tree cover within the site. It is relatively well enclosed and could potentially accommodate limited development without significant impact on the landscape, although development here would extend the footprint of the village southwards into historic fields, potentially impacting on the rural setting of Robertsbridge. To the north it adjoins a site allocated for residential development through the Neighbourhood Plan, and extending the development into this area could potentially provide an opportunity to create new multifunctional green infrastructure and maximise the developable land. Any development would need to retain and enhance boundary trees, historic field boundaries and wooded areas within the site. It is in a sustainable location within walking distance of services and public transport provision in Robertsbridge, however, it could be difficult to achieve a suitable vehicular access as this is likely to require third party land. A new access from the A21 or George Hill would break through the prominent boundary tree line, opening up views of the site and affecting the rural setting of the village. | Potentially available | Residential: 10 dwellings | Unknown |
| SAL0029 | Land south-west of Heathfield Gardens, Robertsbridge | 2.64 | The site is within the High Weald National Landscape. There is an area of deciduous woodland Priority Habitat in the south-western section. There are some small areas at risk of surface water flooding around the ponds in the south. | Considered through the Neighbourhood Plan | The site is a field on the southern edge of Robertsbridge, with heavily treed boundaries and limited tree cover within the site. It is relatively well enclosed and could potentially accommodate limited development in its northern section only without significant impact on the landscape. The southern section is not suitable for development due to Priority Habitat and ponds. However, development here would extend the footprint of the village southwards into historic fields, potentially impacting on the rural setting of Robertsbridge. To the north it adjoins a site allocated for residential development through the Neighbourhood Plan, and extending the development into this area could potentially provide an opportunity to create new multifunctional green infrastructure and maximise the developable land. Any development would need to retain and enhance boundary trees, historic field boundaries and wooded areas within the site. It is in a sustainable location within walking distance of services and public transport provision in Robertsbridge, however, it could be difficult to achieve a suitable vehicular access as this is likely to require third party land. | Potentially available | Residential: 20 dwellings | Unknown |

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|--|-----------------------|
| SAL0009 | Browns Farm, Battle Road, Robertsbridge | 0.45 | The site is within the High Weald National Landscape. | Council search | The site comprises a farmhouse, farm shop and holiday let, accessed via a track directly from the A21. It is isolated from the main village and not well related to services, and is not a sustainable location for further residential development at the scale considered through the HELAA. Furthermore, it is sensitively sited within the High Weald National Landscape, with extensive views to the south, and further development here at the scale considered would impact the landscape and rural character of the National Landscape. | Unknown |
| SAL0014 | Land west of Salehurst C E Primary School, Robertsbridge | 0.31 | The site is within the High Weald National Landscape. Some risk of surface water flooding. Within an Archaeological Notification Area and Conservation Area. Listed Buildings nearby. | Previously assessed | The site is occupied by community facilities including a children's nursery and there is no evidence it is available for development. The loss of community facilities would be contrary to local and national planning policy. | Unknown |
| SAL0016 | Bracken Hill, Knelle Road, Robertsbridge | 0.49 | The site is within the High Weald National Landscape. Contains protected trees and locally important trees (designated in the Neighbourhood Plan). Risk of surface water flooding on adjacent roads. | Previously assessed | The site comprises a single detached dwelling in a large curtilage. While there are constraints including protected trees and potential access issues, in principle it could be suitable for a higher density of residential development. However, it was considered through the SHLAA (2013) and found not to be available. There is no evidence that it is now available. Furthermore, there is a potential conflict with Neighbourhood Plan Policy HO3 which resists the development of residential gardens, where such development would harm local character. | Unknown |
| SAL0017 | Land at Brook House, Northbridge Street, Robertsbridge | 0.79 | The site is within the High Weald National Landscape. Some areas at risk of surface water flooding in the east of the site. Partly within an Archaeological Notification Area and Conservation Area. | Previously assessed | The site comprises a smallholding area and wooded area to the rear of residential development at Northbridge Street. The site has significant access difficulties. The provision of a safe access, and also the developable area, would be restricted by the site's topography, mature tree cover, adjoining development and areas at risk of flooding. Furthermore, development here at the scale considered through the HELAA would be contrary to the historic linear settlement pattern and impact on the landscape and character of the National Landscape and the setting of Northbridge Street Conservation Area. | Unknown |
| SAL0021 | Land associated with Hackwoods Bungalow, Willards Hill, Robertsbridge | 3.27 | The site is within the High Weald National Landscape. There is an area at risk of surface water flooding in the centre of the site and on the road to the west. Adjacent historic field boundaries. | Submitted site | The site comprises a single dwelling in a large curtilage to the west of Robertsbridge. It is relatively level and screened to an extent, and in landscape terms, there could be some scope for ribbon or cul de sac development if this was in character with the existing settlement pattern and the National Landscape, although hedges and trees within and adjacent to the site would be a constraint and would reduce any developable area. However, the site has a strong rural character, and high-density development here would have an urbanising impact, harmful to the rural character of the National Landscape. Most significantly, the site is not considered to be in a sustainable location. | Potentially available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|--|---|-------------------------|
| | | | | | While it is within two kilometres of Robertsbridge village centre which has a reasonable level of services and public transport connections, there is no footway outside the site and no footways or public rights of way leading towards the village centre for at least 500 metres. New residents are therefore unlikely to walk, particularly outside daylight hours, and there is no public transport provision outside the site, meaning residents would be highly car dependent for the majority of journeys. Given the unlit nature of the roads and no specific cycle provision, cycling is unlikely to be a realistic alternative option for all residents. Furthermore, it is unclear if a safe access could be provided, given the narrow and winding nature of the lane adjoining the site. | |
| SAL0024 | Openfield, north of Northbridge Street, Robertsbridge | 2.45 | The site is within the High Weald National Landscape. Adjacent to an area of Deciduous Woodland Priority Habitat. Partly within an Archaeological Notification Area. Adjacent to a Conservation Area. Historic field boundaries. There is a public footpath to the north. | Submitted site | This is an open field adjacent to the former Mill site, a large brownfield site which is allocated in the Neighbourhood Plan for residential development and which has planning permission for 96 dwellings. This site forms part of the rural setting of the village and will form the rural setting to the Mill site development when that comes forward. Further development here would represent encroachment into the National Landscape countryside and would not be in character with the existing settlement pattern. Further expansion around Northbridge Street would not be in character with the historic ribbon form of settlement and would be harmful to the setting of the Conservation Area. The site is also some distance to services in Robertsbridge. | Potentially available |
| SAL0025 | Beech Farm (small site), Knelle Road, Robertsbridge | 1.64 | The site is within the High Weald National Landscape. Adjacent historic field boundaries. | Submitted site | The site forms part of a wider open field on the northern edge of the village. While it adjoins a secondary school and housing development, in landscape terms it is contiguous with the wider countryside to the north and has a strong rural character. Development here at the scale considered through the HELAA would be harmful to the High Weald National Landscape. Access is a further potential constraint. | Potentially available |
| SAL0026 | Land at Slides Farm, Northbridge Street, Robertsbridge | 1.34 | The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent road. Partly within an Archaeological Notification Area. Adjacent to a Conservation Area. | Considered through the Neighbourhood Plane | The site is an open field separated from the edge of Northbridge Street. Development here at the scale considered through the HELAA would represent unwarranted encroachment into the countryside, harming the landscape and rural character of the High Weald National Landscape. Achieving a safe access would also appear to be a significant constraint. | Unknown |
| SAL0030 | Land at Heathfield Gardens, Robertsbridge | 0.16 | The site is within the High Weald National Landscape. There are small areas at risk of surface water flooding to the north. | Council-owned land | The site is a small area of public open space within a residential estate at Heathfield Gardens. It is a designated Local Green Space in the Salehurst and Robertsbridge Neighbourhood Plan. Its loss would be contrary to the Neighbourhood Plan and also to national planning policy which seeks to retain open space unless it is surplus to requirements or would be replaced by equivalent or better provision. | Not currently available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|--|-------------------------|
| SAL0031 | Land east of Coronation Cottages, Robertsbridge | 1.06 | The site is within the High Weald National Landscape. Some areas at risk of surface water flooding along the east and west boundaries. Historic field boundaries. | Council search | The site is an elevated field, prominent in the local landscape and forming part of a network of historic fields. Development here at the scale considered through the HELAA would be highly visible and would extend the built form into an otherwise unspoilt rural area, harming the landscape and character of the High Weald National Landscape. The site is also relatively remote from services in Robertsbridge and accessed via a rural lane, also a historic routeway, the modification of which to provide an acceptable access would be harmful to its character. | Unknown |
| SAL0032 | Land south of Church Lane, Robertsbridge | 2.06 | The site is within the High Weald National Landscape. Close to coastal and floodplain grazing marsh Priority Habitat. Wholly within Flood Zone 3b and most of it is also at risk of surface water flooding. A public footpath crosses the site. | Council search | This is an agricultural field to the south east of the Northbridge Street roundabout on the A21. It is located wholly within Flood Zone 3b (the functional floodplain). The national Planning Practice Guidance notes that only water-compatible development or essential infrastructure should be permitted in Flood Zone 3b and consequently, the site is not suitable for residential or employment development. Furthermore, it forms part of a network of open fields, characteristic of the countryside in this location and development here at the scale considered through the HELAA would not relate well to any existing pattern of built form and would be harmful to the character and landscape of the High Weald National Landscape. | Unknown |
| SAL0033 | Land at Parsonage Farm, Salehurst | 1.97 | The site is within the High Weald National Landscape. Contains some areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Listed building within the site and adjacent. Historic field boundaries. Public footpaths to the east and south. | Council search | The site comprises a small complex of agricultural buildings, some of which have been converted for business use, and one of which is Grade II listed, together with an adjoining field to the east, which slopes down away from the built development. The landscape is characteristic of the High Weald National Landscape, on the edge of a small settlement containing many listed buildings, including the Grade I listed Parish Church of St Mary adjacent to the south, the spire of which is visible across the site. Development here at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape and the setting of the listed buildings within and adjacent to the site. | Unknown |
| SAL0034 | Beech Farm (large site), Knelle Road, Robertsbridge | 39.58 | The site is within the High Weald National Landscape. Contains ancient woodland and Priority Habitat. Areas at risk of surface water flooding. Contains historic field boundaries and public footpaths. | Submitted site | This is a very large area of rolling, open countryside to the north of Robertsbridge, bounded by the mainline railway line on its eastern boundary. It comprises a network of historic fields with mature hedgerows, and provides far, wide ranging views in all directions. Development of this site in its entirety would represent a very significant encroachment into open countryside, significantly extending the settlement of Robertsbridge and having significant harmful impacts on the landscape and character of the National Landscape. Development of a smaller part of the site is also not considered suitable, as it would not relate well to the established development pattern and would still represent an encroachment, albeit of a smaller scale, into an area of strong rural character, impacting the National Landscape. Access is also a significant constraint, whether the entire site or a smaller section is considered. | Potentially available |
| SAL0035 | Bishops Meadow, Bishops Lane, Robertsbridge | 2.72 | The site is within the High Weald National Landscape. Contains an area of deciduous woodland Priority Habitat. Partly within Flood Zones 2 and 3 with areas at risk of surface water flooding. Contains a public footpath crosses the site. | Council-owned land | This is an area of public open space adjacent to the settlement edge. It is a designated Local Green Space in the Salehurst and Robertsbridge Neighbourhood Plan and is clearly well used and well maintained by the local community. Its loss would be contrary to the Neighbourhood Plan and also to national planning policy which seeks to retain open space unless it is surplus to requirements or would be replaced by equivalent or better provision. It also has flooding and access constraints. | Not currently available |

