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ROTHER DISTRICT COUNCIL

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)

REGULATION 19 VERSION

PART 2: SITE ASSESSMENTS

CHAPTER 4 – RYE AND THE EASTERN SETTLEMENTS CLUSTER

OCTOBER 2026

Rother
District Council

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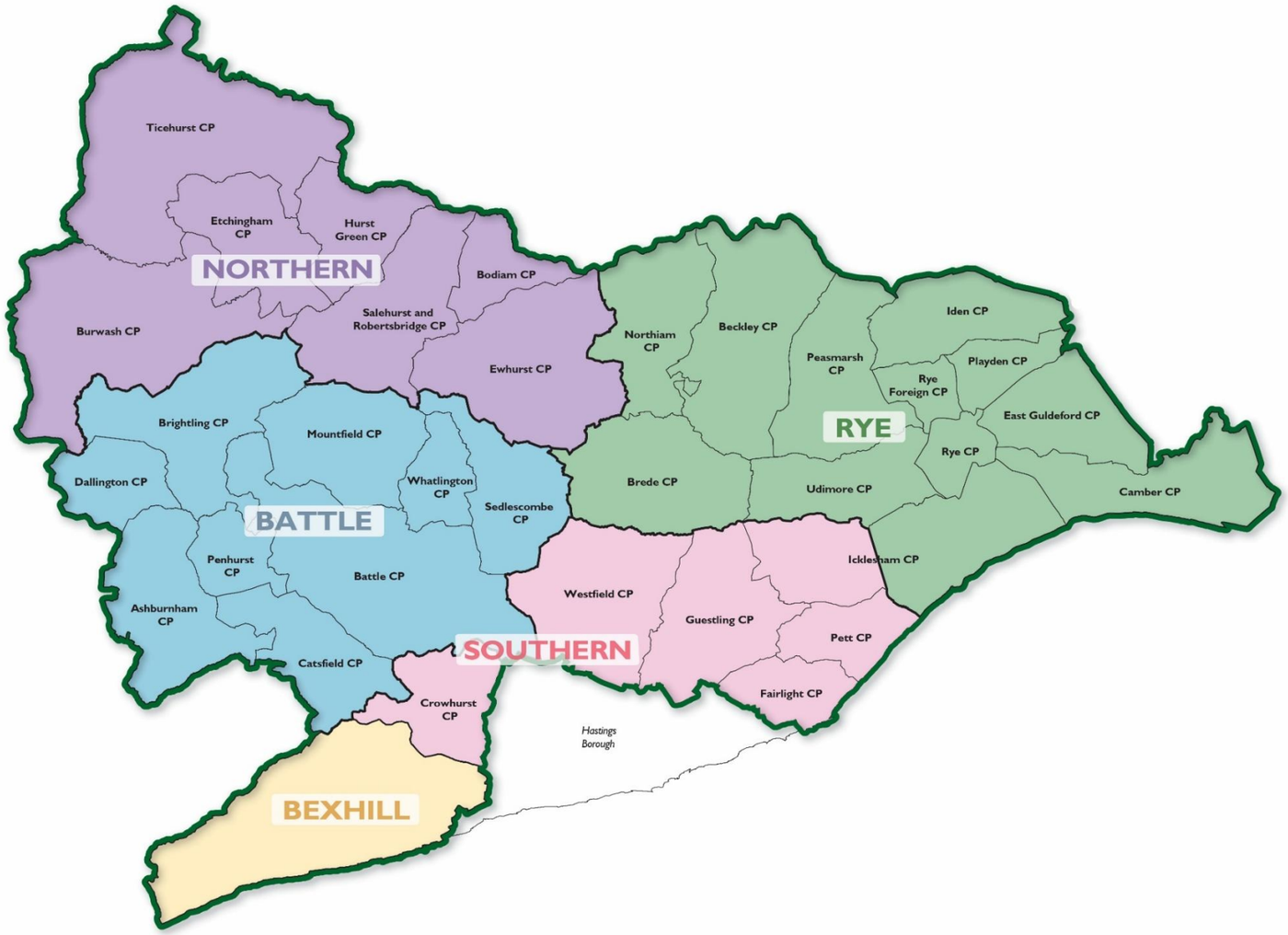

INTRODUCTION

This document forms Part 2 of the Rother District Council Housing and Economic Land Availability Assessment (HELAA): Site Assessments (Regulation 19 version, October 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 19 version, October 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 assessed through the HELAA as potentially suitable, available and achievable for development over the local plan period.
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.

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 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.
- 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.*

BECKLEY

IDENTIFIED SITES (Existing allocations and sites with planning permission[1]. 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
BEC0003	Land South of Buddens Green, Beckley Four Oaks	0.39	The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding along the east boundary. The land to the east has historic field boundaries. A public footpath runs adjacent to the east boundary.	Allocated site	The site comprises a section of a field, south of a small housing estate at Buddens Green, Beckley. It is allocated for 6 dwellings in the DaSA Local Plan but could potentially accommodate a slight increase in dwellings combined with the adjoining site (BEC0037).	Residential: 10 dwellings	Within 10 years
BEC0024	Land East of Hobbs Lane, Beckley, Four Oaks	0.71	The site is within the High Weald National Landscape. Minor risk of surface water flooding on north and west boundaries. Historic Field Boundary to north.	Allocated site	The site comprises a brownfield site and a section of adjoining field, on the north-eastern edge of Beckley. It is allocated through Policy BEC1 of the DaSA Local Plan for fourteen dwellings, however it is considered that it could accommodate a small increase in dwellings.	Residential: 20 dwellings	Within 10 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEC0011	Land west of Oaklea Cottages, Main Street, Beckley Four Oaks	0.48	The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding on adjacent land. The site boundaries are historic field boundaries. There are listed buildings nearby.	Previously assessed	This site is a small field on the northern side of Main Street, adjacent to a short terrace of dwellings. It is reasonably well located in relation to the limited services in the village. While Beckley is characterised by undeveloped gaps between areas of built form, this particular site is relatively enclosed in the landscape without the same long views northwards as the adjoining, larger fields. Therefore, its development with a short terrace of dwellings along the frontage could be in keeping with adjoining development and could potentially be accommodated without harming the rural character or setting of the village or the landscape of the High Weald National landscape. This is subject to the retention of boundary hedges and trees. Initial Highway Authority comments confirm that accesses for parking areas should	Potentially available	Residential: 13 dwellings	Within 10 years

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

					take advantage of being shared and minimised where possible and on-site turning would be a requirement of any development.			
BEC0037	Land adjacent to Buddens Green, Beckley Four Oaks	0.7	The site is within High Weald National Landscape. Areas at risk of surface water flooding in the north and southwest of site. Historic Field Boundary to west.	Submitted site	This forms part of an open field to the west of a small modern housing estate at Buddens Green. The wider field is prominent in views from Main Street to the north, however the site is the southern part of the field and less prominent. It is allocated through Policy BC1 of the draft Local Plan for twenty dwellings combined with BEC0003 which provides an opportunity for extension.	Potentially available	10 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
BEC0001	Land adjacent to Buddens Green, Main Street, Beckley	1.10	The site is within High Weald National Landscape. Areas at risk of surface water flooding in the north and southwest of site. Historic Field Boundary to west.	Submitted site	This is the northern part of an open field to the west of a small modern housing estate at Buddens Green. It is prominent in views from Main Street to the north and has flooding constraints in its northern section. It is part of a larger site that been subject to refusals of planning permission for residential development and dismissed appeals in the recent past. These found that the development of the site would erode the rural character and appearance of the locality by in-filling a presently attractive and locally important open gap of countryside along the road frontage, which helps to maintain the dispersed settlement pattern of this part of Beckley. The most recent appeal decision found that the site has intrinsic value as countryside within the High Weald National Landscape (HWNL) and that its development would fundamentally alter the landscape and scenic beauty of this part of the HWNL. While the appeal decisions related to particular schemes, it is not considered that an alternative development, of the scale considered through the HELAA, could be accommodated at this site without harming the character of the HWNL and the rural setting of the village. The southern part of the field (HELAA site BEC0037) could potentially accommodate development, as stated above.	Available
BEC0006	Ebrofrost, Hobbs Lane, Beckley	0.92	The site is within the High Weald National Landscape. Area of Deciduous Woodland Priority Habitat to the south. Minor areas at risk of surface water flooding on site. Historic field boundaries.	Council search	The site consists of an industrial processing facility and associated parking. The site is not available for redevelopment, its current employment/commercial use being viable, while it could not be significantly intensified. Its development for an alternative use would constitute a loss of rural employment, contrary to local planning policy.	Not available
BEC0008	Land at Ilex Cottage, Four Oaks	0.31	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on site. There is a Grade II Listed Building on site, another immediately to the west and another two over the road to the east.	Previously assessed	The site is adjacent to the junction of the B2088 and A268, at the eastern end of the village. It comprises two dwellings, one of which is the Grade II listed Ilex Farmhouse, while there is also a listed barn adjacent. The development of this site would significantly impact on the setting of the listed buildings contrary to national planning policy. Access to the site would be difficult to achieve due to its proximity to the roundabout. Development of the site would also require the removal of several trees, which would impact the setting of this area including the adjacent listed buildings. Furthermore, there is no evidence the site is available.	Unknown

