

Rother District Council
Town Hall
London Road
Bexhill-on-Sea
East Sussex
TN39 3JX

ROTHER DISTRICT COUNCIL

DRAFT HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)

PART 2: SITE ASSESSMENTS

CHAPTER 5 – NORTHERN ROTHER

JANUARY 2026



This information can be made available in large print,
audio or in another language upon request.

Please telephone **01424 787668** or email
DraftLocalPlan@rother.gov.uk

Contents

INTRODUCTION4

BODIAM.....6

BURWASH – EAST (BURWASH VILLAGE)7

BURWASH – WEST (BURWASH COMMON AND BURWASH WEALD)12

ETCHINGHAM.....15

EWHURST – EAST (INCLUDING STAPLECROSS, CRIPPS CORNER)20

EWHURST - WEST 23

HURST GREEN – SOUTH AND CENTRAL 24

HURST GREEN – NORTH (SWIFSTDEN) 29

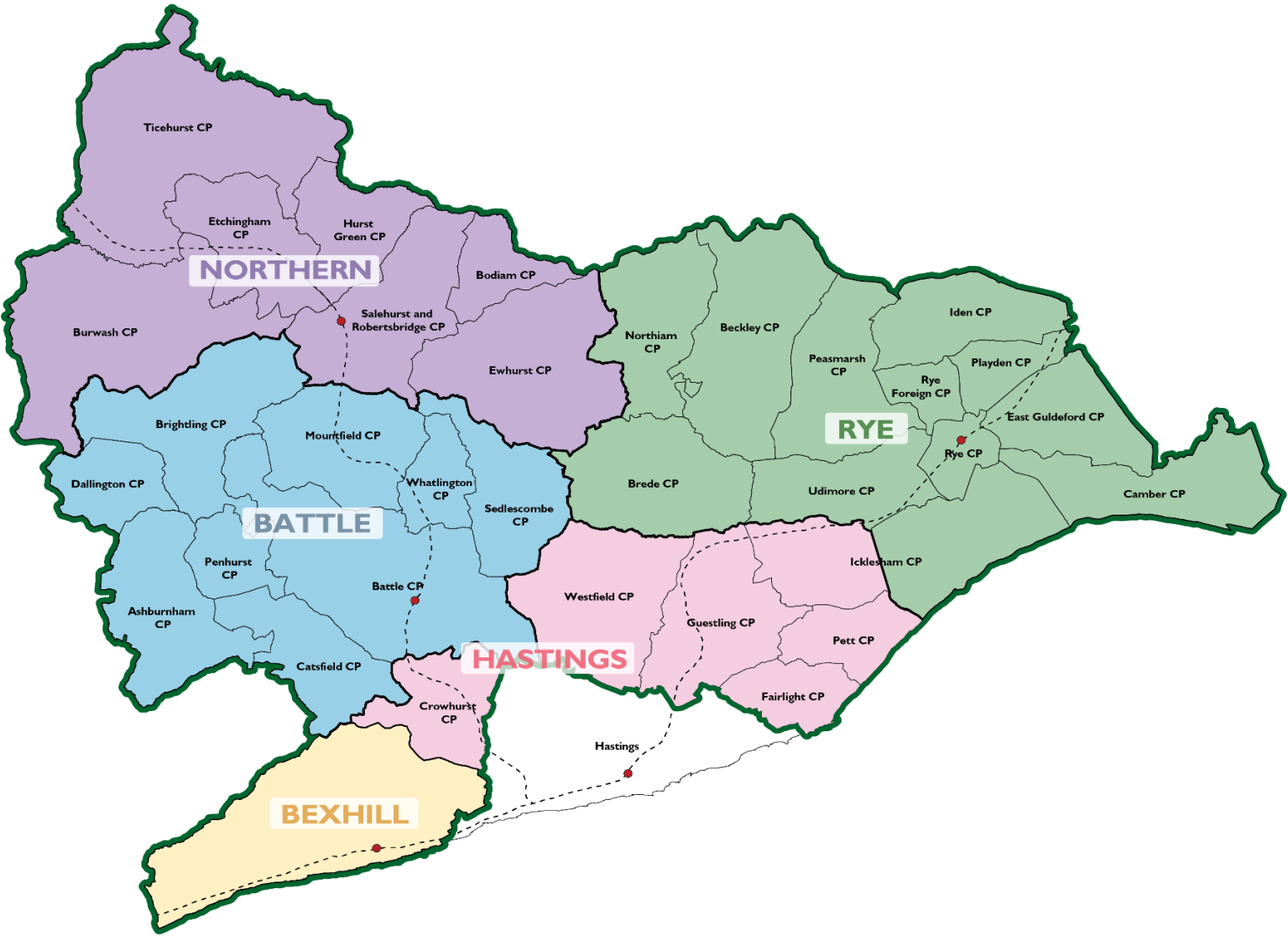
SALEHURST AND ROBERTSBRIDGE..... 31

SALEHURST EAST 37

TICEHURST, TICEHURST PARISH 39

FLIMWELL, TICEHURST PARISH 44

STONEGATE AND WALLCROUCH, TICEHURST PARISH 52



INTRODUCTION

This document forms Part 2 of the Rother District Council draft Housing and Economic Land Availability Assessment (HELAA): Site Assessments (2026). It is divided into five chapters corresponding to the five geographical sub-areas proposed through the new Rother Local Plan (2025-2042). The [interactive map](#) illustrates the location of all the sites that have been assessed through the draft HELAA, and this document contains tables setting out the Council's assessments of the sites. Part 1 of the HELAA is a separate document and comprises the HELAA and Site Selection Methodology Background Paper (Regulation 18 version, 2026). Within this document, sites are categorised in one of four different ways:

1. Identified sites. These sites are shown in purple on the [interactive map](#) 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 [interactive map](#) 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 final assessment work and the result of the Regulation 18 consultation on the draft Local Plan.
3. Rejected sites. These are shown in dark grey on the [interactive map](#) and the tables. These sites have been assessed as either currently unsuitable, currently unavailable, or currently unachievable for development during the plan period.
4. Sites not yet assessed. These are shown in light grey on the [interactive map](#) and the tables. These sites have not yet been assessed. The Council will assess these during 2026 and will publish the assessments in the next version of the HELAA.

The following information is included in the tables:

- Site ID. Each site has an identification (ID) number as shown on the [interactive map](#). 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 HELAA and Site Selection Methodology Background Paper). 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 HELAA and Site Selection Methodology Background Paper 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 estimated in line with the Council's Density Study. For Identified Sites the development potential has been carried forward as per the allocation/ permission at this stage. See the HELAA and Site Selection Methodology Background Paper for further information.
- 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.