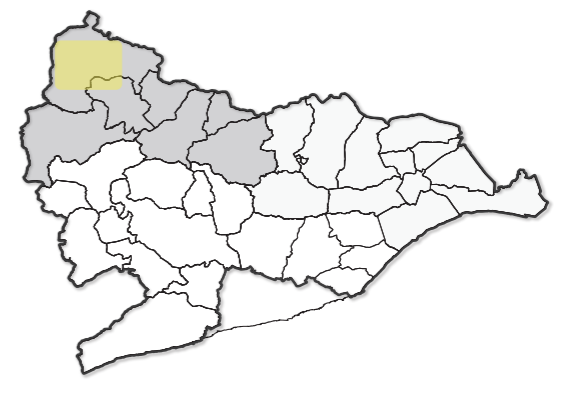
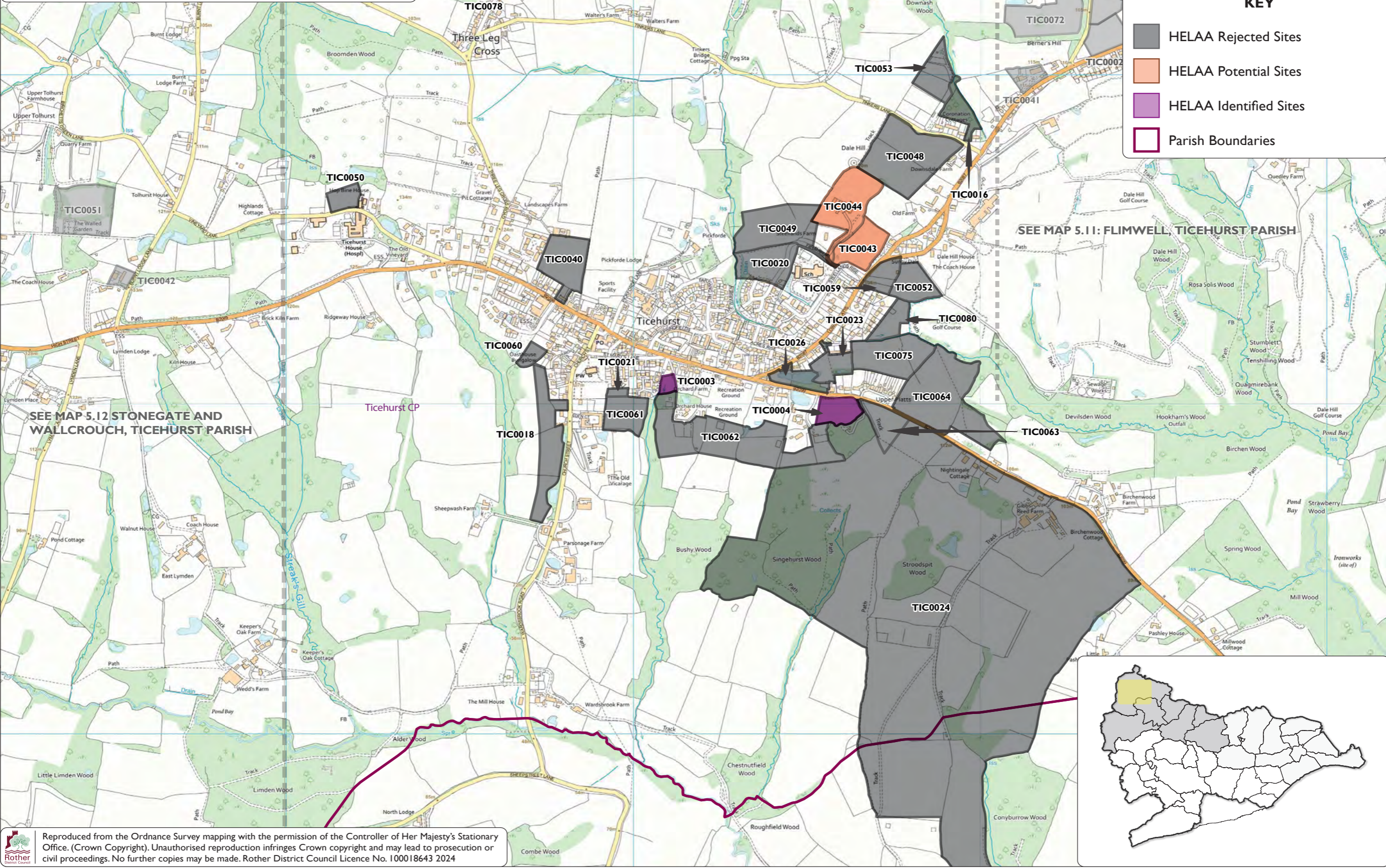
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|---|-------------------------|
| SAL0036 | Robertsbridge Car Park, Station Road, Robertsbridge | 0.12 | The site is within the High Weald National Landscape, an Archaeological Notification Area and the Robertsbridge Conservation Area. Small area at risk of surface water flooding. Listed Buildings nearby. Public footpath on boundary. | Council-owned land | This is a small, well-used public car park in the heart of Robertsbridge, close to shops, services and public transport links. While it is brownfield and in a sustainable location, there is no evidence that the public car park is no longer needed, or indeed available for development. Development here would entail the loss of a valued local facility, contrary to national planning policy which guards against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. There are also heritage constraints, the site being within Robertsbridge Conservation Area and adjacent to a number of listed buildings to the east. | Not currently available |

Map 5.10 Northern Sub Area
TICEHURST, TICEHURST PARISH

SCALE @ A3
1 : 10,000

KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- HELAA Identified Sites
- Parish Boundaries



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TICEHURST, TICEHURST PARISH

IDENTIFIED SITES (Existing allocations and sites with planning permission⁷. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|--|---------------------|---|---------------------------|---------------------------------------|
| TIC0003 | Orchard Farm, Ticehurst Village | 0.23 | The site is within the High Weald National Landscape. Areas at risk of surface water flooding within the north and west of the site. | Allocated site | The site is allocated for 6 dwellings through Policy H2 of the Ticehurst Neighbourhood Plan 2019. It also has an extant planning permission for 5 dwellings, granted 2024 (RR/2022/1265/P). | Residential: 5 dwellings | Within 5 years |
| TIC0004 | Singehurst, Pashley Road, Ticehurst Village | 0.91 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Listed buildings nearby. | Allocated site | The site is allocated for 10 dwellings through Policy H2 of the Ticehurst Neighbourhood Plan 2019. It also has an extant planning permission for 10 dwellings (RR/2020/585/P). | Residential: 10 dwellings | Within 5 years |