BEC0010	Land at Pear Orchard, Four Oaks	0.82	The site is within the High Weald National Landscape. Deciduous Woodland Priority Habitat covers most of the site. Areas at risk of surface water flooding on much of the site. Historic field boundaries.	Previously assessed	The site is located on the southern side of Whitebread Lane, beyond the extent of existing ribbon development, west of Beckley. It consists almost entirely of deciduous woodland, a Priority Habitat, the loss of which would be harmful to biodiversity and the landscape and character of the AONB. Furthermore, it is accessed via a busy lane with no footways and is not well located in relation to the limited services in the village, so is not a sustainable location for additional development at the scale considered through the HELAA.	Unknown
BEC0013	Land to east of Coombs Cottages, Peasmarsh Road	5.39	The site is within the High Weald National Landscape. Ancient Woodland and Priority Habitat adjacent. Some minor areas at risk of surface water flooding. Historic field boundaries. Listed Buildings nearby. A public footpath.	Previously assessed	The site is a large open field on the eastern edge of Beckley, bound by a large area of ancient woodland to the east. Its development would represent a large intrusion into the countryside, out of scale and character with the village and would cause harm to the landscape and historic character of the High Weald National Landscape. Access and the impact on woodland are further constraints.	Unknown
BEC0014	Land north of Beckley Gallery	1.04	The site is within the High Weald National Landscape. Some minor areas at risk of surface water flooding adjacent. Historic field boundaries. Listed Buildings nearby.	Previously assessed	This is an open field that forms an important countryside edge to the south of the settlement, while also being important for the rural setting of the adjacent listed buildings to the north-west. Its development would have a negative impact on the historic character and landscape of the High Weald National Landscape. Accessibility is a further constraint, this being some distance to village services with no connecting footway.	Unknown
BEC0017	Land at Kings Bank Lane, Beckley	0.57	The site is within the High Weald National Landscape. There are some small areas at risk of surface water flooding in the south east of the site. The site's boundaries match the original historic field boundaries.	Previously assessed	This is a small, relatively enclosed field adjacent to existing development, although views can be gained from Kings Bank Lane to the north-west. It has historic field boundaries and access would be from a narrow lane, also a historic routeway. Together with the adjoining site BEC0001 it forms part of a wider field-scape which has intrinsic value as countryside within the High Weald National Landscape (HWNL) and is a locally important open gap which helps to maintain the dispersed settlement pattern of this part of Beckley. Its development would harm the character of this part of the village within the HWNL. Access is a further constraint.	Unknown
BEC0019	Chestnuts Paddock, Main Street, Beckley	1.06	The site is within the High Weald National Landscape. The Rother, Brede and Tillingham Woods Biodiversity Opportunity Area is immediately to the north. There are some minor areas at risk of surface water flooding on the road to the south. The site is within an Archaeological Notification Area. There is a Listed Building nearby to the east and to the south west. A public footpath runs adjacent to the north boundary	Previously assessed	The site is a large residential curtilage at the western end of the village. It includes areas of deciduous woodland, a Priority Habitat. Development at the scale considered through the HELAA, including a new access, would require the removal of mature trees, adversely affecting the landscape and rural character of the High Weald National Landscape. Additionally, the site lies outside the main built-up area of the village, in an area characterised by more sporadic development. Intensification of development here would be harmful to the rural character and setting of the village. There are also accessibility constraints, there being no footway on this northern side of the B2088.	Unknown
BEC0021	Land east of Village Hall, Main Street, Beckley	0.54	The site is within the High Weald National Landscape. An area of Deciduous Woodland Priority Habitat is adjacent to the east boundary. There are some minor	Previously assessed	This site comprises the roadside portion of a larger field which extends to the north, in between Beckley Village Hall and a row of detached houses. It is reasonably well located in relation to the limited services in the village. While Beckley is characterised by undeveloped gaps between areas of built form, this particular site is relatively enclosed in the landscape without the same long views	Potentially available

			areas at risk of surface water flooding on the road to the south. A public footpath runs along the west boundary.		northwards as other fields, however the site has been subject to a recent planning refusal for a small number of dwellings and also dismissed at appeal. The site is not considered suitable for development.	
BEC0022	Land east of Horseshoe Lane, Beckley	0.72	The site is within the High Weald National Landscape There are some minor areas at risk of surface water flooding in the north of the site. Partly within an Archaeological Notification Area. Historic field boundaries. A public footpath runs adjacent.	Previously assessed	The site is an open and exposed field that stretches along Horseshoe Lane to the southwest of Beckley village. Its development would form an uncharacteristic spur of development away from the B2088 and into the countryside and would be harmful to the local landscape character of the High Weald National Landscape and the rural setting of the village. Access is onto a narrow country lane without a footway to connect to the village and is not a sustainable location for additional development at the scale considered through the HELAA.	Unknown
BEC0023	Swan Meadows, Main Street, Beckley, TN31 6RN	2.10	Within High Weald National Landscape. Deciduous Woodland Priority Habitat on boundary. Minor risk of surface water flooding on part of site. Much of site within Archaeological Notification Area. Historic Field Boundaries to east and west. Listed buildings to south.	Submitted site	This site comprises a detached 20th century dwelling set in a large curtilage, together with a sand-school and an adjoining field to the rear. It is in a relatively sustainable location, fronting Main Street and in close proximity to the primary school and bus stops. The previously developed section of the site could be suitable for small-scale residential redevelopment. However, development of the open field in the north-western part of the site would extend development beyond the settlement pattern into open countryside, harming the rural setting of the village within the High Weald National Landscape. Furthermore, the constraints affecting the whole site, including the proximity of existing dwellings (a number of which are grade II listed buildings), minor areas of surface water flooding, a large pond and adjoining small area of deciduous woodland, mean that it is unlikely the level of development considered through the HELAA could be acceptably accommodated.	Potentially available
BEC0025	Land west of Royal Oak Close, Beckley	0.89	Within High Weald National Landscape. Historic Field Boundary on site.	Submitted site	This is a relatively small field bound by existing development and historic field boundaries. As one of the undeveloped gaps in Beckley between short rows of dwellings, and centrally located in the village, it contributes to the rural character of the village. Development of the entire site would be uncharacteristic of the settlement pattern. More limited development in part of the site is also likely to be problematic. In the southern part of the site development would have an urbanising impact on the narrow lane and would be prominent in views from the north due to the topography. In the northern part of the site development would be prominent in views from Main Street and would significantly change the open aspect of this site which currently contributes to the rural character and appearance of this part of the village.	Potentially available
BEC0026	Former Vineyard, Whitebread Lane, Beckley	1.05	Within High Weald National Landscape. Deciduous Woodland Priority Habitat on western boundary. Risk of surface water flooding on southern boundary. Historic Field Boundary on site.	Submitted site	The site comprises an open field in an edge of village location alongside a busy lane with no footways. It is not well located in relation to the limited services in the village and is considered to be in an unsustainable location due to a lack of safe pedestrian or cycle access. The site is clearly distinct from the existing ribbon development alongside Whitebread Lane and provides an open buffer between 20th century housing development and mature woodland further north. Development at the scale considered through the HELAA would be highly visible from Whitebread Lane and would have an urbanising impact, harmful to the rural setting of the village and the landscape and character of the High Weald National Landscape, this would be compounded by the loss of part of the mature roadside hedgerow.	Potentially available
BEC0030	Land north of Four Oaks	3.60	The site is within the High Weald National Landscape. Area of Ancient Woodland and Priority Habitat adjacent to the east. Some	Council search	The site consists of two open fields that straddle Hobbs Lane, north-east of Four Oaks. It is wholly rural in character. Development here would extend the village into open countryside and would have a negative impact on the landscape and character of the High Weald National Landscape and the rural	Unknown

			areas at risk of surface water flooding. Historic field boundaries.		setting of the village. Access is a further constraint, this part of Hobbs Lane being a narrow rural lane with no footways.	
BEC0031	Land at Bartletts and Brickkiln Cottage, Main Street, Beckley	1.00	The site is within the High Weald National Landscape. Within an Archaeological Notification Area. Historic field boundaries. There are Listed Buildings immediately to the east. A public footpath crosses the site.	Council search	This site comprises undeveloped land on both the northern and southern sides of Main Street, in close proximity to the school and bus stops. There are landscape constraints which mean neither part of the site is suitable for the level of development considered through the HELAA. Land north of the road contains mature trees and hedges which are important to the local landscape character, and adjoins grade II listed buildings, the setting of which could be harmed by development. On its own, the northern section is also likely to be too small for the purposes of the HELAA. Land south of the road forms part of a pleasant open field, characteristic of the High Weald National Landscape. Development would harm its rural and historic landscape character and the setting of the adjacent listed building. It is locally valued both for access to the countryside via the Public Right of Way and for providing views out of the village into the countryside and mature ancient woodland beyond.	Unknown
BEC0032	Land adjacent to Whitehorns, Main Street, Beckley	0.34	The site is within the High Weald National Landscape. Deciduous Woodland Priority Habitat nearby. Much of the site is at risk of surface water flooding with an area of higher risk in the east. Within an Archaeological Notification Area. historic field boundaries. A public footpath crosses the site.	Council search	The site forms the road-fronting section of a larger open field, and itself has value as an open gap between ribbon development. While its character is influenced by the adjoining 20th century residential development, it does form part of an historic fieldscape with historic boundaries. It also has significant flooding constraints, with much of the site being at risk of surface water flooding and unsuitable for the level of development considered through the HELAA.	Unknown
BEC0033	Land north of Main Street, Beckley	2.92	The site is within the High Weald National Landscape. Deciduous Woodland Priority Habitat on northern boundary. Risk of surface water flooding along northern boundary. Historic Field Boundaries. Listed buildings on road frontage. Public Right of Way to west.	Submitted site	This is a large site consisting of open fields north of Main Street. Two versions of the site have been submitted, one containing the two central fields only, and a larger one also containing the small square field at the site's eastern end plus the brownfield site east of The Cottage on Main Street. Both versions of the site extend away from the existing areas of built form and contain important High Weald character features including a pond and historic field patterns. The site is important to the rural setting of the village, highly visible from nearby public viewpoints. Development of the whole site would extend the village's footprint significantly into open countryside and would be out of keeping with the settlement pattern. Roadside development only would have a lesser impact on the settlement pattern, but it would enclose the existing open views out into the countryside across the site which are important to the rural character of the village. The smaller field in the eastern part of the larger site relates more closely to existing development, however, development would still be out of character with the historic settlement pattern, and access from the east would be a significant constraint, with additional potential impacts on residential amenity. Overall neither version of the site is considered suitable for the scale of development considered through the HELAA due to the impact on the landscape and historic character of the High Weald National Landscape.	Potentially available
BEC0034	Land and buildings north of Main Street, Beckley	2.06	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding across the site. Historic Field Boundaries. There is a Grade II listed building on the opposite side of the B2088.	Submitted site	The site forms part of a network of pleasant open fields with historic field boundaries, characteristic of the High Weald National Landscape and important to the rural setting of the village, highly visible from nearby public viewpoints including the public right of way within the site. Development of the whole site would extend the village's footprint significantly into open countryside and would be out of keeping with the settlement pattern. Roadside development only would have a lesser impact on the settlement pattern, but it would enclose the existing open views out into the countryside across the site which are important to the rural character of the village.	Potentially available