BODIAM**REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable**

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	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	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
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

BURWASH – EAST (BURWASH VILLAGE)

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
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. It could provide an opportunity for redevelopment to provide a small number of additional dwellings without encroaching into the countryside or harming the High Weald National Landscape.	Potentially available	Residential: 6 dwellings	Within 10 years
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.	Potentially available	Residential: 15 dwellings	Within 10 years
BUR0032	Land east of Shrub Lane (south), Burwash	0.32	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. The southwest, northwest, and northeast boundaries match the original historic field boundaries.	Council search	The site comprises the roadside portion of an open field on the northeastern 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.	Potentially available	Residential: 8 dwellings	Within 10 years

BUR0042	Land North of Shrub Lane	4.63	The site is within the High Weald National Landscape. Western and northern sections of the site contain Ancient Woodland and Priority Habitat Deciduous Woodland. Some western and northern areas of the site are subject to a high risk of surface water flooding. The north-western facing boundary skirts a historic field boundary.	Submitted Site	The site is a field on the north-western edge of Burwash village. The southeastern 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. 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, a reduced site area of some 1.1ha, comprising the southeastern area of the site only, could potentially be suitable for a sensitive form of residential development of some 35 dwellings. Suitability depends on the creation of a new woodland of native species within the site, which would be critical to screen development from wider views across the Rother Valley. However, the deliverability of the site is uncertain due to agreement across multiple land ownerships being required to provide a site access, consequently, further investigations will continue before the new Local Plan is finalised.	Potentially available	Residential: 35 dwellings	Within 10 years
----------------	--------------------------	------	---	----------------	---	-----------------------	---------------------------	-----------------

REJECTED 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
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	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	Unknown

CHAPTER 5 – NORTHERN ROTHER

			flooding. Archaeological Notification Area and Listed Building nearby. There is a public footpath to the south.		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.	
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. While northern sections of the site become more level and less exposed within the landscape, the development of these areas would strongly conflict with the existing development pattern along the A265 and Spring Lane. 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
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 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
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
BUR0038	Land adjacent to 83 Shrub Lane	0.09	The site is wholly within the High Weald AONB. Shrub Lane adjacent is susceptible to surface water flooding. The eastern facing boundary matches the original historic field boundary.	Submitted site	The site forms a large side garden to No 83 Shrub Lane, with a boundary along Shrub Lane. Permission for the erection of a detached dwelling on this side garden area was given through Appeal APP/U1430/W/24/3336599 in 2024. The site is by itself too small to be considered through the HELAA, however it has been assessed as a potential extension to adjacent HELAA site along Shrub Lane, BUR0032, with which it shares its northeastern boundary. This boundary is also a historic hedgerow. The extension of BUR0032 into this site would require a connection that would require	Potentially available

CHAPTER 5 – NORTHERN ROTHER

					the removal of a section of this hedgerow, the harm from which would outweigh the limited increase in the site capacity of BUR0032.	
BUR0041	Land north of Glydwish Place	0.33	Site is within High Weald National Landscape. The eastern end of the site is within Ancient Woodland, while the eastern and western areas are covered by Priority Habitat. The whole site is also within a Local Wildlife Site. The eastern boundary is skirted by an area at low risk of surface water flooding.	Submitted site	The site forms a small parcel of land, to the immediate east of the dwelling Glydwish Place, that is covered by deciduous and ancient woodland. Consequently, its development would have an unacceptable adverse impact on biodiversity. Accessed by Frontage Lane, the site is in an isolated countryside location within the High Weald National Landscape, and is not considered accessible by active or sustainable transport.	Potentially available
BUR0045	Pumpfield, A265, Burwash	1.75	Site is within High Weald National Landscape. Ancient Woodland is adjacent to the site's northwest boundary. There are some small areas of surface water flood risk. All boundaries match the original historic field boundaries, and a listed building neighbours the site to the south west.	Council search	<p>The site constitutes a small, sloping field on the northern side of the A265, at the western edge of the village. The site is enclosed on all sides by historic field boundaries, including a hedgerow frontage and a tree belt to the west, with a parcel of ancient woodland known as Witherhurst Wood forming the site's northern boundary. The site occupies a prominent ridgetop position, and is open to far reaching views across the Rother Valley, particularly to the northeast.</p> <p>Being adjacent to the west of a petrol station, and across the road to ribbon development on the south of the A265, the site is not in an isolated countryside location. However, development to the north of the road is relatively sporadic, while the low-density ribbon development to the south is somewhat screened to the north by the hedgerow that forms the site's southern boundary. Development here at the scale considered through the HELAA would be harmful to 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.</p>	Potentially available

BURWASH – WEST (BURWASH COMMON AND BURWASH WEALD)**POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)**

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
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.	Submitted site	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, the site is less prominent compared to neighbouring sites to the east, and 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, which are important for screening and maintaining local character. The site's existing access point is within a 40mph stretch of the A265, while the speed limit rises to 50mph east of the site's western boundary. Initial Highways comments indicate that a speed survey would be required to determine an appropriate position of a new access. The delivery of vehicular and pedestrian access will therefore require consultation with the highway authority.	Potentially available	Residential: 7 dwellings	Within 10 years
BUR0039	Orchard Farm, Heathfield Road	0.32	The site is within the High Weald National Landscape.	Planning Application	<p>This is an enclosed site located in Burwash Common north of the A265. The site was previously part of a plant and tree nursery, but now forms excess land that lies to the rear of the remaining sections of the business. The site is a well contained, infill site with developed areas to the south, the east and north-east, while trees provide dense screening to the west, north and east, which would be important to retain.</p> <p>Given the site's former use, the site is served by an existing access onto a wide layby alongside the A265. For the purposes of the above residential development, the necessary visibility splays would need to be determined in conjunction with the highway authority. The site is also served by an existing pedestrian footway that connects to a bus stop some 130m beyond the junction to the east. The site is considered suitable for a small residential development.</p>	Potentially available	Residential: 9 dwellings	Within 5 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

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	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	Unknown