POTENTIALLY DEVELOPABLE SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|--|---------------------|---|-----------------------|---------------------------------|---------------------------------------|
| TIC0043 | Land at Cherry Tree Field, Lower Platts, Ticehurst | 1.43 | The site is within the High Weald National Landscape. Historic field boundaries. Adjacent to a Grade II listed Public House. Within the Ticehurst - Flimwell Green Gap designated in the Neighbourhood Plan. Public footpath adjacent. | Submitted site | This is an open field which slopes up from south to north, although appears relatively well contained other than on its southern boundary. It is well related to services in Ticehurst. Initial comments of the Highway Authority suggest that a vehicular access is likely to be achievable but the impact of development traffic on the nearby school drop and pick up periods, alongside other development traffic, would need to be assessed. However, there are landscape constraints. The site is within the Ticehurst - Flimwell Green Gap, defined in the Neighbourhood Plan to prevent the coalescence of Ticehurst and Flimwell. The local topography means that development here would be on a higher ground level than existing development to the south and could appear prominent from this direction. However, given its location, it could represent a logical small extension to the existing village, potentially together with the adjoining site (TIC0044), to include appropriate additional landscaping and green infrastructure to protect countryside views northwards. | Potentially available | Residential: 16 dwellings | Within 5 years |

⁷ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|------------------------------------|----------------------|--|---------------------|---|-----------------------|---------------------------------|---------------------------------------|
| TIC0044 | Land at Steellands Farm, Ticehurst | 2.46 | The site is within the High Weald National Landscape. Historic field boundaries. Within the Ticehurst/Flimwell Green Gap designated in the Neighbourhood Plan. Public footpath adjacent. | Submitted site | The site comprises agricultural buildings in its southern section and part of a field to the north. In the same way as the adjoining site (TIC0043), the site is within the Ticehurst - Flimwell Green Gap, defined in the Neighbourhood Plan to prevent the coalescence of Ticehurst and Flimwell. However, it relates well to services in Ticehurst and initial comments of the Highway Authority suggest that a vehicular access is likely to be achievable but the impact of development traffic on the nearby school drop and pick up periods, alongside other development traffic, would need to be assessed. The northern part of the site does relate more closely to the adjoining open countryside and therefore, only the southern part of the site, which is already developed with agricultural buildings, could have potential for development. This is on the basis that the existing buildings are no longer needed for agricultural purposes. Again, appropriate additional landscaping and green infrastructure to protect countryside views northwards will be necessary, together with the protection of existing trees and hedges within the site. | Potentially available | Residential: 10 dwellings | Within 5 years |

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---------------------|--|-----------------------|
| TIC0016 | Land rear of Coronation Cottages, Tinker's Lane, Ticehurst | 0.81 | The site is within the High Weald National Landscape. Entirely covered with Priority Habitat deciduous woodland. Small areas of surface water flooding risk. Historic field boundaries. Within the Ticehurst - Flimwell Green Gap as identified in the Neighbourhood Plan. | Council-owned land | The site is a small parcel of woodland to the rear of a row of cottages, but otherwise surrounded by farmland. The site is entirely covered by deciduous woodland, a Priority Habitat. Development here at the scale considered through the HELAA would cause harm to biodiversity and the significant loss of mature trees, contrary to local and national planning policy. Furthermore, woodland is one of the defining components of character of the High Weald National Landscape as identified in the AONB Management Plan, and the loss of woodland to development here would harm the landscape and character of the settlement within the National Landscape. | Potentially available |
| TIC0018 | Land west of Church Street, Ticehurst | 2.38 | The site is within the High Weald National Landscape. Surface Water Flooding risk on adjacent land. Historic field boundaries. Partly within an Archaeological Notification Area, and adjacent to Conservation Area and a number of listed buildings. | Previously assessed | This is a linear site, formed of narrow sections of several fields, that extends south of the village. The site abuts the Conservation Area (including the Parish Church) to the north and north-east. Development of the site would represent a significant extension of the village into the countryside of the National Landscape, wholly out of keeping with the historic settlement pattern, impacting on the rural setting of the village and the setting of the conservation area. Safe access and the effect on mature trees are additional constraints. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---------------------|---|-----------------------|
| TIC0020 | Banky Field, Ticehurst | 1.86 | The site is within the High Weald National Landscape. Small area at risk of Surface Water Flooding. Allocated as Local Green Space and Village Landscape Assessment View. Contains a Public Right of Way. | Previously assessed | The site is a landscaped area of public open space that also functions as a landscape buffer to the recently constructed residential development to the south. As an undeveloped buffer area, this site has an important function in providing a transition between the developed edge of Ticehurst and the countryside of the National Landscape to the north. In addition the area has been identified as a Local Green Space in the Ticehurst Neighbourhood Plan, and development would be contrary to national planning policy which seeks to retain open space unless it is surplus to requirements or would be replaced by equivalent or better provision. | Unknown |
| TIC0021 | Land south of St Mary's Close, Ticehurst | 0.15 | The site is within the High Weald National Landscape. Small area at risk of Surface Water Flooding adjacent. Adjoins Conservation Area and partly within Archaeological Notification Area. | Previously assessed | This is a small section of field adjacent to residential development in the south of the village. It is immediately east of the Conservation Area and church yard of St Mary's Church, a grade II* listed building. The site is highly exposed within the countryside to the south, and development at the scale considered through the HELAA would represent an intrusion into a rural area, harming the rural setting of the village and the landscape and character of the National Landscape. The impacts on the setting of the adjacent heritage assets and the amenity of adjoining occupiers are additional concerns. | Unknown |
| TIC0023 | Land off Lower Platts, Ticehurst | 0.86 | The site is within the High Weald National Landscape. It is allocated as Local Green Space in the Neighbourhood Plan. It is bisected twice by two Public Rights of Way. | Submitted site | The site is an irregularly shaped field within the undeveloped gap between the B2087 and the B2099 in the eastern part of the village. The site forms a significant part of a Local Green Space, allocated in the Neighbourhood Plan, which is noted for being well used and maintained by the community and there are two public footpaths which run through the site. Development here at the scale considered through the HELAA would harm the integrity of the Local Green Space and its use, contrary to national planning policy which confirms that policies for managing development within a Local Green Space should be consistent with those for Green Belts, and that open space should be retained unless it is surplus to requirements or would be replaced by equivalent or better provision. Additionally, development would impact the rural character and setting of the edge of the village within the National Landscape. Impacts on mature trees, a pond and biodiversity, and access, are additional potential constraints. | Potentially available |
| TIC0024 | Land east of Ticehurst | 81.69 | The site is within the High Weald National Landscape. Contains areas of ancient woodland and Priority Habitat. Contains areas at risk of surface water flooding. There is a public right of way through the site. Historic landfill site within north-west of site. | Previously assessed | This is a very large area of countryside to the south-east of Ticehurst, comprising fields and areas of woodland. It is of a wholly rural character, with wide views across the High Weald landscape to the south. Development here would represent a significant intrusion into open countryside, out of keeping with the settlement pattern and would cause harm to the landscape and character of the National Landscape. Additionally, there are significant biodiversity rich areas within the site, including ancient, deciduous ghyll and wet woodlands (Priority Habitats). | Unknown |