BEC0035	Land west of Hobbs Lane	4.64	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat, also Priority Habitat within site. Slight areas susceptible to surface water flooding adjacent to site. Historic field boundaries.	Submitted site	This is a large, largely wooded site to the north-east of the village. It adjoins a commercial site to the south and would require access through this land. It has a rural character, forming part of the High Weald countryside outside the village. Ancient woodland and priority habitat directly bound the site to the north and the south. Development here at the scale considered through the HELAA would extend the village significantly into the countryside, contrary to the settlement pattern and harming the landscape and scenic beauty of the High Weald National Landscape. It would also be harmful to biodiversity. Access is a further significant constraint.	Potentially available
BEC0036	Land adjoining Thornberry Cottage	1.65	The site is within the High Weald National Landscape. It is within a Biodiversity Opportunity Area and SSSI Impact risk zone. There is a risk of surface water flooding. Historic field boundaries and nearby listed buildings.	Submitted site	This site comprises undeveloped land on the southern sides of Main Street, in close proximity to the school and bus stops. There are landscape constraints which mean it is unsuitable for the level of development considered through the HELAA. It forms part of a pleasant open field, characteristic of the High Weald National Landscape. Development would harm its rural and historic landscape character and the setting of the adjacent listed building. It is locally valued both for access to the countryside via the Public Right of Way and for providing views out of the village into the countryside and mature ancient woodland beyond.	Available
BEC0038	Land adjacent to Buddens Green	0.55	The site is within High Weald National Landscape. Areas at risk of surface water flooding in the north and southwest of site. Historic Field Boundary to west.	Submitted site	The site is the northern part of a larger submitted site, the southern part is proposed allocation BEC0037. It forms part of an open field to the west of a small modern housing estate at Buddens Green. The site is prominent in views from Main Street to the north and would harm the rural character of the main thoroughfare in Beckley.	Available
BEC0039	Land west of Hobbs Lane	0.48	The site is within the High Weald National Landscape.	Submitted site	The site overlaps two existing HELAA sites BEC0015 and BEC0033. The site is important to the rural setting of the village, and visible from nearby public viewpoints. Development of the whole site would extend the village's footprint into open countryside and would be out of keeping with the settlement pattern. Roadside development in the southern part of the site would have a lesser impact on the settlement pattern, but it would enclose the existing open views into the countryside, which are important to the rural character of the village. Development would also be out of character with the historic settlement pattern.	Available

BREDE

IDENTIFIED SITES (Existing allocations and sites with planning permission[2]. 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
BRE0002	Land west of the A28, Northiam Road, Broad Oak	2.57	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Deciduous Woodland Priority Habitat and TPOs. Some areas at risk of surface water flooding. A public footpath runs along the western boundary.	Allocated site	The site is allocated in the DaSA Local Plan for 40 dwellings (Policy BRO1). It is appropriate to reduce the site in size, omitting parcels of land to the east, which reduces the complexity of land ownership. The omitted parcels (assessed separately as site BRE0048) could potentially come forward as windfall development as they are within the development boundary. The development potential of the remaining site area is considered to be around 29 dwellings and the site has come forward with a planning application for this quantum, currently under consideration.	29 dwellings	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Development Potential	Anticipated Timescale for Development
BRE0035	Land at Broad Oak Lodge, Chitcombe Road	1.24	The site is within the High Weald National Landscape. An area of Ancient Woodland and Priority Habitat (Redland Wood) is adjacent. A Listed Building is nearby.	Submitted site	The site includes the residential curtilage of a single dwelling together with a field to the rear, at the far western end of Broad Oak, partly within the development boundary. The residential part of the site has recently been subject to two planning refusals and dismissed appeals for proposals involving four and five dwellings. The principle of the developments were not objectionable although the designs of the schemes and density of development were considered inappropriate in this edge of village location. The site now considered is larger, extending to the north and outside the development boundary. While development of the entire site would not be acceptable, extending into the countryside, out of character with the settlement pattern and impacting on an adjacent area of ancient woodland, extending the existing residential curtilage slightly northwards could provide an opportunity to achieve an appropriately designed development in keeping with the character of adjoining development to the east. The location is relatively sustainable, accessible via the existing footway on Chitcombe Road to services and bus stops further east in Broad Oak.	Available	10 dwellings	Within 10 years

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

BRE0060	Land west of Tillingham View, Broad Oak	3.42	The site is within the High Weald National Landscape. There is ancient woodland to the north of the site. There is a risk of surface water flooding to the east of the site. There are historic field boundaries to the west of the site. There is a public right of way to the north.	Previously assessed	This is a large field on the edge of the village which contributes to the rural setting. It has few distinguishing landscape features although it forms part of a network of historic fields. While long views are very limited, meaning it is relatively enclosed in the landscape, it is visible from residential properties and a public right of way. However, it adjoins substantial 20th century development and is in close proximity to village services including the school, shops and bus stops. The site could potentially be suitable for residential development. The size of the site, combined with the adjoining, allocated site (BRE0002) means that the potential for its development to constitute major development within the National Landscape would need to be considered.	Available	70 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
BRE0003	Land south of the Broad Oak public house, Broad Oak	0.44	The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding on the road to the east. Historic field boundaries.	Allocated site	The site forms part of an undeveloped field and comprises the remaining section of a larger site allocated for 20 dwellings through Policy BRO2 of the DaSA Local Plan. Eight of those dwellings have been constructed on adjoining land to the north. While the site remains suitable for the allocated development, this is subject to vehicular access to this undeveloped section being gained from adjoining land to the north or west, and not via a new access from the A28 (which is not considered suitable on landscape character, design and accessibility grounds). As the adjoining land is in separate ownership, achievability is currently unknown. Therefore, while the site remains available, as there appears to no opportunity to provide an access from the adjoining land the site is considered unsuitable.	Unknown
BRE0004	Land adjacent to Wisteria Lodge, Udimore Road, Broad Oak, Brede	0.39	The site is within the High Weald National Landscape. There are trees subject to Tree Preservation Orders on the north and west boundaries. There is a Listed Building over the road to the north.	Planning application	The site occupies a prominent and open ridgetop location, with far-reaching views over the rural landscape to the south. While positioned between adjacent road-fronting residential development on either side, the site is visually beyond the natural settlement boundary, and has the character of open countryside. Development at the scale considered through the HELAA would be harmful to the landscape and character of the High Weald National Landscape.	Unknown
BRE0005	Land at Hilltop, Brede	0.29	The site is within the High Weald National Landscape. The western corner of the site is within a Groundwater Source Protection Zone and there are some minor areas at risk of surface water flooding on the road to the west. The land to the east has historic field boundaries.	Previously assessed	The site is occupied by a detached dwelling and its availability is unknown. It was considered previously through the SHLAA (2013) which determined it was too small for consideration (at that time the minimum number of dwellings was six). Given the topographical constraints and mature trees on the site it is unlikely that the site could accommodate a minimum of five dwellings, as required now through the HELAA. However, it does fall largely within the development boundary and consequently its redevelopment could potentially come forward as windfall development.33	Unknown

BRE0006	Land rear of the Red Lion Inn and 3 Peartree Croft, Brede Hill, Brede	0.22	The site is within the High Weald National Landscape. It is within an Archaeological Notification Area and there are Listed Buildings very nearby to the north, south and west of the site's access.	Previously assessed	This is a small site, and its development with a minimum of five dwellings would impact on the setting of the adjacent listed buildings, as well as the historic and rural character of this part of the village. Furthermore, the site access is of an insufficient width and there is no scope for its improvement due to the proximity of the two listed buildings.	Unknown
BRE0007	Land adjacent to Stubb Lane, Brede	0.67	The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding on the road to the north. It is within an Archaeological Notification Area, it has historic field boundaries and there are several Listed Buildings over the road to the north.	Previously assessed	The site forms part of a historic field network and is integral to the historic and landscape character of this part of the village. There are a number of listed buildings in close proximity. Access is problematic as it would be on to the narrow Stubb Lane, which is winding and has limited visibility, furthermore, a formalised access onto Stubb Lane would impact on the rural character of this historic routeway. Development here at the scale considered through the HELAA would be harmful to the High Weald National Landscape.	Unknown
BRE0009	Land to south of Goatham Lane, Broad Oak	11.40	The site is within the High Weald National Landscape. Areas of Ancient Woodland and Deciduous Woodland Priority Habitat adjacent and in the eastern corner. Areas at risk of surface water flooding. Historic field boundaries. A public footpath crosses the site.	Previously assessed	This is a large site of rural character, comprising adjoining fields and woodland beyond the western boundary of the settlement of Broad Oak. It is topographically prominent with far-reaching views across the rural landscape to the south. Development at the scale considered through the HELAA would be harmful to the landscape and character of the High Weald National Landscape. Furthermore, any access would be onto Goatham Lane which is a particularly narrow country lane, and there would be no space to create an adjacent footway to connect to the settlement. Future residents would be reliant on the use of the private car for accessing facilities and services.	Unknown
BRE0010	Land at Burnt House Farm, Broad Oak	0.70	The site is within the High Weald National Landscape. There is a minor area at risk of surface water flooding in the north-west. Contains historic field boundaries. Public footpath on western boundary. Historic Landfill Site a short distance to the east.	Previously assessed	The site lies beyond but adjoining the eastern fringe of the village within a landscape of exposed and rolling countryside that is vulnerable to change. It is delineated from the residential development immediately to the north and west by a tall hedgerow which forms a historic field boundary. Development at the scale considered through the HELAA would represent an intrusion into the countryside, having adverse impacts on the historic field pattern and the rural setting of the settlement. In addition, access to the site from the south would be difficult as it would be required to breach a ditch as well as remove trees.	Unknown
BRE0012	Land opposite Bell Hurst Cottage, Chitcombe Road	1.14	The site is within the High Weald National Landscape. There is a minor area at risk of surface water flooding on the southern boundary. A public footpath runs through the east of the site.	Previously assessed	The site is a section of field running to the south of the B2089 between stretches of ribbon development extending out of Broad Oak to the west. It is sustainably located within walking distance of services and bus stops. However, it is heavily treed with a substantial roadside hedge, which is a significant feature in the streetscape, contributing to the rural character and setting of the village in the High Weald National Landscape. Its development would have an urbanising impact on views from Chitcombe Road, also affecting the experience of users of the public right of way that passes through the site. Development here would also result in significant loss of habitat through the removal of an area of well-established trees and shrubs and would therefore be harmful to biodiversity. The local landscape impact and harm to the High Weald National Landscape and biodiversity means that the site is not considered suitable for the level of development considered through the HELAA.	Unknown