CHAPTER 5 – NORTHERN ROTHER

			Habitat to the south east. The land to the north east has boundaries which match the original historic field boundaries.		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.	
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
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.	Submitted site	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. The site has been the subject of two recent refusals of Planning in Principle (PIP) for four dwellings and two to five dwellings, which were then dismissed at appeal on the combined grounds of harm to the HWNL and local character, and concerns regarding settlement sustainability. 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.	Potentially available
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
BUR0020	The Nutrition Centre, 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 small employment site located alongside Goodsoal Lane north of the A265 in Burwash Common. 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. While it could potentially be suitable for redevelopment for a mixed-use scheme to include employment and a small amount of residential, it is currently in operational employment use as a car parts recycling business. Unless it can be demonstrated that there is no reasonable prospect of its	Potentially available

					continued use for employment purposes the site cannot be determined to be suitable for residential development.	
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
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
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 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 and does not offer sustainable transport options. Given its countryside location and the unsuitable access, the site is not suitable for residential or employment development at the scale considered through the HELAA, which in addition would be harmful to the rural character of the locality.	Unknown
BUR0040	Clover Leys Farm House, Heathfield Road, Burwash Common	0.23	Site is within High Weald National Landscape. Site is adjacent to a public right of way along its eastern boundary.	Submitted site	The site is a small area of land located behind a hedgerow along the south of the A265, and adjoining Clover Leys Farmhouse to the west with which it is connected. The site slopes up from the road to the south in the direction of the ridgetop further to the south, becoming topographically prominent within the landscape, and therefore limiting any development potential to road frontage. Development would require the removal of some of these trees which would adversely impact on local character and biodiversity, while further exposing the site within the landscape. Ultimately, the site is considered too small for development at the scale of the HELAA, which would also have a harmful impact on the landscape and character of the High Weald National Landscape.	Potentially Available

ETCHINGHAM

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)

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)	Within 10 years
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	Potentially available	Residential: 6 dwellings	Within 10 years

					<p>dwelling. Any development would need to retain the roadside hedgerow, which is a historic field boundary.</p>			
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	<p>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.</p>	Potentially available	Residential: 0 dwellings (provides access to ETC0003)	Within 10 years
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	<p>The site is a linear agricultural field that lies on the northern side of the A265, and west of the recently developed Parsonage Croft at the westernmost extent of Etchingham. It is located within a sustainable location, with the primary school and village hall being located nearby to the east. The site is relatively well screened within the wider landscape, being bound to the west and east by woodland, while the northern boundary forms a topographical ridge to the countryside that lies beyond to the north.</p> <p>Pedestrian connectivity to the nearby school and the remainder of the village would require the provision of a new stretch of footway along the northern side of the A265 from the southeastern end of the site to connect to the footway at the front of Parsonage Croft across third party land. The site forms an area of good quality semi-improved grassland Priority Habitat, and consequently, a significant portion of the site would need to be left undeveloped as Green Infrastructure with an emphasis on biodiversity net gain. Moreover, the western end of the site is more visible to countryside views from the south, meaning that development would need to be concentrated in the eastern section.</p>	Potentially available	Residential dwellings: 55	Within 10 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

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	Previously assessed	The site comprises part of a field adjacent to the Development Boundary. While it has been previously considered, through the Council's SHLAA (2013), to be potentially suitable for development, it is understood that it is not currently available for development.	Not available

CHAPTER 5 – NORTHERN ROTHER

			Zone 2 is adjacent to the south boundary.			
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. 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.	Unknown
ETC0010	Land at Church House Farm, Etchingham	2.86	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	Previously assessed	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.	Unknown

			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.			
ETC0011	Land at Etchingham Station, Etchingham	1.10	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.	Previously assessed	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.	Unknown
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	Unknown

CHAPTER 5 – NORTHERN ROTHER

					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.	
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 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
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

EWHURST – EAST (INCLUDING STAPLECROSS, CRIPPS CORNER)**POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)**

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 which is an important feature in the streetscape, while the existing public views across the countryside to the south would need to be factored into the site design. 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
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	The site forms part of an open field on the northern side of Northiam Road, in the eastern part of the village of Staplecross. It is set between Hop Gardens, a small affordable housing development to the west, and the curtilage of a Grade II listed barn to the east. The site is within the High Weald National Landscape, and the wider field allows for far reaching views across the wider landscape to the north. However, it is considered that a small development would have a limited impact on the wider landscape due to the visual presence of Hop Gardens to the immediate west of the site and the existing ridgetop ribbon development south of Northiam Road. The views looking north from the village would need to be retained as far as possible, so that the site's suitability would require development to be limited to the western half of the site only. Overall, the site could provide an opportunity for a small number of dwellings in a sustainable location within walking distance of services in the village, including the primary school.	Potentially available	Residential: 8 dwellings	Within 5 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

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	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	Potentially available

CHAPTER 5 – NORTHERN ROTHER

			Site and Priority Habitat to the north-west. Minor risk of surface water flooding on part of site. Historic Field Boundaries on site.		its location, there 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. Furthermore, a solar farm or other renewables scheme would have its own landscape and character impacts on the HWNL.	
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. 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 wider High Weald National Landscape. However, the undeveloped openness of site is important for the rural setting of nearby listed buildings, most notably the Cross Inn to the north and Soloman's Gardens to the west, as well as the historic core of the settlement centred on the junction of Northiam Road, the B2165 and Bodiam Road. Historic field boundaries would need to be preserved. In any event, there is no evidence the site is available for development.	Unknown
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
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, and a solar farm would have its own landscape and character impacts on the HWNL.	Potentially available

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
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
EWH0019	Beaconsfield, Beaconsfield House, Cripps Corner, Staplecross	1.93	The site is within the High Weald National Landscape. It is adjacent to Priority Habitat to the north with Ancient Woodland across the road to the west. Part of the site is within an archaeological notification area. The site is bound by historic field boundaries and there is a Listed Building adjacent to the north-west. There is a public footpath on the northern boundary.	Submitted site	The site comprises a field located at the far end of ribbon development north of Cripps Corner, to the east of the B2165. The field itself is wholly formed of historic field boundaries and wraps around Beaconsfield House to the north. Although adjacent to the road, the site is at a higher level than the road, and consequently they are separated by a bank, as well as a line of trees. There is an existing access to the road at the far southern end of the site, however, it is narrow and its formalisation would require the removal of bank sections and trees immediately either side. Cripps Corner itself lacks services and facilities, while the site is located within a section of the B2165 within the National Speed Limit. There is also no footway to connect to the centre of the settlement. The site would be car dependent and is therefore considered unsuitable.	Potentially available

CHAPTER 5 – NORTHERN ROTHER

SITES TO BE ASSESSED

Site ID	Site Address	Site Size (hectares)	Site Identification	Availability
EWH0020	Land adjacent to Sideways, Northiam Road, Staplecross	0.57	Submitted site	Potentially available

EWHURST - WEST

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
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. Due to the adjacent business units and the previous planning permission, the site could potentially be suitable for economic uses. However, the site's availability for such use has not been confirmed.	Unknown
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 (EWVH0014) 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