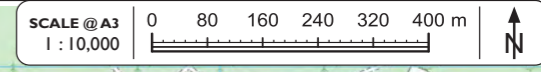
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|---|-----------------------|
| TIC0026 | Land at Lower Platts, Ticehurst | 0.73 | The site is within the High Weald National Landscape. Allocated as Local Green Space in the Neighbourhood Plan. Adjacent to a public right of way. Contains an area at risk of surface water flooding. | Previously assessed | The site is within the undeveloped gap between the B2087 and B2099 in the eastern part of the village. It also forms a significant part of a Local Green Space, allocated in the Neighbourhood Plan. The majority of the site is taken up by large ponds with steep banks, as well as a number of trees, and is wholly unsuitable for development. Furthermore, development here at the scale considered through the HELAA would harm the integrity of the Local Green Space and its use, contrary to national planning policy which confirms that policies for managing development within a Local Green Space should be consistent with those for Green Belts, and that open space should be retained unless it is surplus to requirements or would be replaced by equivalent or better provision. The impact on biodiversity is a further constraint. | Unknown |
| TIC0040 | 40 and 41 High Street, and land to the rear, Ticehurst, East Sussex | 1.88 | The site is within the High Weald National Landscape. Adjacent to protected trees. Contains areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Adjacent to the Ticehurst Conservation Area and two Grade II listed buildings. Historic field boundary. Adjacent to a public right of way. | Submitted site | This is a field on the northern edge of development fronting the High Street. It occupies a sustainable location close to services in Ticehurst village. The principle of developing the site has been considered in detail through two recently dismissed appeals for residential schemes, which have found the site unsuitable for development due to the impact on the landscape and character of the High Weald National Landscape and the setting of the village. In landscape terms, the southern part of the site, closest to the village, could potentially have some scope for limited development subject to the provision of a defined landscape buffer to the countryside. However, viability is likely to be an issue as development would require the demolition of two houses fronting the High Street. In addition, the creation of a new access would impact on the character of the Conservation Area. The effect on the amenity of adjoining residents is an additional consideration. | Potentially available |
| TIC0048 | Land at Tinkers Lane, Ticehurst | 3.95 | The site is within the High Weald National Landscape. Historic field boundaries form the boundary for the north eastern half of the site, including bisecting the site through the centre. Historic field boundaries are also to be found adjacent. | Submitted site | This is a large, exposed field within open countryside to the north-east of Ticehurst, within the 'Green Gap' between Ticehurst and Flimwell, designated through the Neighbourhood Plan, where the Neighbourhood Plan seeks to carefully control development and only allows it when the development is unobtrusive and does not detract from the openness of the area. Given its location within open countryside, its rural character and its large size, development of this site would represent a significant intrusion in the countryside, out of keeping with the settlement pattern and would impact on the landscape and character of the National Landscape. The sustainability of the location is an additional constraint as the site is outside of a settlement and without a connecting footway. | Potentially available |
| TIC0049 | Land north of Steellands Rise and Banky Field, Ticehurst | 2.77 | The site is within the High Weald National Landscape. Adjacent to deciduous woodland to the west. Contains some risk of surface water flooding. Historic field boundaries. Adjacent to a public footpath. | Submitted site | This is a large, exposed field within open countryside to the north of Ticehurst. The site forms part of (and is wholly within) a Medieval assart fieldscape. It is just north of the open green space at the northern extent of the recently constructed residential development at Banky Field, which was planned as part of that development to provide a landscaped buffer between the built form of Ticehurst and the open landscape to the north. Development here at the scale considered through the HELAA would represent an intrusion into that open landscape, out of keeping with the settlement pattern, impacting the landscape and character of the National Landscape and the rural setting of Ticehurst. | Potentially available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---|---|-----------------------|
| TIC0050 | Land north of Vineyard Lane, Ticehurst | 0.57 | The site is within the High Weald National Landscape. Adjacent to Priority Habitat deciduous woodland. Wholly within Grade II* listed park and garden "Ticehurst House Hospital". Adjacent to historic landfill site to the east. | Considered through the Neighbourhood Plan | The site forms part of an agricultural field which lies just north of a private hospital beyond the north-western boundary of the village. It has a strong rural character, typical of the High Weald National Landscape, with views extending across the countryside to the north. Development here at the scale considered through the HELAA would be out of keeping with the settlement pattern and would intrude into open countryside, impacting the landscape and character of the National Landscape, and harming the setting of the grade II* listed registered park and garden. Furthermore, the site is poorly related to the services and facilities in Ticehurst, and the only access between the village and the site is along Vineyard Lane, which is a very narrow rural track with no footways, unsuited to additional traffic. | Unknown |
| TIC0052 | Land south-west of Dale Hill Farmhouse, Ticehurst | 1.13 | The site is within the High Weald National Landscape. Risks of surface water flooding. Historic field boundary. Within the Ticehurst - Flimwell Green Gap. Adjacent to a public footpath. | Considered through the Neighbourhood Plan | This is a field to the east of Ticehurst village. The site bounds residential development to the south-western corner, but is otherwise rural in its setting, with a golf course forming part of the southern boundary. The site is generally exposed within the landscape to the east of Ticehurst, and is located within the Green Gap allocated through the Neighbourhood Plan, where the Neighbourhood Plan seeks to carefully control development and only allows it when the development is unobtrusive and does not detract from the openness of the area. Development here would effectively link Ticehurst and Dale Hill, undermining the effectiveness of this part of the Green Gap and impacting on the landscape and character of the High Weald National Landscape and the rural setting of Ticehurst. Access and the sustainability of the location are further constraints, with access onto a narrow, one-way section of the B2087 and no footway linking the site to Ticehurst. | Unknown |
| TIC0053 | Land at Coronation Cottages, Tinkers Lane, Ticehurst | 1.20 | The site is within the High Weald National Landscape. Contains deciduous woodland Priority Habitat and adjacent to ancient woodland. Surface water flooding risks. Historic field boundaries. Within the Ticehurst - Flimwell Green Gap. | Council-owned land | The site is an exposed field within open countryside, which forms part of a Medieval assart fieldscape. Development at the scale considered through the HELAA would represent an intrusion into the countryside and would impact the landscape and character of the National Landscape. The sustainability of the location is a further constraint as the site is outside of any settlement and without a connecting footway to services. | Potentially available |
| TIC0059 | Land north of Horsegrove Avenue, Ticehurst | 0.76 | The site is within the High Weald National Landscape. Historic field boundaries. Within the Ticehurst - Flimwell Green Gap. | Council search | This is a field to the east of Ticehurst village. The site is generally exposed within the landscape and is located within the Green Gap allocated through the Neighbourhood Plan, where the Neighbourhood Plan seeks to carefully control development and only allows it when the development is unobtrusive and does not detract from the openness of the area. Development here would effectively link Ticehurst and Dale Hill, undermining the effectiveness of this part of the Green Gap and impacting on the landscape and character of the High Weald National Landscape and the setting of Ticehurst. Furthermore, access to the site is from a narrow, one-way section of the B2087, which is on a sharp bend and would be dangerous, especially pedestrian access. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---------------------|---|--------------|
| TIC0060 | Land at Oasthouse Bungalow, Ticehurst | 0.34 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Areas at risk of surface water flooding. Adjacent to an Archaeological Notification Area and Ticehurst Conservation Area. Adjacent to a Local Green Space. | Council search | The site is a field associated with an adjoining residential property, adjacent to the Development Boundary on the south-eastern side of Ticehurst village. It previously had planning permission for a single dwelling which would have required the construction of a new access road, leading from the recently constructed road that serves the new residential development to the west. Given the sloping nature of the site and the existing trees, the site is not considered large enough to accommodate the level of development considered through the HELAA. Access is an additional constraint. | Unknown |
| TIC0061 | Land south of Lower St Mary's and St Mary's Close, Ticehurst | 1.23 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Small area at risk of surface water flooding. Adjacent to an Archaeological Notification Area and Conservation Area. | Council search | This is a sloping field that adjoins the south of Ticehurst village. Despite the adjoining development to the north and west, the site is of a rural character and forms part of open countryside. Its development at the scale considered through the HELAA would represent an encroachment into a rural area and would impact on the landscape and character of the National Landscape and the historic settlement pattern of Ticehurst. The impact on the setting of the adjacent Conservation Area, church yard and the Grade II* listed church to the west are further constraints. | Unknown |
| TIC0062 | Land to the south of Ticehurst Recreation Ground | 5.71 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Slight areas of surface water flooding risk. Historic field boundaries. Adjacent to a listed building and a Local Green Space. | Council search | The site comprises a network of fields to the south of Ticehurst village, forming a ridgetop of sloping countryside. The site is open within the National Landscape, exposed to far-reaching views to the south and is important for the rural setting of Ticehurst. Development here would be contrary to the established settlement pattern and would encroach into the countryside, impacting on the landscape and character of the National Landscape. | Unknown |
| TIC0063 | Land to the east of Singehurst, Land north of the B2099 | 1.00 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Adjacent to public footpath. | Council search | This is a triangular section of a larger field to the east of Ticehurst. It is characteristic of the High Weald National Landscape, forming part of a Medieval assart fieldscape, adjoining an area of ancient woodland and with a historic routeway passing along the western boundary, forming a Public Right of Way. There are far-reaching views to the north and south, important to the local landscape character and reflected by their identification within the Neighbourhood Plan as Locally Important Views, protected through Policy R1. Development here would extend beyond the natural eastern boundary of the village, encroaching into the countryside and impacting on the landscape and character of the National Landscape. | Unknown |
| TIC0064 | Land north of the B2099, Ticehurst | 4.74 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Risk of surface water flooding. Historic field boundaries. Adjacent to listed buildings. Public right of way. Adjacent to a Local Green Space and the Ticehurst-Flimwell Green Gap. | Council search | This large site is formed by two contiguous fields beyond the eastern periphery of Ticehurst village. The site reads as part of the wider countryside and contains a number of key components of the High Weald, including historic field boundaries, a historic routeway, medieval assart fieldscape and adjoining ancient woodland. It is also an open landscape, with views north and south, identified within the Neighbourhood Plan as Locally Important Views, protected through Policy R1. Development here would extend beyond the natural eastern boundary of the village, encroaching into the countryside and impacting on the landscape and character of the National Landscape. | Unknown |