BRE0013	Sunbeam Farm Yard, Udimore Road, Broad Oak	0.33	The site is within the High Weald National Landscape. The land to the south east and south west have historic field boundaries and there is a Listed Building nearby to the east. A public footpath runs through the site.	Previously assessed	The site includes a dwelling and agricultural buildings to the south of frontage development on Udimore Road. Its southern section is exposed within the open sloping landscape of the Brede Valley, with far-reaching views to the south. Its redevelopment with the level of development considered through the HELAA would have an urbanising and harmful impact on the rural character and setting of the village and the High Weald National Landscape, out of keeping with the linear settlement pattern to the south of the B2089.	Unknown
BRE0014	Land to the Rear of Malvern Cottage	0.58	The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding to the south and on the road to the west. The land to the north and south has historic field boundaries.	Previously assessed	This is a low-lying field of a rural character, forming part of a Medieval Assart fieldscape with a historic field boundary to the north. While it is relatively enclosed from long views, it is visible from the A28 to the west. Development here would be out of keeping with the existing settlement pattern which is focused on Chitcombe Road and Udimore Road to the north, with only scattered development on this part of the A28 extending southwards out of the village. Development at the scale considered through the HELAA would erode the rural setting of the village and harm the historic landscape character of the High Weald National Landscape.	Unknown
BRE0015	Highlands, Udimore Road, Broad Oak	0.13	The site is within the High Weald National Landscape. A public footpath runs along the west boundary.	Previously assessed	This is a small plot fronting Udimore Road, in very close proximity to village services and bus stops. It previously contained a residential dwelling (also a Grade II listed building) but this was demolished some time ago. It is now heavily treed. While it could be suitable for redevelopment for residential purposes in principle, the site was considered through the SHLAA (2013), when the landowner confirmed it was not available. There is no evidence to suggest that it is now available and furthermore, it is unlikely to be large enough to accommodate 5 dwellings.	Unknown
BRE0016	Reeds Wood, Land at top of Furnace Lane	8.51	The site is within the High Weald National Landscape. Wholly within a Local Wildlife Site, Ancient Woodland and Deciduous Woodland Priority Habitat. Surface water flooding risk through the middle of the site. Historic field boundaries and listed building nearby.	Previously assessed	The site is entirely covered by Ancient Woodland and Deciduous Woodland Priority Habitat, and its development would involve significant harm to this irreplaceable habitat, and to biodiversity, contrary to national planning policy.	Unknown
BRE0017	Land West of Kingfield, Cackle Street	2.56	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding in the south. Historic field boundaries. Listed Building over the road to the east. There is a public footpath to the west.	Previously assessed	The site lies on the northern fringe of Cackle Street, and is poorly related to the settlement core. While a small section of the site sits between existing linear residential to the west of the A28, this part is too small for the purposes of the HELAA. The majority of the site extends into open fields. Development would adversely impact on the sensitive rural gap between Cackle Street and Broad Oak which are vulnerable to coalescence. Development at the scale of the HELAA would be an intrusion into the countryside, adversely impacting on the landscape and character of the National Landscape.	Unknown
BRE0018	Gap Between Brede and Cackle Street, North of A28	0.67	The site is within the High Weald National Landscape. There is a Groundwater Source Protection Zone some 60 metres to the west and there are some minor areas at risk of surface water flooding on the road to the south.	Previously assessed	The site is within a sensitive section of landscape to the east of Brede and Cackle Street, owing to a clear historic field structure, and the areas of built form having a strong local vernacular and sense of place with a high concentration of listed buildings. This site is particularly sensitive as it forms the open countryside gap between Brede and Cackle Street to the east of the A28. Its development would result in the coalescence of the two settlements, which would be damaging to the historic settlement pattern. In addition, the site is visible within the wider landscape, and is prominent to views to the south west.	Unknown

					Development at the scale of the HELAA would be an intrusion into the countryside, adversely impacting on the landscape and character of the National Landscape.	
BRE0019	Land at Cackle Street, Cackle Street	0.50	The site is within the High Weald National Landscape. Tree Preservation Order in centre of site. Areas at risk of surface water flooding. It has historic field boundaries. A public footpath runs along the south-west boundary.	Previously assessed	The site forms a publicly accessible, characteristic open gap within the village in which the historic settlement pattern and well-preserved medieval landscape provide a strong sense of place. Its development would cause harm to this distinct historic rural character and setting of the village, and the public enjoyment of the High Weald National Landscape. Significant sections of the site match historic field boundaries, and the site forms part of a fieldscape consisting of Medieval (AD 1066 - AD 1499) assarts. Other constraints include a public right of way, a historic field boundary, pond and group of trees subject to a collective TPO.	Unknown
BRE0021	Land at Pottery Lane, Brede	0.52	The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding on the road to the south.	Previously assessed	This site sits just beyond the settlement edge along Pottery Lane, although there is a single dwelling to the east. It forms part of a fieldscape consisting of Medieval (AD 1066 - AD 1499) assarts. Due to the very narrow lane and open countryside to both the north and south of the road, the character very quickly changes from village to open countryside beyond the western edge of Brede, and to extend development at the scale considered through the HELAA further westwards into this site would be harmful to the rural character and landscape of the High Weald National Landscape. Development here would be poorly related to the core of the settlement and there is no connecting footway, reducing the opportunity for travel by sustainable transport. The creation of an access would impact on the rural character of Pottery Lane as a narrow historic High Weald routeway.	Unknown
BRE0022	Land to north of Brede Lane, Pottery Lane, Cackle Street	37.16	The site is within the High Weald National Landscape and most of it is covered by Ancient Woodland and Deciduous Woodland Priority Habitat. Partly within a Groundwater Source Protection Zone. Significant areas at risk of surface water flooding. Historic field boundaries. A public footpath runs through the site.	Previously assessed	This is a large site in open countryside to the west of Brede. The vast majority of the site is covered by ancient woodland and Priority Habitat, and its development would involve significant harm to this irreplaceable habitat, and to biodiversity, contrary national planning policy. Development at the scale considered through the HELAA would also cause harm to the landscape and historic character of the High Weald National Landscape. Furthermore, the site is poorly related to any settlement and the remoteness of its location would necessitate the reliance of future residents on the private car. The site cannot therefore be considered suitable in terms of offering sustainable transport options.	Unknown
BRE0023	Land at Three Wents, Pottery Lane, Cackle Street	0.79	The site is within the High Weald National Landscape. There are areas of Ancient Woodland Deciduous Woodland Priority Habitat to the south and Tree Preservation Orders. Part of the site is within a Groundwater Source Protection Zone. There is a Listed Building near to the eastern boundary. A public footpath runs through the site.	Previously assessed	The site is within an undeveloped series of small fields to the south of Cackle Street which are well related to the core of the settlement. However, this particular site is topographically prominent and provides far-reaching views over the rural landscape to the south. These views over the High Weald can be seen from a public footpath that runs through the site, which also serves as a quick transition between the settlement and the immediate countryside to the south. The site area has a strong sense of place, and its openness is intrinsic to the distinct character of the settlement and its relationship to the wider High Weald landscape. Development at the scale considered through the HELAA would harm the landscape and character of the National Landscape.	Unknown
BRE0024	Land at Smoles Yard, Cackle Street	1.89	The site is within the High Weald National Landscape. There are some minor areas at risk of surface water flooding in the north. Historic field boundaries on	Previously assessed	The southern part of the site is brownfield and lies within the Development Boundary for Brede and could be suitable for some form of redevelopment in principle, however it accommodates an established business, and the loss of the site for business uses would be resisted in accordance with Local Plan policy. Furthermore, it is sensitively located in close proximity to a number of residential properties and listed buildings, so intensification of the business use and/ or significant redevelopment could have	Unknown

			adjoining land and there is a Listed Building to the east. A public footpath runs along the east boundary.		harmful effects. The northern part of the site extends into the countryside and forms part of a Medieval Assart field, a key characteristic of the High Weald National Landscape (HWNL). Development of this northern section would be out of keeping with the linear, historic settlement pattern of this part of the village and would be harmful to the character of the HWNL. Taking all of these points into consideration, as a whole, the site is not considered suitable for the level of development considered through the HELAA.	
BRE0025	Land at Steeplands, Brede	0.94	The site is within the High Weald National Landscape. The land to the north and east has significant sections which match historic field boundaries.	Previously assessed	Like the adjoining site (BRE0021), this site sits beyond the western edge of the settlement along Pottery Lane. It forms part of a fieldscape consisting of Medieval (AD 1066 - AD 1499) assarts. Due to the very narrow lane and open countryside to both the north and south of the road, the character very quickly changes from village to open countryside beyond the western edge of Brede, and to extend development at the scale considered through the HELAA further westwards into this site would be out of keeping with the linear settlement pattern and harmful to the rural character and landscape of the High Weald National Landscape. Development here would be poorly related to the core of the settlement and there is no connecting footway, reducing the opportunity for travel by sustainable transport. The creation of an access would impact on the rural character of Pottery Lane as a narrow historic High Weald routeway.	Unknown
BRE0026	Land South of Kingwoodland, Cackle Street	1.39	The site is within the High Weald National Landscape. Tree Preservation Orders. Small areas at risk of surface water flooding. Historic field boundaries. Listed Building near to the northern boundary. A public footpath runs through the site and along the east boundary.	Previously assessed	The site forms a publicly accessible and visually prominent open gap between Cackle Street and Broad Oak which contributes to a strong sense of place. Its development would cause harm to the distinct historic rural character and setting of the village, and the public enjoyment of the High Weald National Landscape. Together with the wider field to the east of the site, this landscape is open countryside with long views eastwards, to which the site area is wholly exposed. Development at the scale considered through the HELAA would be intrusive in the landscape and degrade the openness of the gap, contributing to coalescence between the settlements.	Unknown
BRE0027	Gap Between Brede and Cackle Street, South of A28	1.89	The site is within the High Weald National Landscape. A small part of the site is within a Groundwater Source Protection Zone. Surface water flooding risk on adjacent road. Historic field boundaries. There is an Archaeological Notification Area to the east.	Previously assessed	The site is within a sensitive section of landscape between Brede and Cackle Street with a clear historic field structure and long views southwards across the wider countryside. The nearby areas of built form have a strong local vernacular and sense of place with a high concentration of listed buildings, and this open gap contributes to the rural character. Development here at the scale considered through the HELAA would result in the coalescence of the two settlements, which would be damaging to the historic settlement and the landscape and character of the High Weald National Landscape.	Unknown
BRE0028	The Coppice, Northiam Road, Broad Oak, Rye, East Sussex	0.21	The site is within the High Weald National Landscape. There is an area of Ancient woodland and Priority Habitat nearby, which is also a Local Wildlife Site. There are areas at risk of surface water flooding on the site and nearby.	Submitted site	The site includes a single house within a relatively long curtilage within the development boundary. On its own it would not be large enough to accommodate the minimum development considered through the HELAA (5 dwellings). The site could potentially be available as windfall as it is within the development boundary.	Available
BRE0030	Birchwood, Northiam Road, Broad Oak	0.20	The site is within the High Weald National Landscape. There is an area of ancient woodland and Priority Habitat nearby, which is	Submitted site	The site includes a single house within a relatively long curtilage within the development boundary. On its own it would not be large enough to accommodate the minimum development considered through	Available