HURST GREEN – SOUTH AND CENTRAL

IDENTIFIED SITES (Existing allocations and sites with planning permission¹. 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). It is also allocated in the Hurst Green Neighbourhood Plan through Policy HGSA3.	Residential: 26 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 has detailed planning permission for 28 dwellings, granted September 2024 (RR/2022/1526/P). It is also allocated in the Hurst Green Neighbourhood Plan through Policy HGSA2.	Residential: 28 dwellings	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
HUG0033	Land to Rear of The Olde Bakery, London Rd, Hurst Green	1.43	The site is within the High Weald National Landscape. Priority Habitat is adjacent. The site is bisected by an area at risk from surface water flooding. Historic field boundaries bound the southern half, and bisect the site east to west. There are listed buildings along the High Street to the west.	Submitted site	The site comprises two adjoining fields, east and to the rear of existing roadside development fronting London Road (the A21 trunk road), within Hurst Green village. The site is within the High Weald National Landscape but is relatively enclosed by boundary trees and hedges and could provide an opportunity for additional dwellings in a sustainable location within the village. The site contains High Weald character features including intact historic field boundaries, which would need to be retained as far as possible, and could be included within an area of on-site Green Infrastructure. Vehicular access to this site would need to come via the recent development at Pringle Close and Foundry Close as there is not an opportunity to provide a safe vehicular access to the south of site. It is understood there is in principle landowner agreement to this access arrangement.	Potentially available	Residential: 35 dwellings	Within 10 years

¹ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

CHAPTER 5 – NORTHERN ROTHER

HUG0043	Land at The Lodge, London Road, Hurst Green	9.52	The site is within the High Weald National Landscape. The east of the site contains a small area of deciduous woodland Priority Habitat is adjacent Ancient Woodland and Lowland meadows Priority Habitat to the east. There are areas vulnerable to surface water flooding within the site, which includes high risk areas consistent with a watercourse and pond that bisect the site. A historic field boundary forms the southeastern edge of the site, and there are several listed buildings on the opposite side of London Road and the A229. A public right of way runs adjacent to the south and southeast.	Submitted site	<p>The site comprises fields and associated outbuildings that form the private estate of a large residential dwelling known as 'The Lodge', totalling nearly 10 hectares. It has a parkland character containing mature trees and hedgerows. The site extends adjacent to and along the eastern side of the A21, between Pentwood Place to the junction with the A229 to the north of the village. The site is bound to the west and north by the A21 and A229 respectively, while its border with the countryside to the east is well defined by trees and hedgerows, which offer screening and also form a historic field boundary along the southern east facing boundary. There is also an adjacent section of ancient woodland along the eastern border. While the site would represent a significant northwards extension to the village, it is generally enclosed from the wider High Weald landscape, although it would represent major development within the High Weald which requires careful consideration.</p> <p>In addition to providing new housing within walking distance of the village centre, this site could also offer an opportunity to provide complementary, non-residential development including potential community uses, improving local services and facilities. Vehicular access onto the A21 trunk road will be required. The location and form of access(es) will need to be determined in consultation with National Highways. Development at this scale would also be required to make financial contributions toward any necessary off-site road infrastructure improvements.</p>	Potentially available,	Residential: 150 dwellings, and a mix of uses that may include community, employment, leisure or retail	Within 10 years
----------------	---	------	--	----------------	--	------------------------	---	-----------------

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

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. It is too small to consider as part of the HELAA. It could potentially be considered as an extension to HUG0043 as part of a comprehensive development, however this would require cooperation between more than one landowner.	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	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	Unknown

			surface water flooding around the pond. A public footpath adjacent.		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.	
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
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	13.84	The site is within the High Weald National Landscape. Most of the site is covered by Lowland Meadow Priority Habitat. Ancient Woodland and Tree Preservation Order adjacent. Small area at risk of surface water flooding. There are historic field boundaries, forming and intersecting the site area. Several Listed Buildings around the southern access. Two public footpaths.	Submitted site	This is a large site comprises and area of open countryside that consists of 3 adjoining fields, set well back from 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, substantially 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.	Potentially Available
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. An application for 7 dwellings (RR/2023/2540/P) was refused by the Council for reasons relating to harm to the High Weald National Landscape, impact on biodiversity, insufficient affordable housing provision, while also being located outside of the Development Boundary. The refusal was upheld at Appeal in November 2025.	Potentially available
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	Potentially available

CHAPTER 5 – NORTHERN ROTHER

					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.	
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. While the site has been allocated for 3 to 4 dwellings in the Hurst Green Neighbourhood Plan, it would be unsuitable for an additional number of dwellings, i.e. the level of development considered through the HELAA, due to the harm that would be caused to biodiversity and the loss of mature trees, contrary to local and national planning policy.	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
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
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. While land on the opposite side of the A21 has been submitted and assessed as potentially suitable for a significant residential-led development, this site is less well-related to the village due to a more scattered form of ribbon development on this side of the road, together with the lack of a pedestrian footway. This, combined with its rural characteristics including historic field boundaries linking to areas of woodland makes it unsuitable for development. Furthermore, there is no evidence the site is available.	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
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.	Not available
HUG0042	Land north of Bexhurst Oast, Merrimants 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 Merrimants 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 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

SITES TO BE ASSESSED

Site ID	Site Address	Site Size (hectares)	Site Identification	Availability
HUG0036	Windmill Farm, Silver Hill, Hurst Green	0.57	Submitted site	Potentially available

HURST GREEN – NORTH (SWIFSTDEN)

REJECTED 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
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
---------	--	------	---	----------------	---	---------

SALEHURST AND ROBERTSBRIDGE

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
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. It could potentially accommodate a slightly higher number of dwellings.	Residential: 40-45 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: 10 dwellings	Within 5 years
SAL0004	Grove Farm, Robertsbridge	1.70	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 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
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, within the Development Boundary. It has planning permission for 21 houses and a doctor's surgery with associated access road, parking and turning (RR/2023/27/P).	Residential: 21 dwellings and doctor's surgery (pending determination of current planning application)	Within 5 years
SAL0045	Hodson's Mill, Northbridge Street, Robertsbridge	3.96	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. More recently, the site had planning permission for 96 dwellings and 1,200sqm employment floorspace (RR/2017/382/P, expired in July 2024). The site area is slightly larger than the site area covered by the Neighbourhood Plan allocation and the planning permission, to take account of the most recently submitted area by the landowner. However, the developable area is essentially the same and the development potential remains the same.	Residential: 96 dwellings and Employment: 1,200 sqm floorspace	Within 5 years

² 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 final assessment)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
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: 70 dwellings	Within 10 years
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.	Council search	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, given that this site area is substantially wooded extending the development into this area would mostly provide an opportunity to create new multifunctional green infrastructure, while potentially maximising the developable land. A part of this, 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. Given these constraints, the site is only considered suitable as part of a wider scheme that includes SAL0001 to the north.	Potentially available	Residential: 10 dwellings and associated green infrastructure	Within 10 years