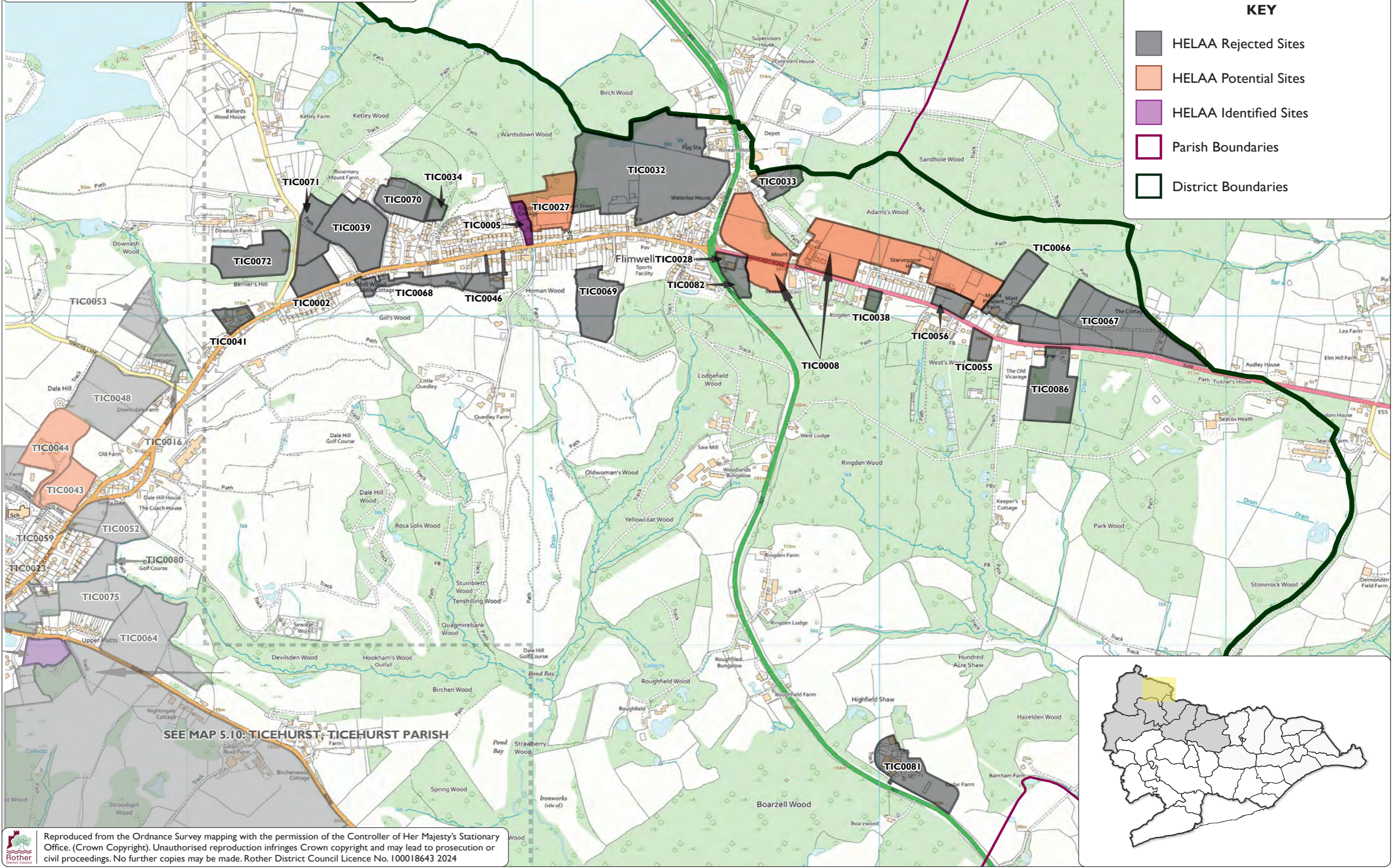
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|---|--------------|
| TIC0075 | Land to the east of Meadowside Cottages | 2.28 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Surface water flooding risk adjacent. Historic field boundaries. Adjacent to Grade II listed cottages, public footpath and a Local Green Space. | Council search | This is a sloping field on the eastern edge of Ticehurst. It is characteristic of the High Weald National Landscape and would be sensitive to development, being steeply sloping and wholly within a Medieval assart with historic field boundaries. It is identified as a Wildflower Meadow through the Weald Meadows Initiative. Furthermore, the site is not well related to the existing built-up area and development here would encroach into the countryside, impacting the rural character of the area and the landscape of the High Weald National Landscape. | Unknown |
| TIC0078 | Land at Three Leg Cross | 0.28 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Historic field boundary. Listed buildings nearby. Adjacent to a public right of way. | Council search | The site comprises a section of field adjacent to the roadside, that forms an open gap at the centre of the small settlement of Three Leg Cross. It contains important High Weald characteristics, forming part of a Medieval assart fieldscape that adjoins an area of ancient woodland to the south and has historic field boundaries. The open view into the assart and the adjacent ancient woodland are important for the settlement's sense of place and its rural setting within the National Landscape. Development here at the scale considered through the HELAA would impact on the landscape and character of the National Landscape and the setting of the settlement. Sustainability of the location is an additional concern, there being few services in the settlement and a significant distance to services in Ticehurst to the south with no connecting footways. | Unknown |
| TIC0080 | Land east of Lower Platts, Ticehurst | 0.78 | The site is within the High Weald National Landscape. | Council search | This is a small field to the east of Ticehurst village. It forms part of a distinctive area of countryside to the east of the village between the B2087 and the B2099. Development here would impact on the rural setting of the village, forming an intrusive spur of development into the countryside. In addition, the site is not adjacent to a road, and there is no satisfactory means of access. | Unknown |

Map 5.11 Northern Sub Area
FLIMWELL, TICEHURST PARISH

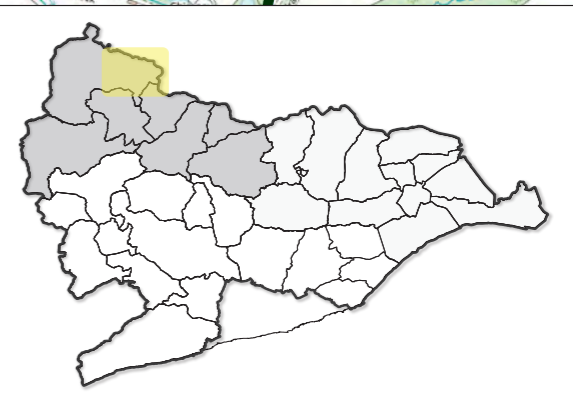


KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- HELAA Identified Sites
- Parish Boundaries
- District Boundaries



SEE MAP 5.10: TICEHURST, TICEHURST PARISH



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FLIMWELL, TICEHURST PARISH

IDENTIFIED SITES (Existing allocations and sites with planning permission⁸. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Development Potential | Anticipated Timescale for Development |
|---------|---------------------------|----------------------|---|---------------------|--|--------------------------|---------------------------------------|
| TIC0005 | Wardsdown House, Flimwell | 0.37 | The site is within the High Weald National Landscape. Priority Habitat adjacent, and ancient woodland 20 metres to the north. Public Right of Way adjacent. | Allocated site | The site is allocated for 9 dwellings through Policy H2 of the Ticehurst Neighbourhood Plan 2019. However it has not yet been subject to a planning application and it is unclear whether it will come forward. See further comments under site TIC0027 below. | Residential: 9 dwellings | Unknown |

POTENTIALLY DEVELOPABLE SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|--|----------------------|--|---------------------|---|--|--|---------------------------------------|
| TIC0008 | Flimwell East Broad Location, Hawkhurst Road, Flimwell | 9.55 | The site is within the High Weald National Landscape. Adjacent to an area of ancient woodland to the north. Very small area at risk of surface water flooding in eastern section. Historic field boundaries adjacent. Public footpath within site. | Council search | This is a broad location containing a number of individual land parcels and adjoining fields on the northern and southern sides of Hawkhurst Road, east of the A21 Trunk Road. It offers the potential for growth on the eastern side of Flimwell, although there are some significant issues which would need to be overcome before its suitability for development can be determined, particularly in relation to its sustainability and safe access. Fields within the eastern part of the broad location are relatively well contained within the landscape and could potentially accommodate a sensitive, residential-led, mixed-use development without significant impacts on landscape character and views, subject to the retention of roadside boundary hedgerows (where present) and an appropriate buffer to the ancient woodland to the north. Fields in the north-western part of the broad location, adjacent to the road junction, are more constrained due to their sloping topography, mature trees and historic field boundaries, however, some sensitive development could potentially be accommodated here in order to link to a larger development in the eastern part of the broad location, and provide improved pedestrian and cycle links towards the crossroads. The field on the southern side of Hawkhurst Road is also relatively well enclosed within the landscape and could potentially accommodate a sensitive commercial development in keeping with the adjacent use, subject to the retention of mature boundary trees and the protection of the adjoining woodland. | Most sections are potentially available. | Mixed use to include residential (100 dwellings), commercial and community uses (e.g. 2,850 sqm employment floorspace and 500 sqm employment floorspace) | Unknown |