			also a Local Wildlife Site. There are areas at risk of surface water flooding on the site and nearby.		the HELAA (5 dwellings). The site could potentially be available as windfall as it is within the development boundary.	
BRE0029	Land rear of The Old Manor, Udimore Road, Broad Oak	0.80	The site is within the High Weald National Landscape. There are some areas at risk of surface water flooding adjacent/nearby. Historic Field Boundary and nearby Listed Building nearby. Adjacent public footpath.	Submitted site	The site is a field lying just south of the curtilage of a Grade II listed building, The Old Manor, south of the development boundary of Broad Oak. It is an intact historic fieldscape (medieval assart) enclosed by well treed boundary hedges, and is more closely related to the wider rural countryside than it is to the built-up area of the village. The built-up area of the village is predominantly located to the north of the B2089 Udimore Road. The development to the south of this road is characteristically ribbon development extending from west to east along the B2089. In this context the site is very much part of the rural countryside which lies to the south of the village. Its development at the scale considered through the HELAA would represent encroachment into the countryside, out of keeping with the historic settlement pattern and would be visible in views from the south, harming the landscape and character of the High Weald National Landscape.	Potentially available
BRE0031	Land south of B2089, Broad Oak	0.68	The site is within the High Weald National Landscape. It has significant sections which match historic field boundaries. There is a public footpath to the west.	Previously assessed	The site comprises a triangular shaped field on the southern side of the B2089, beyond the western extent of the settlement. While there is sporadic development alongside this stretch of road, the overriding character of the locality is rural, and the development of this site at the scale considered through the HELAA would alter this, harming the rural setting of the village within the High Weald National Landscape, and having an urbanising impact on the western approach to Broad Oak. Furthermore, while there is an adjacent footway, the site is some distance from services and facilities in the village.	Unknown
BRE0032	Land at Reeds Wood, Northiam Road	0.46	The site is within the High Weald National Landscape. Wholly comprises a Local Wildlife Site, Ancient Woodland and Deciduous Woodland Priority Habitat. Areas at risk of surface water flooding.	Previously assessed	This is a small section of a much larger area of woodland (assessed separately as BRE0016). While this site adjoins ribbon development on Northiam Road, like the larger site, it is entirely covered by Ancient Woodland and Deciduous Woodland Priority Habitat. Its development would involve significant harm to this irreplaceable habitat, and to biodiversity, contrary to national planning policy	Unknown
BRE0033	Land south of the Old Manor House, Udimore Road, Brede	0.56	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent road. Historic field boundaries and Listed Building adjacent.	Previously assessed	The majority of the site forms the curtilage to the Grade II listed 'Old Manor House' to the north. Its development would harm the setting of the listed building, contrary to national planning policy.	Unknown
BRE0034	Land east of Furnace Lane, Broad Oak	5.91	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Deciduous Woodland Priority and close to Local Wildlife Site. Risk of surface water flooding on adjacent road. Historic field boundaries.	Council search	The site comprises fields on the south-eastern side of Furnace Lane, opposite existing residential ribbon development and north of an area of ancient woodland. It is within sloping and open countryside, with long views to the north east. It is beyond the natural boundary of the settlement and its development would compound and intensify the sprawl that has currently impacted on the rural landscape of the High Weald National Landscape along Furnace Lane. Furthermore, the site is over 300 metres from the nearest footway and is poorly related to services in Broad Oak. The site cannot therefore be considered suitable in terms of offering sustainable transport options.	Unknown
BRE0036	Land at Rectory Field Oast, Stubb Lane, Brede	1.72	The site is within the High Weald National Landscape. Close to Brede Pit and Cutting SSSI and	Council search	The site is within a larger fieldscape made up of medieval (AD 1066 - AD 1499) assarts, to the north of Stubb Lane on the eastern fringe of Brede. While there is a limited amount of residential ribbon development along Stubb Lane, it is a narrow rural lane without a footway. There is a single dwelling within the site, however, otherwise it has the character of open countryside, visible from sections of the A28 and Stubb Lane. Further development within the site at the scale considered through the HELAA	Unknown

			Local Geological Site. Historic field boundaries.		would extend the settlement eastwards, harming the rural character and setting, impacting on the landscape and character of the National Landscape. Furthermore, the site's distance from the centre of Brede and its access via a narrow lane with no footways limits sustainable transport options.	
BRE0038	Land to the west of Holly Lodge, Broadland Row	1.29	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Some land at risk of surface water flooding. Adjacent to Grade II listed building.	Council search	This is an open field on the northern side of Udimore Road, adjacent to ancient woodland to the north-east. It is outside of any settlement and within an area of strong rural character. Development here at the scale considered through the HELAA would have an urbanising impact, harmful to the landscape and character of the High Weald National Landscape. Furthermore, the site has no connecting footway to access services in Broad Oak, and opportunities for other sustainable transport use is limited, meaning future residents would be highly dependent on the use of the private car for access to facilities. The site's position on a bend on Udimore Road is also likely to present difficulties in achieving a safe access.	Unknown
BRE0039	Land south of Udimore Road, Broadland Row	1.53	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Some risk of surface water flooding. South of Grade II listed building. Bisected by Public Right of Way.	Council search	The site occupies part of a larger field, characteristic of the High Weald countryside with far-reaching views to the south. It is outside of any settlement and within an area of strong rural character. Development here at the scale considered through the HELAA would have an urbanising impact, harmful to the landscape and character of the High Weald National Landscape. Furthermore, the site has no connecting footway to access services in Broad Oak, and opportunities for other sustainable transport use is limited, meaning future residents would be highly dependent on the use of the private car for access to facilities.	Unknown
BRE0040	Land north of Wisteria Cottage, Broadland Row	1.26	The site is within the High Weald National Landscape. Adjacent to Priority Habitat (deciduous woodland). Some risk of surface water flooding. South of Grade II listed building.	Council search	This is a field to the rear of existing ribbon development on Udimore Road. It is within a Medieval (AD 1066 - AD 1499) assart fieldscape, characteristic of the High Weald. Adjacent development is historic in form, including some listed buildings. The site is visible from the open countryside to the north-east, and development would appear as an encroachment into open countryside, out of keeping with the historic settlement pattern Development here at the scale considered through the HELAA would have an urbanising impact, harmful to the landscape and character of the High Weald National Landscape. Furthermore, there are almost no local services and facilities in the vicinity of the site and no connecting footway back to access services in Broad Oak. Opportunities for other sustainable transport use is limited, meaning future residents would be highly dependent on the use of the private car for access to facilities.	Unknown
BRE0041	Land south-east of Reysons Farm, Broadland Row	0.30	The site is within the High Weald National Landscape. Adjacent to Archaeological Notification Area pertaining to Grade II* listed Reysons Farm.	Council search	This is a narrow section of field which is open to views from the north and the south, adjacent to a small business park but within an area of strong rural character. Development of either a residential or commercial nature here at the scale considered through the HELAA would have an urbanising impact and adversely affect the landscape and character of the High National Landscape. The field also provides a buffer between the business park and the curtilage of the dwellings to the north-west, which include the Grade II* listed Reysons Farm, and development could impact on its setting. Furthermore, there are almost no local services and facilities in the vicinity of the site, and no connecting footway back to facilities in Broad Oak. Opportunities for other sustainable transport use is limited, meaning future residents/ users of the site would be highly dependent on the use of the private car for access to facilities.	Unknown
BRE0042	Land east of Beacon House, Broadland Row	2.22	The site is within the High Weald National Landscape. Some risk of surface water flooding. Near to Archaeological Notification Area pertaining to Grade II* listed Reysons Farm.	Council search	This is an open field with far-reaching views to the south, in an area of strong rural character. While there is limited amount residential ribbon development to the east, and sporadic residential development to the north- east, the site has the appearance of open countryside linking to further open landscape to the south-east. Development here would have an urbanising impact, harmful to the rural character of the area and the landscape of the National Landscape. Furthermore, there are almost no local services and facilities in the vicinity of the site, and no connecting footway back to facilities in	Unknown

					Broad Oak. Opportunities for other sustainable transport use is limited, meaning future residents/ users of the site would be highly dependent on the use of the private car for access to facilities.	
BRE0043	Land south of Ostlers Field, Chitcombe Road, Broad Oak	0.42	The site is within the High Weald National Landscape. Its eastern boundary forms part of a historic field boundary.	Council search	The site is a small section of field, heavily wooded, particularly at its southern end. It is close to services in Broad Oak. Development here would result in significant loss of habitat through the removal of an area of well-established trees and shrubs and would therefore be harmful to biodiversity, contrary to paragraph national and local planning policy. There are also landscape constraints: development would extend further southwards than existing/ allocated development on this slope and would likely be visible in longer views from the south including from a nearby public footpath. It would impact further on the historic fieldscape, already partly lost through development/ allocated development. Access would need to be via third party land and there is no evidence that the site is available for development. Overall, the site is not considered suitable for development at the scale considered through the HELAA.	Unknown
BRE0044	Broad Oak Meadow (north), Chitcombe Road, Broad Oak	4.50	The site is within the High Weald National Landscape. The northern part of the site consists of ancient woodland and Priority Habitat. There is a watercourse on part of the northern boundary. There are historic field boundaries to the east.	Submitted site	The site is an open field on the edge of the settlement, with a strong rural character with wooded edges. It also extends to the northeast to encompass a large section of ancient woodland. Development here would extend the settlement westwards to the detriment of the rural character of the area and rural setting of the village within the High Weald National Landscape.	Potentially available
BRE0045	Land east of Pottery Close, Brede	0.44	The site is within the High Weald National Landscape. There are trees protected by TPOs close to its northern boundary. Adjacent to Priority Habitat and close to ancient woodland. A pond with an associated risk of surface water flooding lies just west of the site. Just outside a Groundwater Source Protection Zone. Historic field boundaries and public right of way adjacent.	Council search	This is a small field adjacent to 20th century residential development at Pottery Close. While it has environmental constraints including adjoining ancient woodland and a pond, it is well related to the settlement at Brede and relatively enclosed in the landscape and could accommodate a small residential development. However, given the constrained shape of the site and the woodland and pond to the south-west, it is not considered that the site is large enough to accommodate five dwellings. Initial Highway Authority comments have indicated that an access to Pottery Lane may be achievable but improvements to pedestrian infrastructure would be required.	Potentially available
BRE0046	Land to the rear of Crown Cottage, Cackle Street, Brede	1.14	The site is within the High Weald National Landscape. Adjacent to Grade II listed buildings. Historic field boundaries.	Submitted site	The site is a field with treed boundaries at the rear of ribbon development fronting the A28 and cul-de-sac development north of Pottery Lane. It extends beyond the historic built form of the settlement into the countryside to the north, and forms part of a Medieval Assart field, a key characteristic of the High Weald National Landscape. Development of this northern section would be out of keeping with the linear, historic settlement pattern of this part of the village. Access appears to be a significant constraint, the only access point being very narrow and adjacent to a Grade II listed building.	Potentially available
BRE0047	Land adjacent to Steeplands	0.2	The site is within the High Weald National Landscape. The land to the north and east has significant sections which match historic field boundaries.	Submitted site	Like the adjoining sites (BRE0021and BRE0025), this site sits beyond the western edge of the settlement along Pottery Lane. It forms part of a fieldscape consisting of Medieval (AD 1066 - AD 1499) assarts. It makes up the very narrow lane and open countryside to both the north and south of the road, the character very quickly changes from village to open countryside beyond the western edge of Brede, and to extend development at the scale considered through the HELAA further westwards into this site would be out of keeping with the linear settlement pattern and harmful to the rural character and landscape of the High Weald National Landscape. Development here would be poorly related to the	Available