CHAPTER 5 – NORTHERN ROTHER

SAL0046	Openfield, north of Northbridge Street, Robertsbridge	2.45	The site is within the High Weald AONB. There is an area of Deciduous Woodland Priority Habitat to the northwest. The southeastern corner of the site is partly within an Archaeological Notification Area and there is a Conservation Area to the southeast. The site has significant sections which match historic field boundaries. There is a public footpath to the north.	Submitted site	<p>This is an open, undeveloped field adjacent to the former Mill site, a large brownfield site which is allocated in the Salehurst and Robertsbridge Neighbourhood Plan for residential development and which previously had a planning permission for 96 dwellings (which was not implemented and has now expired). It is understood that there are viability constraints with delivering the residential redevelopment of the Mill site, and that the extension of that site into this field would help improve viability and ensure the appropriate redevelopment of the Mill site.</p> <p>Northern sections of the site are topographically prominent, while the site also forms part of the setting of the Northbridge Street Conservation Area to the immediate south. Consequently, development would need to be sensitively designed and should avoid the northern areas of the site, which should form an area of green infrastructure with new woodland planting to reinforce the settlement edge within the landscape.</p> <p>Any potential access would need to come through the adjacent Mill site, and therefore this site could only be delivered alongside SAL0045.</p>	Potentially available	Residential: 50 dwellings	Within 5 years
SAL0048	Land south-west of Heathfield Gardens (north), Robertsbridge	1.08	The site is within the High Weald National Landscape.	Council search	<p>The site is the middle section of a field on the southern edge of Robertsbridge, with heavily treed boundaries to the east and west, and is relatively well enclosed. The site could potentially accommodate limited development without significant impact on the landscape, although for this it would be critical that development would sit below the southern ridgeline that is located in the southern section of the field (which has been assessed separately as SAL0049). 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. It would be difficult to achieve a suitable vehicular access as this is likely to require third party land. Consequently, the site is only considered suitable as part of a wider scheme that includes SAL0001 to the north.</p>	Potentially available	Residential: 25-30 dwellings	Within 10 years

REJECTED 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
SAL0012	Land at Bishops Lane, Robertsbridge	3.18	The site is within the High Weald AONB. The northwestern boundary is within Flood Zones 2 and 3 and there are some areas at risk of surface water flooding along the dividing central hedgerow and on the road to the south. The west half of the site has significant sections of current boundaries which match 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. A proposal for 41 dwellings (RR/2022/1379/P) was refused in September 2025 for the reason that the development would not conserve or enhance the landscape character or scenic beauty of the National Landscape, in particular, works required for site access and pedestrian footway would be detrimental to the character of the sunken Historic Routeway of Bishops Lane as a key feature of the High Weald.	Potentially available
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	Potentially available

CHAPTER 5 – NORTHERN ROTHER

					significantly, the site is not considered to be in a sustainable location. 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.	
SAL0025	Beech Farm (small site), Knelle Road, Robertsbridge	1.64	The site is within the High Weald National Landscape. Adjacent to historic field boundaries.	Submitted site	<p>The site forms part of a wider open field, that occupies high ground on the northern edge of the village. The field constitutes part of a network of Medieval assarts, which constitute adjoining countryside that slopes down northeast into the Rother Valley. The site itself slopes west to east and is broadly exposed to wide views across the Rother Valley and High Weald to the east and southeast. The site is topographically higher than the residential development at Bellhurst Road to the east and Knell Road to the south. 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. The site's development would have a significant adverse impact on the character of the National Landscape</p> <p>Site access is a further constraint. The site is located at the northern end of Knell Road and is currently accessed through a metal field gate which is tightly located between, and partly within, the curtilage of a detached dwelling named 'Russetts' and the access to the secondary school. Knell Road is a narrow residential lane that cannot easily accommodate passing cars, while being the only vehicular access to the secondary school. The site's development would require substantial off-site highways works.</p>	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
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	27.53	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	<p>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. The site extends the site areas of SAL0025 and SAL0047 that adjoin the site to the south.</p> <p>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 this site, SAL0025 or SAL0047 are considered.</p>	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 available
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 available
SAL0038	Land adjoining Station Road, Robertsbridge	0.38	The site is within High Weald National Landscape. The southeastern boundary is within Flood Zone 3, while the eastern boundary is immediately adjacent to Flood Zone 2. The southeastern boundary also forms a historic field boundary, and to the east is a Grade II buildings. A public footpath skirts the eastern site boundary.	Submitted site	The site comprises a small industrial site of some 500smq of internal B2 floorspace and associated parking, located off of Station Road near the centre of the village, with the Train Station across the road to the north and the Ostrich Pub and Village Hall to the east. Four terraced dwellings are located between the site and Station Road. A small area of woodland is located within the south of the site, which limits the site's developable area to some 0.2 hectares. The site was submitted for residential development, however, no evidence has come forward to indicate that there is no reasonable prospect of its current permitted use for employment. In terms of its redevelopment for residential use, the site cannot therefore be considered suitable against current and emerging Local Plan policy.	Potentially available