⁸ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability | Estimated Development Potential | Anticipated Timescale for Development |
|---------|---|----------------------|--|---------------------|---|-----------------------|---------------------------------|---------------------------------------|
| | | | | | <p>However, due to its scale, development at this broad location may constitute “ major development” within the High Weald National Landscape (an AONB), which the NPPF resists other than in exceptional circumstances and where the development is in the public interest, and further consideration of this issue is necessary. Furthermore, the position of this broad location on the eastern side of the A21 means it is not well-located in relation to existing services and facilities within Flimwell, which lie on the western side. While there are bus stops and limited facilities within walking distance, the fast stretches of Hawkhurst Road and the A21 do not provide a pleasant walking environment or safe cycling environment, and significant measures to improve this would be necessary as part of any development, together with improvements to crossing facilities on the A21. Achieving safe vehicular accesses to the individual parcels could also be problematic, particularly for those in the western part of the broad location, and the impact on the capacity of the road junction requires further assessment. The advice of National Highways will be required. If development were to be accepted here it would need to include a mixture of residential, employment and community uses in order to create a sustainable community with much improved links to existing services on the western side of the A21.</p> | | | |
| TIC0027 | Land rear of Fruitfields, High Street, Flimwell | 2.04 | The site is within the High Weald National Landscape. Ancient woodland and Priority Habitat in the northern section of the site, which extends to the north. Public right of way adjacent. | Submitted site | <p>This is a field at the rear of properties fronting Union Street, adjacent to the Flimwell development boundary. It slopes down steeply from south to north and affords long views northwards across the countryside. It is bounded by ancient woodland to the north, and there is some tree cover within the site. A smaller site to the west, within the same ownership, is allocated for 9 dwellings in the Neighbourhood Plan, and the landowner seeks to extend the allocated site into this land, to provide for a viable development. Locally there are concerns with the potential impacts of development here on the adjoining residents to the south, although these are at a higher ground level so impacts could potentially be mitigated through a careful design and layout. The southern part of this site was an "amber" site in the SHLAA (2013) and it is considered that this section of the site (only) could have potential for limited development, subject to access via the allocated site, a careful design to protect adjoining residents, and protection and enhancement of the wooded area within the northern part of the site.</p> | Potentially available | Residential: 8 dwellings | Unknown |

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|---|-----------------------|
| TIC0002 | Land between Rosemary Lane and Broom Hill, Berners Hill, Flimwell | 1.00 | The site is within the High Weald National Landscape. Close to Priority Habitat deciduous woodland. Historic field boundaries. Within Ticehurst - Flimwell Green Gap as identified in the Neighbourhood Plan. | Submitted site | The site is a northward sloping field that adjoins the B2087 to the south. Except for the residential development on the other side of the road, the site is rural in character, and forms part of the countryside to the west of Flimwell. It contains historic field boundaries and forms part of a medieval assart system. The site occupies a ridgetop position and is exposed to views from the wider landscape to the north. Development at the scale considered through the HELAA would impact on the landscape and character of the National Landscape and the integrity of the Green Gap between Ticehurst and Flimwell. Sustainability and safe access are additional concerns as there are pedestrian footways adjacent to the site, and services and facilities in Ticehurst and Flimwell are at some distance. | Potentially available |
| TIC0028 | The Country Furniture Barns Site, Flimwell | 0.24 | The site is within the High Weald National Landscape. | Previously assessed | This site, to the south-east of the Flimwell Crossroads, is in existing business/retail use, and was the subject of recent expansion within the site, whereby permission was granted for the building on the north-western corner of the site to be converted into showroom use. The remaining area along the frontage of the site is used as a car park for the business. There is no obvious scope for further expansion, intensification or redevelopment for business use, and no evidence the site is available. | Unknown |
| TIC0032 | Land at Flimwell - west | 10.79 | The site is within the High Weald National Landscape. Adjacent to ancient woodland, contains Priority Habitat. Some areas at risk of surface water flooding. Historic field boundaries. Adjacent to Grade II listed buildings. | Previously assessed | This is a large site, formed of three fields to the rear of development along the B2087 and A21, north-west of Flimwell. The site is divided and crossed by historic field boundaries, and adjoins a large area of ancient and ghyll woodland to the north and west. The site forms a prominent and open slope which is exposed to the wider countryside and views to the north, and its development would represent a significant intrusion into the countryside, out of keeping with the settlement pattern and impacting on the landscape and character of the National Landscape. | Unknown |
| TIC0033 | Land south of Royal Oak Garage, London Road, Flimwell | 0.87 | The site is within the High Weald National Landscape. Adjacent to ancient woodland. Historic field boundary. Public footpath within the site. | Previously assessed | The site area consists of part of an existing commercial site to the north-west, which is not available for development. The remainder of the site includes part of a field and an area of woodland that extends to the east. The site is on high, sloping ground, and is visually exposed within the landscape. Development of the undeveloped section would appear incongruous in the landscape and would impact on the National Landscape. The impact on trees within the site and the adjoining ancient woodland is a further concern. Additionally, access is a significant constraint as the site does not adjoin a road. | Unknown |
| TIC0034 | Land north of Old Wardsdown, Flimwell | 0.27 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Within the Ticehurst - Flimwell Green Gap. Adjoining public right of way. | Previously assessed | This is a small area of grass and woodland on the northern edge of the village, bounded to the north by ancient woodland. It forms part of an area of open space secured as part of the recently constructed residential development to the south, and also forms part of a Local Green Space allocated in the Neighbourhood Plan. Development here at the scale considered through the HELAA would harm the integrity of the Local Green Space and its use, contrary to national planning policy which confirms that policies for managing development within a Local Green Space should be consistent with those for Green Belts, and that open space should be retained unless it is surplus to requirements or would be replaced by equivalent or better provision. Development would also impact the setting of the village within the National Landscape. The effect on adjoining ancient woodland, the limited size of the site, and access are further constraints. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---------------------|--|--|
| TIC0038 | Land adjacent Seacox Cockers, Hawkhurst Road, Flimwell | 0.23 | The site is within the High Weald National Landscape. Contains deciduous woodland Priority Habitat and a site-wide Tree Preservation Order. Adjoins Ringden Wood Local Wildlife Site and ancient woodland. Adjacent to a Grade II listed building. | Submitted site | The site comprises an undeveloped piece of land between lower density linear development to the south of the A268. The site has substantial tree cover and is wholly covered by a woodland area Tree Preservation Order, while it also abuts ancient woodland to the south. The site has been subject to two recent refusals of planning permission (for two and four dwellings). Given the site constraints it is not considered large enough to accommodate the level of development considered through the HELAA. | Potentially available |
| TIC0039 | Land north of Broom Hill, Flimwell | 2.91 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and areas at risk of surface water flooding. Historic field boundaries. Within the Ticehurst - Flimwell Green Gap. Public Footpath adjacent. | Submitted site | This is a large ridge-top site within the countryside, west of the built form of Flimwell, forming part of a probable medieval assart, with historic field boundaries and substantial ancient woodland to the north. The site slopes down to the west/north-west, with extensive views to the north-west including of Bewl Water reservoir. Its development would be prominent in long views, appearing as an encroachment into the countryside, impacting on the landscape and character of the National Landscape. Additionally, the site is within the Ticehurst- Flimwell Green Gap, designated through the Neighbourhood Plan, where the Neighbourhood Plan seeks to carefully control development and only allows it when the development is unobtrusive and does not detract from the openness of the area. A development of the scale considered through the HELAA in this location would not meet these objectives. | Potentially available |
| TIC0041 | Berners Hill Farm, Flimwell | 0.54 | The site is within the High Weald National Landscape. Historic field boundary. Grade II Listed Building nearby. The site is within the Ticehurst - Flimwell Green Gap. | Submitted site | The site contains agricultural buildings and is located in a rural area between the settlements of Ticehurst and Flimwell. It is not a sustainable location for residential development due to the distance to services and lack of footways in the vicinity to connect the site to services, and this has been confirmed in a recent appeal decision for housing. The site is within the Ticehurst-Flimwell Green Gap as defined in the Neighbourhood Plan (NP), where the NP policy seeks to carefully control development, only allowing it where the development is unobtrusive and does not detract from the openness of the area. However, the existing buildings within the site are of a functional agricultural appearance and if it is determined that they are no longer required for agricultural purposes then they could potentially be suitable for conversion or redevelopment for a small-scale employment development. However, the site is not currently available for an employment development. | Potentially available for residential redevelopment only |
| TIC0046 | Villa Flair, Union Street, Flimwell | 0.60 | The site is within the High Weald National Landscape. | Submitted site | The site consists of a dwelling and adjoining field to the rear of linear development on the southern side of Union Street, and is served by an access track that runs between two roadside dwellings. Part of the site benefits from a recently approved planning permission for one additional dwelling. Taking this into account, together with the retention of the existing dwelling, the remaining site area is unlikely to be large enough to accommodate the minimum level of development considered through the HELAA. Other constraints include impacts on trees within the site, the narrow width of the access track and potential impacts on the amenity of neighbouring occupiers. | Potentially available |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|---|---------------------|--|--------------|
| TIC0055 | Land east of Flimwell Bird Park, Hawkhurst Road, Flimwell | 0.48 | The site is within the High Weald National Landscape. Adjacent to Ringden Wood Local Wildlife Site and ancient woodland. Surface water flooding risk on adjacent land. | Council search | This is a small sloping field to the east of Flimwell. The immediate area is sporadically developed, and is relatively rural in character. The site's sloping nature and ridgetop location means that much of the northern areas of the site are exposed to far-reaching views to the south. Development at the scale considered through the HELAA would impact on the rural character of the immediate area along the A268 and the landscape and character of the National Landscape. In addition, the site is some distance from the limited services in Flimwell meaning that the sustainability of the location is a further constraint. | Unknown |
| TIC0056 | Land at Sunnybank Garage, Hawkhurst Road, Flimwell | 0.62 | The site is within the High Weald National Landscape. | Council search | The site is in active business use with no obvious scope for expansion, intensification or redevelopment and there is no evidence it is available. Given its relatively distant location in relation to the limited services in Flimwell, the site's existing use is more appropriate than residential use in any event. | Unknown |
| TIC0066 | Land to the rear of 'English Country Living', Flimwell | 1.55 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Access adjacent to Grade II listed building. Historic field boundaries. | Council search | The site is a long narrow field at the rear of development fronting the A268, east of Flimwell, bounded by ancient woodland to the north, north-east and north-west. The adjoining ancient woodland, while enclosing the site from the wider landscape, would also significantly limit its developable area. Furthermore, development would be out of keeping with the settlement pattern. Additionally, the site some distance from services in Flimwell, with no connecting footway. Access and the impact on the setting of an adjoining grade II listed building are additional constraints. | Unknown |
| TIC0067 | Land north of St Augustine of Canterbury and Hawkhurst Road, Flimwell | 6.05 | The site is within the High Weald National Landscape. Adjacent to ancient woodland. Grade II listed buildings nearby. Historic field boundaries. Adjacent to a public right of way. | Council search | The site is a contiguous series of fields that forms a section of open countryside to the north of the A268, east of Flimwell, bound by ancient woodland to the north. Development here would represent a significant extension to ribbon development alongside the A268, impacting the rural character and setting of the settlement and encroaching into the countryside of the National Landscape. Furthermore, the site is some distance from services in Flimwell, with no connecting footway. | Unknown |
| TIC0068 | Land to the rear of development along the south of Union Street | 1.06 | The site is within the High Weald National Landscape. | Council search | The site is a narrow strip of undeveloped land, south of residential development alongside the B2087, and appears to form part of Dale Hill golf course and consequently highly unlikely to be available. Notwithstanding this, the site is atop a ridgeline, with immediately sloping landscape to the south, meaning that development would be exposed to far-reaching views to the south, impacting on the rural setting of the village and the landscape and character of the National Landscape. | Unknown |
| TIC0069 | Land to the south- west of Flimwell Cricket Club | 2.18 | The site is within the High Weald National Landscape. | Council search | This is a large field containing a number of mature trees within the open slopes to the south of Flimwell, west of the A21. Due to its size and topographical prominence, the site is exposed within the National Landscape and is open to far-reaching views from the south. In addition, the site deviates considerably from the existing linear built form to the south of the village. Development here would encroach into the countryside, impacting on the rural setting of Flimwell. Access is also a significant constraint as the site does not adjoin a road. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|---|---------------------|---|---------------|
| TIC0070 | Land to the north of Bewl Bridge Close | 1.43 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Some areas at risk of surface water flooding. | Council search | This is a small field between residential development and an area of ancient woodland to the north of Flimwell. Development extending this far to the north would be uncharacteristic of the existing settlement pattern and would encroach into the countryside. Development would also be exposed to views from the west, impacting on the rural setting of the village and the National Landscape. Access is a further significant constraint, with access via a long private road. | Unknown |
| TIC0071 | Land to the east of Rosemary Lane | 1.30 | The site is within the High Weald National Landscape. Bound by ancient woodland. Some areas at risk of surface water flooding. Historic field boundaries. Contains a public right of way. | Council search | This is an irregularly shaped, tree-bound field to the east of Rosemary Lane. It does not adjoin the existing built form of the settlement, and its setting is wholly rural. The site is positioned within sloping topography that extends down to the north-west towards Bewl Water, and the northern section of this site forms a medieval assart. Its development would be out of keeping with the settlement pattern and would impact on the landscape and character of the National Landscape. Access and the sustainability of the location are additional constraints as the site is not adjacent to the main road and there is no footway connecting it to the core of the settlement. | Unknown |
| TIC0072 | Land to the west of Rosemary Lane | 2.21 | The site is within the High Weald National Landscape. Bound by Priority Habitat. Some areas at risk of surface water flooding. Grade II listed building to the north. Ticehurst - Flimwell Green Gap adjacent to the south. | Council search | The site comprises a field within the countryside to the west of Flimwell. It is bound by trees to the south and east and contains several mature trees within the site itself. It does not adjoin the existing built form of the settlement, and its setting is wholly rural. It is positioned within sloping topography that extends down to the north-west towards Bewl Water. Its development would be out of keeping with the settlement pattern and would impact on the landscape and character of the National Landscape. Access and the sustainability of the location are additional constraints as the site is not adjacent to the main road and there is no footway connecting it to the core of the settlement. | Unknown |
| TIC0081 | Land at Cedar Farm, London Road, Ticehurst | 2.23 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Close to a Local Wildlife Site. Contains area at risk of surface water flooding. | Council search | This is a farm adjacent to the A21 trunk road, located between Swiftsden and Flimwell. The site is subdivided by an access road, within the northern section there are a number of agricultural barns, while the south-eastern section includes a dwelling and polytunnels. The site is screened from the road by a tree belt, and otherwise bound by fields to the east and west and a small parcel of ancient woodland to the north. Given its remote location outside of any settlement it would not be suitable for additional housing but in the event of the buildings becoming redundant for agricultural purposes they could potentially be suitable for redevelopment for employment floorspace. However, there is no evidence that the site is available. | Unknown |
| TIC0082 | Junction of London Road and A268 (South), Site B, Flimwell | 0.59 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. | Previously assessed | This is an irregularly shaped area of field and woodland, also including part of a road-fronting car park that serves an adjacent business. It is screened from the wider landscape and could potentially be suitable for some form of limited employment development. However, it is not available for development. | Not available |