					core of the settlement and there is no connecting footway, reducing the opportunity for travel by sustainable transport. The creation of an access would impact on the rural character of Pottery Lane as a narrow historic High Weald routeway.	
BRE0048	Land adjacent to the A28, Northiam Road, Broad Oak	1.12	The site is within the High Weald National Landscape. There is an area of Ancient woodland and Priority Habitat nearby, which is also a Local Wildlife Site. There are areas at risk of surface water flooding on the site and nearby.	Submitted site	The site was formerly part of the larger allocation in the DaSA Local Plan. The site comprises 3no. dwellings and the land to the rear. It was previously understood that it was required for access to BRE0002, however an alternative access has been identified. Redevelopment of the site could potentially come forward as windfall as it is within the development boundary.	Available
BRE0061	Broad Oak Meadow (south), Chitcombe Road, Broad Oak	0.56	The site is within the High Weald National Landscape. The northern part of the site consists of ancient woodland and Priority Habitat. There is a watercourse on part of the northern boundary. There are historic field boundaries to the east.	Originally submitted site but withdrawn	The site is the roadside part of an open field on the edge of the settlement, with a strong rural character with wooded edges and a substantial roadside hedge. The wider field also extends to the northeast to encompass a large section of ancient woodland (assessed as HELAA site BRE0044). Development across this southern section only could offer an opportunity to extend BRE0035. A new access and additional pedestrian infrastructure would need to be created as there is no footway on this northern side of the road. However the landowner has confirmed the site is not available for development.	Not Available

CAMBER

IDENTIFIED SITES (Existing allocations and sites with planning permission[3]. 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
CAM0001	Land at the Former Putting Green Site, Old Lydd Road, Camber	0.21	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and a large area of Coastal Sand Dunes Priority Habitat. There are areas at risk of surface water flooding on the road to the south.	Allocated site	The site is allocated for 10 dwellings through Policy CAM1 of the DaSA Local Plan. It is also subject to an extant planning permission for 10 dwellings (RR/2021/2947/P).	Residential: 10 dwellings	Within 10 years
CAM0002	Land at the Central Car Park, Old Lydd Road, Camber	0.72	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Special Protection Area and Ramsar Site and to Coastal Sand Dunes Priority Habitats. Much of the site is affected by Flood Zones 2 and 3 and is at risk of surface water flooding. A small part of the site in the west is within the Camber Dunes Local Geological Site.	Allocated site	The site is allocated for a mixed-use scheme to include an improved public realm with tourism (including visitor accommodation), commercial and operational uses through Policy CAM2 of the DaSA Local Plan. The site remains suitable in principle for redevelopment in accordance with the policy although as a Council-owned site, current Council priorities need to be considered, and the details of the allocation potentially amended to reflect these.	Mixed-use (not including residential). Estimate 1,000sqm floorspace.	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
CAM0004	Lydd Road Garage, Lydd Road, Camber	0.13	The site is within Flood Zone 3 and is at risk of surface water flooding.	Planning application	This is a brownfield site located centrally in Camber. It was previously occupied by a car repair garage/ petrol station although it has been vacant for a number of years. Planning permission was granted in 2015 for a mixed-use development comprising a terrace of 5 dwellings and a commercial unit but this has not been constructed ((RR/2015/2361/P, amended by RR/2017/1754/P). While the site remains suitable in principle for development, it is understood that there are likely to be remediation costs due to its former use, and this could affect its viability.	Potentially available	Mixed-use: 5 dwellings and retail unit of 80sqm.	Within 10 years

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

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
CAM0005	Camber Post Office & Stores, 52 Lydd Road, Camber	0.05	The site is within Flood Zone 3 and partly at risk of surface water flooding.	Council search	This is a brownfield site located centrally in Camber, occupied by a post office/ general store with a dwelling above. It adjoins a larger, vacant, brownfield site (CAM0004) which was previously subject to a planning permission for redevelopment with 5 dwellings and remains suitable for that use. In the past, there has been some interest in the redevelopment of this small site, and in principle, the redevelopment of the two sites together for a mixed-use residential and commercial development is supportable. However, although it has been vacant previously, the post office/retail use is currently open and therefore, the site does not appear to be currently available for redevelopment.	Unknown
CAM0006	Chapel Field, Camber	1.04	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and Ramsar site and areas of Priority Habitat. It is largely within Flood Zone 3 and there are areas at risk of surface water flooding, especially along the northern boundary.	Previously assessed	This is a greenfield site in the western part of Camber. It is part of a larger field, parts of which have been developed with individual dwellings. The previous Rother Local Plan (2006) included this site within the Development Boundary, however, this was amended through the DaSA Local Plan (2019) and the site was excluded from the Development Boundary. This was due to its location within Flood Zone 3a, the flood risk was determined to outweigh the benefits of identifying greenfield sites in the village for further development. There have been no changes to the flood risk status of the site, and the vast majority of it remains in Flood Zone 3, consequently it is still not considered appropriate for development. National planning policy requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. The site also has access constraints, with access via narrow, unmade private roads and likely amenity impacts on adjoining residents. Furthermore, the site adjoins the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site to the north and is likely to have biodiversity value itself. Development within or outside a SSSI, and which is likely to have an adverse effect on it is contrary to national planning policy.	Unknown
CAM0008	Land east of Cedar Cottage, Draffin Lane, Camber	0.10	The site is adjacent to the the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and Ramsar site and areas of Priority Habitat. It is within Flood Zone 3 and there are areas at risk of surface water flooding.	Previously assessed	The site is too small to accommodate at least five dwellings and therefore falls short of the requirements for the HELAA. Furthermore it has significant constraints, including its location almost wholly within Flood Zone 3. The site also lies in very close proximity to the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site (which lies to the north-west). Development within or outside a SSSI, and which is likely to have an adverse effect on it is contrary to national planning policy. There are also access constraints, with access via narrow, unmade private roads and likely amenity impacts on adjoining residents.	Unknown
CAM0009	Land adjoining Sands End, Farm Lane, Camber	0.26	The site adjoins the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site and an area of Priority Habitat. It is wholly within Flood Zone 3 and there is a risk of surface water flooding on	Council-owned land	The site is too small to accommodate at least five dwellings and therefore falls short of the requirements for the HELAA. While it could potentially provide access to adjoining undeveloped land (site CAM0006), there are significant constraints to the development of that site, as detailed above. Therefore, it is not appropriate to consider this site further through the HELAA.	Potentially available

			adjoining land. The site access, Farm Lane, is a public footpath.			
CAM0010	Land west of Farm Lane, Camber	3.63	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar, as well as an area of Priority Habitat. Most of the site is within Flood Zones 2 and 3 and there are areas at risk of surface water flooding. There is a Grade II Listed Building to the north east. There is a public footpath running through the north of the site.	Previously assessed	The site has significant environmental constraints including its location largely within Flood Zone 3 and being adjacent to and partly within the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site. Development within or outside a SSSI, and which is likely to have an adverse effect on it is contrary to national planning policy. Furthermore, it is a prominent site on the approach to Camber and its development as a whole would have a far-reaching landscape impact, affecting the rural setting of the village. It is not particularly well related to services, being on the edge of the village with no direct road access. An adjacent grade II listed building is a further potential constraint.	Unknown
CAM0011	Dudley's Field, Land to the South of Oliphant's Barn, Jury's Gap, Lydd Road, Camber	0.45	The site is covered by a Priority Habitat. The Dungeness, Romney Marsh and Rye Bay SSSI surrounds the site in the north, east and west. The Ramsar site lies south of the site on the opposite side of Lydd Road. The site is entirely within Flood Zone 3 and there are some small areas at risk of surface water flooding.	Submitted site	The site has significant environmental constraints. It is wholly located within Flood Zone 3, with around one third of the site within Flood Zone 3b (functional floodplain, which national planning policy confirms is not suitable for any development other than essential infrastructure or water-compatible development). Its development would also result in the loss of wildlife habitat (the site contains Priority Habitat - Coastal and Floodplain Grazing Marsh), and could harm the adjoining Dungeness, Romney Marsh and Rye Bay SSSI which adjoins the site to the north, east and west. Furthermore, the site is set within a very flat, exposed landscape with long views, and development at the scale considered through the HELAA would appear prominent and out of keeping with the rural character of this edge of settlement location. The sustainability of the location is a further constraint, given the lack of services within this small hamlet and the considerable distance to the limited services in Camber.	Potentially available
CAM0012	Pontins Holiday Centre, New Lydd Road	10.01	The Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar Site, as well as a Priority Habitat, are adjacent to the site to the north. The site is almost entirely within Flood Zone 3 and there are areas at risk of surface water flooding. A Public Footpath runs along the eastern boundary.	Council-owned land	This is a holiday park containing a large amount of tourist accommodation, providing significant employment for the village, although it is currently closed. Together with the adjoining caravan site, it occupies a significant portion of the developed footprint of the village. It is a brownfield site in a sustainable location in close proximity to services and facilities in the village, although it has environmental constraints including its location within Flood Zone 3 and its proximity to the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar Site. The Camber Village Supplementary Planning Document (2015) identifies opportunities for the facilities at the holiday park to be upgraded to broaden its appeal to a wider audience, and for the holiday park to integrate more fully with the village in terms of providing access to facilities. If the site were to become available for development within the period of the new Local Plan then it may be that a small part of the site could be suitable for an alternative commercial or even residential use if this resulted in the enhancement of the predominant use of the site, which should remain for tourism in line with existing Local Plan policies.	Not currently available
CAM0013	Western Car Park, Lydd Road, Camber	5.05	The Dungeness, Romney Marsh and Rye Bay SSSI and a Priority Habitat affect the south eastern section of the site, extending down to the sea. There are some areas at risk of surface water flooding. The site is adjacent to Flood Zones 2 and 3. Part of the site is within the Camber Dunes Local	Council-owned land	This is a large public car park in the south-western part of Camber, adjacent to the sand dunes and the Dungeness, Romney Marsh and Rye Bay SSSI. There are areas at risk of Surface Water Flooding within the site although the site itself lies outside Flood Zones 2 and 3. The site's primary function will remain as a public car park although it is intended to redevelop and improve the existing buildings within the site for public use which could include improved public conveniences, cafe and/ or a visitors centre. These uses would enhance the visitor offer, in accordance with Local Plan policies and the Camber Village SPD. The site is therefore not suitable or available for housing or alternative economic development.	Not currently available