CHAPTER 5 – NORTHERN ROTHER

SAL0040	Land to the south of Redlands	1.16	The site is within the High Weald National Landscape and contains Priority Habitat in its north and western sections covering roughly half of the site. It contains an area at risk of surface water flooding in its central section. A public bridleway (Salehurst and Robertsbridge 60b) is adjacent to the site.	Submitted site	<p>The site is within the HWNL and comprises an overgrown area of hard-standing, formerly a County Council depot, and an area of Priority Habitat deciduous woodland which limits the size of the potentially developable area to just under 0.5 hectares. The site area not covered by Priority Habitat adjoins an established gypsy and traveller site comprising eight pitches, which is managed by East Sussex County Council.</p> <p>The site is within walking distance of services and facilities in Robertsbridge, although it is on the opposite side of the A21 to the village. The site is therefore physically separate from the village of Robertsbridge, and its development for residential purposes would form an unacceptable intrusion into the countryside and would have an unacceptable adverse impact on the National Landscape. However, it is considered that the remaining, unconstrained area is of a sufficient size to accommodate a small number of pitches which would comprise an extension to the adjoining Gypsy and Traveller Site.</p>	Potentially available
SAL0047	Land North of Knelle Road, Beech Farm, Robertsbridge	10.54	Site is within High Weald National Landscape. Priority Habitat overlaps into the site at its eastern end, while the western end extends slightly into Ancient Woodland and Priority Habitat. The northeast boundary, within which is a pond, a watercourse, and land at risk of surface water flooding. The majority of site's extent is outlined by historic field boundaries, which also bisect the site in several areas. The eastern boundary is inclusive of a north-south public right of way footpath, and the western boundary is adjacent to a further PRoFV footpath.	Submitted site	<p>The site area is an extension to SAL0025, and has been assessed on the basis that SAL0025 and SAL0047 would form a single development.</p> <p>SAL0047 comprises three fields and the remaining field area of SAL0025, that together form a contiguous section of rolling, open countryside north of Robertsbridge, and includes several medieval assarts. The site area sits north of the topographical ridgeline that holds the village to the south. In addition, the western half of the site is an isolated area of countryside that does not adjoin the built form of the village, being separated by the school's playing fields and an area of woodland along the far western boundary. The site's development would be a significant deviation from the geography of the settlement and would form a very substantial encroachment into undeveloped High Weald countryside that slopes towards the Rother Valley.</p> <p>The site would be accessed through SAL0025, which itself has significant access constraints. The constraints identified in the assessment of SAL0025 would be further compounded due to the requirement to service the larger development that SAL0047 would entail.</p>	Potentially available
SAL0049	Land south-west of Heathfield Gardens (south), Robertsbridge	1.57	Site is within High Weald National Landscape, and there is an area of Priority Habitat in the west of the site. There is pond in the west of the site.	Council search	The site is the southern section of a field on the southern edge of Robertsbridge, with heavily treed boundaries to the east and west. A pond and an area of tree cover are located within the west of the site. This southern section of the wider field is not suitable for development as it would extend development beyond a ridgeline within the site that acts to contain the village within the landscape to the north. Development here would extend the footprint of the village southwards into historic fields, impacting on the rural setting of Robertsbridge.	Potentially available

SALEHURST EAST

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
SAL0039	Land at Boarsney Farm	0.73	The site is wholly within the High Weald National Landscape. There is a small area at a high risk of surface water flooding adjacent to the road. The site is bisected by	Submitted site	The site comprises large cattle barns, dairy, storage buildings and hardstanding associated with Boarsney Farm. It is located wholly within the HWNL. The site fronts Bodiam Road, a country lane, and is bound east and west by two dwellings, which include a Grade II listed dwelling to the east. The site submission indicates that the farm buildings have now fallen out of regular use due to the decline of agricultural activities, therefore freeing up the site for redevelopment for residential use. However, this is an	Potentially available

			and bound to the west and south by historic field boundaries, while a Grade II listed farmhouse is located adjacent to the north east.		isolated countryside site with no services, facilities or public transport within walking distance. The site is therefore considered to be unsustainable for new residential development.	
SAL0041	The Grange, Bodiam	0.93	Site is within High Weald National Landscape. It is adjacent to a pond that forms Priority Habitat, while also forming an area at risk of surface water flooding which skirts the site's southwestern boundary. Site is opposite to Grade II listed The Curlew Inn to the west of the crossroads.	Submitted site	The site comprises a field of just under one hectare, that forms the northeast quadrant of the B2244-Bodiam Road crossroads. While the site is located to the edge of the hamlet of High Wigsell, there are very limited walkable services except for a restaurant and a car showroom to the north, while there are no available bus services, except for the County's flexi-bus service. The site would be entirely car dependent, and therefore unsustainable for residential development at the scale of the HELAA. In addition, the site is within the HWNL and has very little bounding development except for a single dwelling and the aforementioned car showroom. Consequently, its development would also form an intrusion into the countryside and unacceptable in landscape terms.	Potentially available

TICEHURST, TICEHURST PARISH

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
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

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

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 from the southeast. A landscape buffer would also be required to protect the setting of the listed building, the Cherry Tree Public House.	Potentially available	Residential: 15 dwellings	Within 10 years
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. It is understood that the agricultural buildings within the site are in a dilapidated state and no longer serve an	Potentially available	Residential: 39 dwellings	Within 10 years

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

					agricultural function. The northern part of the site does relate more closely to the adjoining open countryside and therefore development would need to be focused within the southern part of the site requiring the demolition of the agricultural buildings. 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.			
--	--	--	--	--	--	--	--	--

REJECTED 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
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	Potentially available

CHAPTER 5 – NORTHERN ROTHER

					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.	
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
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

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. This field, and those to the south and southeast are particularly important to the rural character of this part of the village. 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.	Potentially available
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	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	Unknown

CHAPTER 5 – NORTHERN ROTHER

			an Archaeological Notification Area and Conservation Area.		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.	
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
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

FLIMWELL, TICEHURST PARISH

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
TIC0005	Wardsdown House, Flimwell	0.41	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. Part of the track adjacent to the west of the site has since come under the ownership of the site's landowner, which is reflected in an updated site area.	Residential: 9 dwellings	Within 5 years

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
TIC0027	Land rear of Fruitfields, High Street, Flimwell	1.87	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 is bounded by ancient woodland to the north, and there is some tree cover within the site. It slopes down steeply from south to north, although significant tree cover surrounding much of the site would provide screening from the wider countryside to the north. In terms of landscape impact, the site sits visually within the context of an existing built-up area along Union Street that is topographically higher. 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. It should be noted that the site boundary has been amended to remove the southernmost section to reflect site ownership, which also removes the highest section of the site. Any development would require a careful design to protect adjoining residents, and protection and enhancement of the wooded area within the northern part of the site.</p> <p>There are areas within the east and notably the northeast of the site that are vulnerable to surface water flooding, which gathers northward of the site in a downhill direction as a tributary to the River Bewl, 125 metres to the north. Development should avoid these more vulnerable areas, while a Sustainable drainage</p>	Potentially available	Residential: 23 dwellings	Within 5 years