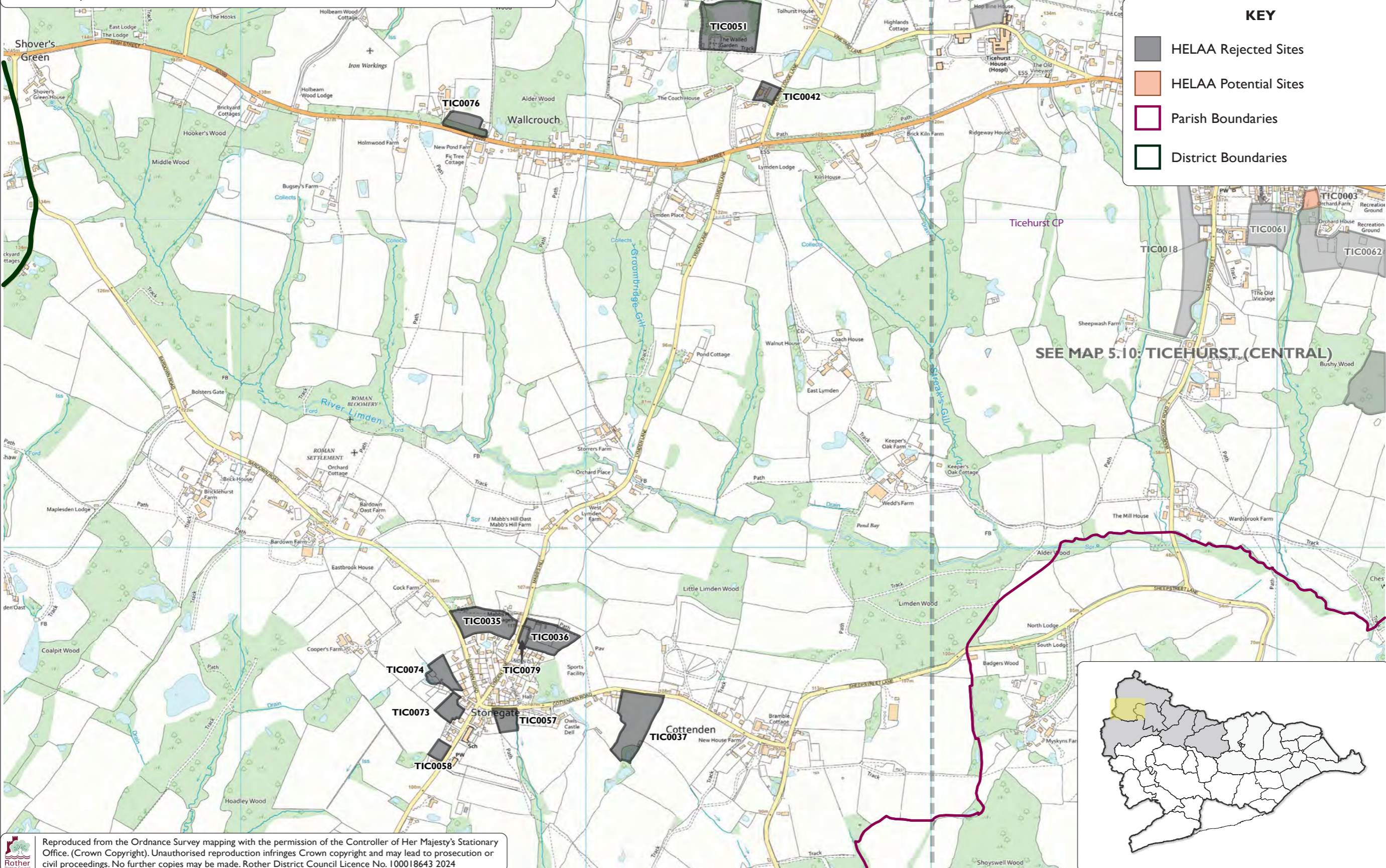
| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|----------------------------------|----------------------|---|---------------------|---|-----------------------|
| TIC0086 | Church Farm, The Mount, Flimwell | 2.56 | The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Contains areas at risk of surface water flooding. Adjacent to Grade II listed buildings. | Submitted site | The site comprises agricultural land on the southern side of Hawkhurst Road, east of the settlement of Flimwell. It is within an area of low density and historic development, adjacent to a Grade II listed church. Development at the scale considered through the HELAA would have an urbanising impact, out of character with the rural setting and the settlement pattern and could impact on the setting of the adjacent listed buildings. The sustainability of the location is a further significant constraint as the site is some distance to services and there is no safe means of pedestrian access. | Potentially available |