			Geological Site. Public footpaths run along the east and west boundaries.			
CAM0014	Land north of New Lydd Road, Camber	1.15	The site is immediately adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Ramsar and Special Protection Area and much of it is covered by Priority Habitat. Much of the site is within Flood Zone 3 and there are areas at risk of surface water flooding.	Council search	The site forms part of an agricultural field on the western edge of Camber. It has significant environmental constraints. Much of it is covered by Priority Habitat (Coastal and Floodplain Grazing Marsh) and the northern section lies within Flood Zone 3, with small areas at risk of surface water flooding in the southern section. It is immediately adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar and Special Protection Area. While a small part of the site does lie outside Flood Zone 3, its other environmental constraints mean that it is not considered suitable for development at the scale considered through the HELAA. Furthermore, it occupies a prominent site at the entrance to Camber and is highly visible in the local landscape.	Potentially available

EAST GULDEFORD

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
EGU0001	Land south of St John's Cottages, Camber Road, East Guldeford	0.29	The site is within an area of Coastal and Floodplain Grazing Marsh Priority Habitat. It is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and Ramsar site. It is within Flood Zone 3 and there are small areas at risk of surface water flooding along the southern boundary. It is within an area of Grade 2 Agricultural Land (very good quality).	Previously assessed	The site is a small section of a large field on the western side of Camber Road, of a strong rural character, which allows long views back towards Rye. It lies wholly within Flood Zone 3. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, new residential development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. There are few services in the settlement of East Guldeford and the location would not provide for a sustainable form of development. The site also comprises Priority Habitat (Coastal and floodplain grazing marsh) and is in very close proximity to the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site, and its development would adversely affect those habitats and protected sites. Additionally, this is a very open, flat landscape and development here at the scale considered through the HELAA would be harmful to rural character. The impact on very good quality agricultural land is a further constraint. Consequently, the site is not considered suitable for either residential or employment uses at the scale considered through the HELAA.	Unknown
EGU0002	Land north-west of St John's Cottages, Camber Road, East Guldeford	0.29	The site is within an area of Coastal and Floodplain Grazing Marsh Priority Habitat. It is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and Ramsar site. It is within Flood Zones 2 and 3 and there are areas at risk of surface water flooding along the ditch on the western boundary. The north of the site is within an Archaeological Notification Area. It is within an area of Grade 2 Agricultural Land (very good quality).	Previously assessed	The site is a narrow, road-fronting section of a larger field on the western side of Camber Road. It is of a strong rural character and allows long views back towards Rye. It lies wholly within Flood Zones 2 and 3. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, new residential development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. There are few services in the small settlement of East Guldeford and the location would not provide for a sustainable form of development. The site also comprises Priority Habitat (Coastal and floodplain grazing marsh) and is in very close proximity to the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site, and its development would adversely affect those habitats and protected sites. Additionally, this is a very open, flat landscape and additional development here would be harmful to rural character. The impact on very good quality agricultural land is a further constraint. Consequently, the site is not considered suitable for either residential or employment uses at the scale considered through the HELAA.	Unknown
EGU0003	Land adjacent to Old Bentley, Camber Road, East Guldeford	0.62	The site is within the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and Ramsar site. It is adjacent to an area of Coastal and Floodplain Grazing Marsh Priority Habitat. It is within Flood Zone 3 and there are small areas at risk of surface water flooding. It is partly within an Archaeological Notification Area and there is a Grade II Listed Building nearby. It is within an area	Previously assessed	The site is a narrow field within a larger fieldscape on the eastern side of Camber Road. It is within the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site and includes Priority Habitat. Its development would harm those habitats and protected sites, contrary to national planning policy. Furthermore, the site lies wholly within Flood Zone 3. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, new residential development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. There are few services in the small settlement of East Guldeford and the location would not provide for a sustainable form of development. Additionally, this is a very open, flat landscape and additional development here would be harmful to rural character. The impact on very good quality agricultural land and on the setting of the	Unknown

			of Grade 2 Agricultural Land (very good quality).		adjacent listed building are further constraints. Consequently, the site is not considered suitable for either residential or employment uses at the scale considered through the HELAA.	
EGU0004	Land adjacent to Hollybush House, Folkstone Road, East Guldeford	0.36	The site is within the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and Ramsar site. It is adjacent to an area of Coastal and Floodplain Grazing Marsh Priority Habitat. It is within Flood Zone 3 and there are areas at risk of surface water flooding in the ditch adjoining the eastern boundary. It is within an Archaeological Notification Area and there is a Grade II Listed Building to the north-east. It is within an area of Grade 2 Agricultural Land (very good quality).	Previously assessed	The site is a small field within a larger fieldscape on the eastern side of the A259. It has significant environmental constraints which means it is not suitable for the level of development considered through the HELAA. It is within the Dungeness, Romney Marsh and Rye Bay SSSI and Ramsar site and includes Priority Habitat. Its development would harm those habitats and protected sites, contrary to national planning policy. Furthermore, the site lies wholly within Flood Zones 2 and 3. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, new residential development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. There are few services in the small settlement of East Guldeford and the location would not provide for a sustainable form of development. Additionally, this is a very open, flat landscape and additional development here would be harmful to rural character. The impact on very good quality agricultural land and on the setting of the adjacent listed buildings are further constraints.	Unknown
EGU0006	Land at Salts Farm, East Guldeford	1.27	The site directly adjoins the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar site and Special Protection Area and an area of Priority Habitat (Coastal and floodplain grazing marsh). It is wholly within Flood Zone 3 and there is a risk of surface water flooding on the access road. It is within an archaeological notification area. It comprises Grade 2 agricultural land (very good quality).	Council search	The site comprises a small complex of buildings in retail use including a farm shop and garden centre, associated car park, and two small adjoining fields, on the western side of the A259. It is within a very flat, open landscape with long views in all directions. It lies wholly within Flood Zone 3. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, new residential development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. There are few services in the small settlement of East Guldeford and the location would not provide for a sustainable form of residential development. The site also directly adjoins an area of Priority Habitat (Coastal and floodplain grazing marsh) and the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar and SPA, and its development could adversely affect those habitats and protected sites. Additionally, this is a very open, flat landscape and additional development here would impact on rural character. The impact on very good quality agricultural land is a further constraint. Consequently, the site is not considered suitable for residential uses at the scale considered through the HELAA. Additional employment floorspace could potentially be accommodated on the brownfield section of the site, but given the significant environmental constraints it is unclear if the level of development considered through the HELAA could be achieved, furthermore, there is no evidence the site is available.	Unknown
EGU0007	Land north of Guldeford Road, Rye	2.63	The site is within the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar Site, and Special Protection Area. There are areas of Priority Habitat on site. Most of the site is within Flood Zone 3 and some parts of the site are at risk from Surface Water Flooding. A Public Right of Way runs through the site. The site comprises Grade	Previously assessed	The site comprises a small section of a larger fieldscape on the north-eastern edge of a residential area in the eastern part of Rye. It has significant environmental constraints which means it is not suitable for the level of development considered through the HELAA. It is within the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar Site, and Special Protection Area and there are areas of Priority Habitat on site. The majority of the site is within Flood Zones 2 and 3 and some parts of the site are at risk from Surface Water Flooding. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, new residential development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. Furthermore, this is a very open, flat landscape and additional	Unknown

			2 agricultural land (very good quality).		development here would be harmful to rural character. The impact on very good quality agricultural land is a further constraint.	
EGU0008	Land south of Guldeford Road	2.36	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar site, and Special Protection Area and an area of Priority Habitat. The site is within Flood Zone 3 and some parts of the site are at risk from Surface Water Flooding. The site comprises Grade 2 agricultural land (very good quality).	Previously assessed	The site comprises a narrow section of a field on the eastern edge of Rye. It lies wholly within Flood Zone 3. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, new residential development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. In this case, the site lies within a very flat landscape, and development here would be highly visible and harmful to the rural character, wholly out of keeping with the established settlement pattern and encroaching into open countryside. The site also adjoins an area of Priority Habitat and the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar, and Special Protection Area, and development here could be harmful to biodiversity and the protected habitats. The impact on very good quality agricultural land is a further constraint. Consequently, the site is not considered suitable for either residential or employment uses at the scale considered through the HELAA.	Unknown

ICKLESHAM (RYE HARBOUR)

IDENTIFIED SITES (Existing allocations and sites with planning permission[4]. 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
ICK0003	Land at Stoneworks Cottages, Rye Harbour	1.58	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar. It is almost entirely within Flood Zone 3. There are also small areas at risk of surface water flooding. There are two Listed Buildings adjacent. There is a public footpath running along the eastern boundary. The site is partly within a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan.	Allocated site	The site is on the southern side of Harbour Road, to the west of existing residential development. It is allocated for 40 dwellings through Policy RHA1 of the DaSA Local Plan. The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 40 dwellings	Within 10 years
ICK0005	Old Mears, Harbour Road, Rye Harbour	1.37	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar, as well as an area of Coastal Saltmarsh Priority Habitat. It is within Flood Zones 2 and 3. It is within a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan. There is a Historic Landfill site to the west.	Planning application	This is an industrial site within the Harbour Road Employment Area, currently used for storage. It has a number of extant planning permissions covering new industrial units within three separate buildings which have not yet been constructed (RR/2018/905/P, RR/2018/925/P, RR/2019/1841/P).	Employment floorspace: 3,063 sqm	Within 5 years
ICK0026	Land at Churchfields Industrial Estate, Harbour Road, Rye Harbour	1.26	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Special Protection Area, Ramsar Site and SSSI, as well as a coastal and floodplain grazing marsh Priority Habitat. The site is entirely within Flood Zone 3 and there are some areas at risk of	Submitted site	The site is a hard surfaced yard within the Harbour Road Employment Area. It has an extant planning permission for the construction of 12 industrial units (RR/2019/2850/P), which have not yet been constructed.	Employment floorspace: 4,238 sqm	Within 5 years