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

CHAPTER 5 – NORTHERN ROTHER

					<p>infrastructure (SuDS) would be required in the northeast of the site.</p> <p>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. Access would therefore be provided via the allocated site, and initial highway comments state that this would require the removal of the existing dwelling within TIC0005.</p>			
TIC0029	Junction of London Road and A268 (North)	2.38	The site is within the High Weald National Landscape, and directly adjacent to a parcel of ancient woodland to the east. Some surface water flooding susceptibility along Hawkhurst Road. Historic field boundaries bound and bisect the site. Three Grade II listed buildings are sited adjacent across the A21. A public right of way is located to the north.	Submitted site	<p>The site comprises two fields to the north-east of the crossroad junction of the A21 and Hawkhurst Road. It slopes down from southeast to northwest and contains a number of mature trees, both within the site and on the roadside boundaries. There is an intact historic field boundary within the site, and ancient woodland adjoins the north-eastern boundary. These features, together with the site's topography and tree cover would limit any developable area. However, given its position, a well-designed development at this site could potentially be accommodated as part of a more strategic-level development, to include a mix of uses and links to a potential larger development further east (TIC0097). Significant improvements to pedestrian and cycle accessibility both east- and west-wards would be required, as currently, the A21 crossroads is a significant barrier and there are few services and facilities on this eastern side.</p> <p>Achieving a safe vehicular access, and the potential impacts on the capacity of the road junction, would require a detailed assessment before it can be determined if additional development can be accommodated here. Initial comments from National Highways state that any new access would be subject to a Stage 1 Road Safety Audit, including a walking, cycling Assessment. A full safety risk assessment covering impacts on the Strategic Road Network would also be necessary.</p>	Potentially available	Residential: 44 dwellings	Within 10 years
TIC0087	Cedar Farm, London Road	2.16	The site is wholly within the High Weald National Landscape. There is an area of Ancient Woodland and deciduous woodland priority habitat in the north of the site. The north of the site is slightly intersected by a historic field boundary. There are patches of surface water flooding in the eastern half of the site.	Submitted site	The site comprises a collection of farm buildings and hardstanding on the eastern side of the A21 London Road, in the countryside between Swiftsden to the south and Flimwell to the north. The site is generally well contained within the landscape due to the presence of Ancient Woodland that envelops the site from the west to the north, with the addition of a dense tree belt that forms the northeast boundary of the A21 in this location. To the east of the site area is a cluster of trees centred around a pond at the centre of the farmstead, as well as a residential building and polytunnels, all of which further contribute to the site's screening from the wider landscape. The site is not within walking distance of a settlement, however it benefits from an existing access from a trunk road and provides an opportunity for sensitive employment development. National planning policy supports the sustainable growth and expansion of all types of business in rural areas, recognising that	Potentially available	Employment: 1,500 sqm employment floorspace	Within 10 years

					sites in rural areas may have to be found beyond existing settlements. Therefore, while the site is unsuitable for residential development it could potentially accommodate employment floorspace.			
TIC0095	Junction of London Road and A268 (South), Hawkhurst Road, Flimwell	0.87	The site is within the HWNL. Priority Habitat deciduous woodland bounds the site to the south with Ancient Woodland and the Ringden Wood Local Wildlife Site are some 40m to the south and east. There are no flooding related issues within the site. There are also no heritage assets or constraints within or adjacent to the site. The majority of the site is within on-agricultural land, although the western end is within agricultural grade 3 land.	Submitted site	This is an enclosed field on the southern side of Hawkhurst Road, just east of the crossroad junction with the A21. A retail use lies to the west and a covered reservoir lies to the east. Priority Habitat deciduous woodland bounds the site to the south with Ancient Woodland and the Ringden Wood Local Wildlife Site some 40m to the south and east. The roadside boundary is defined by mature trees and hedges. The site is relatively well-screened in the landscape, and the northern section (only) could potentially accommodate limited development as part of a larger development on this eastern side of the A21. Given the site constraints and the adjoining use, a commercial development could be more suitable than residential. However, achieving a safe vehicular access and the potential impacts on the capacity of the nearby crossroads will require detailed assessment before it can be determined if additional development can be accommodated here. Initial comments from National Highways state that, in combination with other nearby sites along Hawkhurst Road, any new access would be subject to a Stage 1 Road Safety Audit. A full safety risk assessment covering impacts on the Strategic Road Network would also be necessary.	Potentially available	Employment: 1,650 sqm employment floorspace	Within 10 years
TIC0097	Area north of Hawkhurst Road	3.09	The site is within the High Weald National Landscape, and Ancient Woodland bounds the entire northern boundary. A small area at risk of surface water flooding on the site's western edge. There is a listed building to the south across the road.	Submitted site	<p>This large site area forms a series of adjoining fields fronting and to the rear of ribbon development, on the northern side of Hawkhurst Road, including an existing retail unit fronting the road. In terms of the wider landscape, the site area is relatively well-enclosed by development and hedgerow to the south and ancient woodland to the north, and could accommodate development without significantly impacting on landscape character and views. The need to retain a buffer to the ancient woodland to the north will constrain the developable area.</p> <p>The site's location on the eastern side of the A21 means it is not well-located in relation to services and facilities within Flimwell, which lie on the western side. There are bus stops and limited facilities within walking distance, although the busy and fast stretch of Hawkhurst Road adjacent to the site does not currently provide a pleasant location for walking, and measures to improve this would be necessary. However, given the amount of land potentially available in this area, a comprehensive mixed-use development could be achievable alongside sites TIC0029 and TIC0095 which could address existing sustainability and accessibility issues to enable a sustainable community to be created. Parcels of land in different ownerships would need to come forward together as a comprehensive development. In addition to residential development, the site should retain the existing retail use and provide for a new</p>	Potentially available	Residential: 70 dwellings, retail and community uses	Within 10 years

CHAPTER 5 – NORTHERN ROTHER

					community facility, as well as wider pedestrian and cycle connectivity.			
					The potential impacts on the capacity of the road junction will require detailed assessment before it can be determined if additional development can be accommodated here. Initial comments from National Highways state that, in combination with other nearby sites along Hawkhurst Road, any new access will be subject to a Stage 1 Road Safety Audit and a Walking, Cycling & Horse-Riding Assessment. A full safety risk assessment covering impacts on the Strategic Road Network is necessary, also.			

REJECTED 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.	Not available
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 -	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	Unknown

			Flimwell Green Gap. Adjoining public right of way.		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.	
TIC0038	Land adjacent Seacox Cocks, 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 a previously undeveloped piece of land to the south of the A268 (Hawkhurst Road), east of the main settlement of Flimwell. It is currently subject to some unauthorised development including the stationing of residential caravans, subject to an Enforcement Notice under appeal. The site has substantial tree cover and is wholly covered by a woodland area Tree Preservation Order. It also abuts ancient woodland and is adjacent to a Grade II listed building. The site has been subject to two recent refusals of planning permission (for two and four dwellings), dismissed at appeal on the grounds of harm to the HWNL (including due to the loss of an undeveloped gap in streetscene), loss of protected trees, less than substantial harm to the setting of the adjacent listed building to the west which is not outweighed by public benefit, and lack of suitable access due to vegetation being in private ownership. Overall, given the landscape and heritage sensitivities the site is not considered suitable for development.	Potentially available
TIC0039	Land north of Broom Hill, Flimwell	1.43	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 the south-eastern half of an undeveloped field occupying a ridge-top position on the northern side of the B2087 (Broom Hill), just west of the built form of Flimwell. While it is close to existing development, its position and character means it reads as part of the countryside. It is within the HWNL and forms part of a probable medieval assart fieldscape, with historic field boundaries and substantial ancient woodland to the north. It slopes down to the west/north-west, with extensive views to the north-west towards Bewl Water reservoir. Development would be prominent in long views, appearing as an encroachment into the countryside, harming the landscape and character of the HWNL. Additionally, the site is within the Ticehurst- Flimwell Green Gap, designated through the Neighbourhood Plan, where development may only be permitted if it is unobtrusive and does not detract from the openness of the area. Overall, the site is not considered suitable for development.	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
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
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	Unknown