Map 5.12 Northern Sub Area
STONEGATE AND WALLCROUCH, TICEHURST PARISH

SCALE @ A3
1 : 10,000

KEY

- HELAA Rejected Sites
- HELAA Potential Sites
- Parish Boundaries
- District Boundaries



SEE MAP 5.10: TICEHURST (CENTRAL)

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STONEGATE AND WALLCROUCH, TICEHURST PARISH

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|--|----------------------|--|---|---|-----------------------|
| TIC0035 | Land west of Lynden Lane, Stonegate | 1.25 | The site is within the High Weald National Landscape. Adjacent to protected trees. Partly within a Source Protection Zone. Historic field boundary. Contain a public right of way. | Previously assessed | This is a field on the northern edge of the small settlement of Stonegate. It is of a rural character, forming part of a large fieldscape made up of Medieval assarts, and the general area is characteristic of the National Landscape. Development here at the scale considered through the HELAA would extend beyond the settlement boundary, encroaching into open countryside, visible in long views from the west. Impacts on protected trees and a groundwater source protection zone are other constraints. | Unknown |
| TIC0036 | Land east of Lynden Lane, Stonegate | 1.05 | The site is within the High Weald National Landscape. Small area at risk of surface water flooding. Contain a public right of way. | Previously assessed | The site comprises an open area of paddocks to the rear of residential development at Limden Close. It forms part of a large fieldscape made up of Medieval assarts. The site is effectively countryside which abuts the north-eastern residential boundary of Stonegate, and its development at the scale considered through the HELAA would extend the settlement beyond its natural boundary in a prominent location which is exposed to long views across the landscape up to Ticehurst to the north-east. | Unknown |
| TIC0037 | Tank Field, Cottenden Road, Stonegate | 1.78 | The site is within the High Weald National Landscape. Contains area at risk of surface water flooding. Historic field boundaries. | Previously assessed | The site comprises a field within open countryside. It sits on an exposed ridgeline and features far-reaching views to the south. Development would encroach into the rural landscape, impacting on the character of the National Landscape. Distance from services and the lack of a footway back to the village are additional constraints. | Unknown |
| TIC0042 | Land at Ridgeway Farm, Burnt Lodge Lane, Ticehurst | 0.31 | The site is within the High Weald National Landscape. The Grade II* Listed Park/Garden of Ticehurst House Hospital lies to the east. Adjacent to Priority Habitats. | Submitted site | This is a small site containing two buildings accommodating business units. It lies in the countryside outside of any settlement and provides long views across the countryside to the north. The majority of one of the buildings has planning permission for conversion to a single dwelling. However, the site is not a sustainable location for additional development at the scale considered through the HELAA. It is a considerable distance from Ticehurst and is without footway connection to local services. Furthermore, additional built development at the scale considered would have an urbanising impact, impacting the landscape and character of the National Landscape. | Potentially available |
| TIC0051 | The Walled Garden, Burnt Lodge Lane, Ticehurst | 2.41 | The site is within the High Weald National Landscape. Contains Priority Habitat deciduous woodland. Risks of surface water flooding. Historic field boundary. | Considered through the Neighbourhood Plan | This is a field within the countryside to the west of Ticehurst. The site is entirely rural, and located some 250 metres along a private and generally inaccessible track. The site is therefore an unsustainable location for additional development at the scale considered through the HELAA. Furthermore, development at the scale considered would represent an intrusion into the countryside, impacting the landscape and character of the National Landscape. | Unknown |
| TIC0057 | Land west of Owls Gardens, Stonegate | 0.42 | The site is within the High Weald National Landscape. Risks of surface water flooding. Historic field boundaries. Public footpath within the site. | Council search | The site forms part of an open field just south of the Stonegate development boundary. It is exposed to far-reaching views across the Upper Rother Valley to the south. It is important to local landscape character and sense of place as an undeveloped gap that visually links Stonegate village with the surrounding countryside, and this is reflected by its identification within the Neighbourhood Plan as a Locally Important View, protected through Policy R1. Development here at the scale considered through the HELAA would impact on the landscape and character of the National Landscape and the rural setting of Stonegate. | Unknown |

| Site ID | Site Address | Site size (hectares) | Summary of Environmental Constraints | Site Identification | Site Assessment | Availability |
|---------|---|----------------------|--|---------------------|---|-----------------------|
| TIC0058 | Land south of Highfield Cottages, Station Road, Stonegate | 0.22 | The site is within the High Weald National Landscape. Ancient woodland nearby. Surface water flooding risk on adjacent road. Historic field boundaries. | Council search | This is a road-fronting section of field which forms an undeveloped open gap between two dwellings alongside Station Road to the south of Stonegate, and is a prominent feature at this entrance to the village. It is exposed within the National Landscape, with long views westwards. This open gap, and indeed, the sporadic nature of development along this part of Station Road are integral to the rural character of the area, and additional development here at the scale considered through the HELAA would impact on that character. The effect on the setting of the grade II listed St Peters Church, directly opposite the site, is a further constraint. | Unknown |
| TIC0073 | Field to the west of Farm Cottage, Stonegate | 0.40 | The site is within the High Weald National Landscape. Grade II listed buildings to the north-east. Historic field boundaries. | Council search | The site is a field within the countryside to the west of Stonegate. Its topography slopes down to the south-west and the site is exposed within the wider landscape. Development here would encroach into the countryside, impacting the landscape and character of the National Landscape and the rural setting of Stonegate. Access is an additional constraint. | Unknown |
| TIC0074 | Field northwest of Briars Croft, Stonegate | 0.55 | The site is within the High Weald National Landscape. Some surface water flooding risk. Grade II listed buildings to the south-east. Historic field boundaries. | Council search | The site comprises agricultural and treed land to the west of Stonegate. It occupies a ridgetop position and is on the edge of a landscape which slopes down to the west. Development of this site would be uncharacteristic of the historic, linear settlement pattern and would impact on the landscape and character of the National Landscape, both in terms of its intrusion into the countryside, and its effect on the rural setting of this historic section of the settlement. Access is an additional constraint. | Unknown |
| TIC0076 | Land north of High Street, Wallcrouch | 0.57 | The site is within the High Weald National Landscape. Contains Priority Habitats. Adjacent to ancient woodland. Risk of surface water flooding adjacent. Listed building nearby. Public right of way adjacent. | Council search | The site comprises a roadside section of field and a narrow strip of deciduous woodland (a Priority Habitat) bounding Wallcrouch High Street, south-west of a small business park. The woodland within the site significantly reduces its developable area, and its removal would be harmful to biodiversity and the local landscape character. The area is characterised by sporadic development. Development here at the scale considered through the HELAA would be out of character and would have an urbanising impact. The sustainability of the location is an additional concern, there being few services in the settlement and a significant distance to services in Ticehurst to the east. | Unknown |
| TIC0079 | Land at Lymden Lane, Stonegate | 0.12 | The site is within the High Weald National Landscape. Adjacent to Priority Habitat and protected trees. Risk of surface water flooding on adjacent land. | Submitted site | The site forms a small section of a larger field on the eastern side of Lymden Lane, on the edge of Stonegate. It is relatively well contained and relates well to adjoining residential development. The larger field was rejected through the SHLAA (2013) as being unsuitable for housing due to the narrow width of Lymden Lane and the effect on rural character. However, this much smaller site could potentially accommodate limited development on the edge of the settlement without causing harm to the landscape or character of the National Landscape. Concerns with the narrow width of the lane remain, however, it may be that a small-scale scheme would have limited highways impact. Stonegate does have limited services and there is no footway on the lane, however there is a primary school within the settlement and a train station 1.7km to the south. Notwithstanding this, the site is considered too small to accommodate a minimum of five dwellings, having regard to its constrained width, and the need for external amenity areas and on-site parking and turning as part of any development. | Potentially available |