CHAPTER 5 – NORTHERN ROTHER

					from the limited services in Flimwell meaning that the sustainability of the location is a further constraint.	
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
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

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
TIC0084	Land rear of Stargoose House	1.10	The site is within the High Weald National Landscape, and adjacent to Ancient Woodland to the north. A public right of way is adjacent to the east of the site.	Council search	Together with adjoining sites, this forms a series of fields at the rear of ribbon development on the northern side of Hawkhurst Road. They are relatively well-enclosed by development to the south and ancient woodland to the north, and they could accommodate development without significantly impacting on landscape character and views. The need to retain a buffer to the ancient woodland to the north will constrain the developable area. The site's location on the eastern side of the A21 means it is not as well-located in relation to services and facilities than development on the western side, which is closer to the limited services in Flimwell. However, there are bus stops and limited facilities within walking distance, although the busy and fast stretch of Hawkhurst Road adjacent to the site does not provide a pleasant location for walking, and measures to improve this would be necessary. However, development at the site could potentially be accepted, as part of a comprehensive mixed-use development including land to the west, which would need to address existing sustainability and accessibility issues to enable a sustainable community to be created. As the site does not directly adjoin the road it would be necessary for access to be gained through adjoining land. The potential impacts on the capacity of the road junction would require detailed assessment before it could be determined if additional development could be accommodated here. However, there is no evidence that the site is available.	Unknown
TIC0085	Land rear of Mark Lilly Garage	1.99	Part of the eastern boundary confirms to the original historic field boundary. The is a small area that has some susceptibility to surface water flooding. A public right of way is adjacent to the west of the site.	Council search	Together with adjoining sites, this forms a series of fields at the rear of ribbon development on the northern side of Hawkhurst Road. It is relatively well-enclosed by development to the south and ancient woodland to the north, and could accommodate some development without significantly impacting on landscape character and views. The need to retain a buffer to the ancient woodland to the north would constrain the developable area. The site's location on the eastern side of the A21 means it is not well-located in relation to services and facilities within Flimwell, which lie on the western side. However, there are bus stops and limited facilities within walking distance, although the busy and fast stretch of Hawkhurst Road adjacent to the site does not provide a pleasant location for walking, and measures to improve this would be necessary. Given the amount of land potentially available in this area, a comprehensive mixed-use development could be achievable which would need to address existing sustainability and accessibility issues to enable a sustainable community to be created. However, adjacent land to the west (TIC0084) is not available for development which reduces the suitability of this site. While the site area includes an existing access onto Hawkhurst Road, it is too narrow to provide a suitable vehicular access. The site's suitability for development would therefore require additional third-party land to widen the existing access or an additional access through intervening sites.	Potentially available
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 constraint as the site is some distance to services and there is no safe means of pedestrian access.	Potentially available
TIC0088	Land West of Bewl Bridge Close, Broom Hill - extension site	1.48	The site is within the High Weald National Landscape. The site is adjacent to Ancient Woodland to the northwest. The is a small area that has some susceptibility to surface water flooding. The area	Submitted site	This is the north-western half of an undeveloped field occupying a ridge-top position on the northern side of the B2087 (Broom Hill), and some 65m to the west of the built form of Flimwell at its closest. It is effectively an extension to TIC0039 which forms the south-eastern half of the overall field, and could only be considered in combination with TIC0039. The site's position and character means it reads as part of the countryside. It is within the HWNL and forms part of a probable medieval assart fieldscape, with historic field boundaries and ancient woodland to the north. It slopes down to the west/north-	Potentially available

			historic field boundaries. A public right of way runs along the site's southern boundary.		west, and the wider field includes extensive views to the north-west towards Bewl Water reservoir. Development of the whole field would be prominent in long views, appearing as an encroachment into the countryside, harming the landscape and character of the HWNL. Additionally, the site is within the Ticehurst - Flimwell Green Gap, designated through the Neighbourhood Plan, where development may only be permitted if it is unobtrusive and does not detract from the openness of the area. Overall, the site is not considered suitable for development.	
--	--	--	---	--	--	--

STONEGATE AND WALLCROUCH, TICEHURST PARISH

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
TIC0035	Land east of Bardown Road, Stonegate	0.89	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.	Council search	<p>The site comprises a field on the northern edge of Stonegate within the High Weald National Landscape. It is adjacent to residential development to the south, while open countryside extends to the north and the west. The site is located between Bardown Road to the west and a strip of residential curtilages that front Lynden Lane to the east. The field slopes slightly up to the north and northeast, while the landscape falls away to the north and west. Public footpath 'Ticehurst 34' runs east to west through the north of the site, although it is not easily accessed at present from either entry point.</p> <p>The site is bound on all side by hedgerows and tree belts, which are effective in screening much of the site from the surrounding area, however the site's topographical prominence means that tree planting would be required to bolster site screening along the western boundary and parts of the northern boundary.</p> <p>Stonegate does have limited services, however there is a primary school within the settlement and a train station 1.7km to the south. Vehicular access to the site would need to come from Bardown Road through the removal of a section of hedgerow and tree belt. However, Bardown Road is narrow with no footways at this point and the national speed limit. Consequently, the suitability of vehicular and pedestrian access requires further consideration.</p>	Potentially available	Residential: 20 dwellings	Within 10 years
TIC0079	Land at Lynden 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 Lynden 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 Lynden 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. The site is limited in size, however, reflecting the terraced housing of nearby Mabbs Hill Cottages across the road, it is considered that it could accommodate five small, terraced dwellings.	Potentially available	Residential: 5 dwellings	Within 5 years

CHAPTER 5 – NORTHERN ROTHER

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
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 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 topographically prominent, and eastern sections are exposed to long views across the landscape up to Ticehurst to the north-east, although western areas are more contained with a tree belt to the north. The landowner has confirmed that the site is not available.	Not available
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
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
---------	---------------------------------------	------	--	----------------	---	---------

SITES TO BE ASSESSED

Site ID	Site Address	Site Size (hectares)	Site Identification	Availability
TIC0096	Field adjacent to Fine Acres Astricus, Tolhurst Lane	2.12	Submitted site	Potentially available