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

			surface water flooding. There is a Historic Landfill Site to the north.				
ICK0045	The Atlas Business Park, Harbour Road, Rye Harbour	2.59	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar and a Local Nature Reserve. The whole site is within Flood Zones 2 and 3 and there are minor areas at risk of surface water flooding. It is within a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan.	Planning application	The site comprises an existing business site within the Harbour Road Employment Area. It has an extant planning permission for the erection of 22 new industrial units, in addition to the industrial buildings already within the site (RR/2022/1157/P, granted 2023).	Employment floorspace: 3,380 sqm	Within 5 years
ICK0046	The Saltings - Site B, Harbour Road, Rye Harbour	0.40	The site is within the Rye Harbour Site of Special Scientific Interest (SSSI) and close to the Dungeness, Romney Marsh and Rye Bay SSSI, Special Protection Area and Ramsar, as well as an area of Coastal Saltmarsh Priority Habitat. It is within Flood Zone 3. It is within a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan. There is a Historic Landfill site to the west.	Planning application	The site is within the Harbour Road employment area. It has extant planning permission for a new industrial building comprising self-contained business units for B2 and B8 uses (RR/2022/625/P). Although the site lies within the Rye Harbour SSSI, Natural England has previously accepted industrial development here as a result of the 1.2 hectares of recreated saltmarsh habitat to the west, and a financial contribution received for off-site nature conservation works, which were secured by a planning obligation linked to the original outline planning permission for the wider site (RR/2013/1538/P).	Employment floorspace: 1,244 sqm	Within 5 years

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
ICK0006	The Saltings - site A, Harbour Road, Rye Harbour	2.19	The site is within the Rye Harbour Site of Special Scientific Interest (SSSI) and adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Special Protection Area and Ramsar, as well as an area of Coastal Saltmarsh Priority Habitat. Most of the site is within Flood Zone 3, and there are areas at risk of surface water flooding. It is within a Safeguarding Area for	Planning application	This site, within the Harbour Road Employment Area, forms part of a larger site that was subject to an outline planning permission for comprehensive industrial development, granted in 2015 (RR/2013/1538/P). The remainder of that larger site has now either been developed, or subject to a further planning permission (site ICK0046) but the outline permission for this section has now expired. However, as it was previously found suitable for employment development and there have been no known significant changes in circumstances it is still likely to be suitable. Although the site lies within the Rye Harbour SSSI, Natural England has previously accepted industrial development here as a result of the 1.2 hectares	Unknown	Employment floorspace: 6,800 sqm	Unknown

			the Minerals Wharves, as identified in the Waste and Minerals Sites Plan. There is a Historic Landfill site in the western part of the site.		of recreated saltmarsh habitat to the west, and a financial contribution received for off-site nature conservation works, which were secured by the planning obligation linked to the original outline planning permission. The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required.			

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
ICK0021	Land adjacent to Rye Wastewater Treatment Works, Rye Harbour	3.43	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar, as well as an area of Coastal Saltmarsh Priority Habitat. It is largely within Flood Zones 2 and 3 and there are areas at risk of surface water flooding. It is within a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan. There is a Historic Landfill site in the middle of the site.	Previously assessed	This is a large, hard-surfaced industrial site within the Rye Harbour Employment Area. It is currently occupied by a caravan sales and servicing company and used largely for the storage of caravans. It is understood that it previously had permission for use as a Marine Wharf with associated development but the site was mothballed not long after being brought into operation. While there could potentially be scope to intensify the use of the site for employment purposes including additional built development, there is no evidence the site is available. Furthermore, development would need to be mindful of the environmental constraints in the area and also the potential effect on the adjacent wharf (which is non-operational but protected by the Minerals Planning Authority's adopted policies).	Unknown
ICK0024	Land South of Former ARC spun concrete site, Rye Harbour	3.45	The site is within the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar, as well as an area of Coastal and Floodplain Grazing Marsh Priority Habitat. It is within Flood Zones 2 and 3 and there are areas at risk of surface water flooding. It is within a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan.	Previously assessed	The site forms undeveloped countryside that is immediately adjacent to the west of Churchfields Industrial Estate. The site is within the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar, as well as an area of Coastal and Floodplain Grazing Marsh Priority Habitat. Development would result in the direct loss of habitat and harm to the nationally and internationally protected sites, contrary to national planning policy. There are also flood risk constraints.	Unknown
ICK0032	Land at Rye Harbour Holiday Park, Rye Harbour	10.30	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar and an area of Priority	Previously assessed	This is a large site in multiple ownerships, to the east of Rye Harbour village. It contains a holiday caravan park, a public car park and a Martello Tower, which is a Grade II Listed Building and Scheduled Monument. The caravan park and car park are in active use and unavailable for development, in any event, their redevelopment would be harmful to tourism and the local economy. The car park has an important function in serving the popular Rye Harbour Local Nature Reserve and there is not	Unknown/ Not available

			Habitat. Largely within Flood Zones 2 and 3 with areas at risk of surface water flooding. It contains a Listed Building, Scheduled Monument and Archaeological Notification Area. Partly within a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan. Local Geological Site to the east and public footpaths within the site.		alternative car parking capacity available in the locality. Furthermore, development within the vicinity of the Martello Tower could harm the setting of this important heritage asset, contrary to local and national planning policy. The site also has flood risk constraints and directly adjoins the Dungeness, Romney Marsh and Rye Bay SSSI , SPA and Ramsar site and an area of Priority Habitat. It is not suitable for the level of development considered through the HELAA.	
ICK0039	Land at Rye Harbour Car Park, Rye Harbour	0.29	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI/SAC/Ramsar complex. It is largely within Flood Zone 3 with some small areas at risk of surface water flooding. A Martello Tower which is a listed building and scheduled monument is nearby. A public footpath is to the east.	Council-owned land	This site forms part of the public car park at Rye Harbour. The car park is in active use and has an important function in serving the popular Rye Harbour Local Nature Reserve, for which there is not alternative car parking capacity available in the locality. The Dungeness Complex Sustainable Access and Recreation Management Strategy (SARMS) encourages visitors to this location, where access to the protected sites is well controlled, rather than other more environmentally sensitive locations within the SARMS area. A reduction in car parking capacity would be harmful to tourism, the local economy and potentially to the integrity of the Dungeness, Romney Marsh and Rye Bay SSSI , SPA and Ramsar site, should visitors be displaced elsewhere. There are also flooding constraints, and the site adjoins the SSSI, SAC and Ramsar site and its development could harm the protected sites. Given the importance of retaining the public car park, the site is not suitable for alternative development at the scale considered through the HELAA.	Not currently available
ICK0040	Land east of Churchfields, Harbour Road, Rye Harbour	0.24	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar, and SPA. Partly within Flood Zones 2 and 3 with areas at risk of surface water flooding. Two Listed Buildings nearby. Partly within in a Safeguarding Area for the Minerals Wharves, as identified in the Waste and Minerals Sites Plan.	Council search	While part of this site appears to have been previously incorporated into the adjacent industrial site (and it still forms part of that land ownership), the site as a whole is an open area important to the setting of the Grade II listed Church to the south-east. Development here at the scale considered through the HELAA would impact the setting of the listed building, contrary to national planning policy. In any event, residential development would be inappropriate in this location due to the immediate proximity of heavy industrial uses, and the size of the site would limit its development potential for employment purposes. Flood risk and potential impacts on adjacent designated sites are further constraints.	Unknown

ICKLESHAM (WINCHELSEA AND WINCHELSEA BEACH)

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
ICK0001	Six Acres, Sea Road, Winchelsea Beach	1.96	The site is within the High Weald National Landscape. The site is entirely within Flood Zone 3 and most of it is also affected by Flood Zone 3b. There are some areas at risk of surface water flooding. There are historic field boundaries.	Submitted site	This is an irregularly-shaped field bounded by Sea Road in Winchelsea Beach. It forms part of extensive, low-lying flatlands and is almost wholly within Flood Zone 3b (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 commercial development in accordance with national planning policy. The site also has landscape constraints, being exposed with far-reaching views to the west. The openness of the landscape here, within the High Weald National Landscape, is important to the rural character and the setting of nearby settlements. Development here at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape and have an urbanising influence.	Potentially available
ICK0008	Sunset View - Land adjacent to, Pett Level Road, Winchelsea Beach	0.28	The site is adjacent to High Weald National Landscape, the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar, as well as an area of Coastal and Floodplain Grazing Marsh Priority Habitat. It is within Flood Zones 2 and 3 and there are areas at risk of surface water flooding. The land to the west has historic field boundaries.	Planning application	This is a brownfield site on the edge of the small settlement of Winchelsea Beach, currently used for the storage of caravans. It adjoins the boundary of the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar and SPA and an area of Priority Habitat, and adjacent to the boundary of the High Weald National Landscape. The site is within Flood Zone 3. Even if the site were to be accepted through the sequential test, development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk, in accordance with national planning policy. The DaSA Local Plan (2019) had the effect of removing the development boundary at Winchelsea Beach due to its location almost entirely within Flood Zone 3, noting that in accordance with the exception test, there are other locations within Rother district where it is more appropriate to promote more intensive development and no-overriding sustainability benefits to the community in doing so in Winchelsea Beach. There have been no changes in circumstances to justify a different approach, and consequently, development at this site is unlikely to pass the exception test. Furthermore, the site is on the edge of the settlement in an area characterised by holiday caravan parks and low-density residential development which act as a transition to the wide, open landscape to the west and north. Development at the scale considered through the HELAA would represent a density that would be out of character.	Unknown
ICK0025	Windmill Caravan Park, Willow Lane, Winchelsea Beach	0.82	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI and areas of Priority Habitat. The site is within Flood Zone 3 and there are some areas at risk of surface water flooding. A Public footpath runs along the eastern boundary.	Submitted site	The site comprises a holiday caravan site in Winchelsea Beach. It is largely enclosed by residential development and access is via a narrow unadopted lane. It is not suitable for permanent residential accommodation due to its high risk of flooding (as confirmed through a recent planning application, ref. RR/2021/1369/P) and also the resulting loss of holiday accommodation in a location where tourism plays a significant role in the local economy. The DaSA Local Plan (2019) had the effect of removing the development boundary at Winchelsea Beach due to its location almost entirely within Flood Zone 3, noting that in accordance with the exception test, there are other locations within the District where it is more appropriate to promote more intensive development and no-overriding sustainability benefits to the community in doing so in Winchelsea Beach. There have been no changes in circumstances to justify a different approach. Access constraints and the effect on residential amenity are further constraints, which, in addition to the impact on tourist accommodation, make the site also unsuitable for employment floorspace at the scale considered through the HELAA.	Potentially available

ICK0027	Land between Morlais Ridge and The Ridge, Winchelsea Beach	6.05	The site is within the Dungeness, Romney Marsh and Rye Bay Special Area of Conservation and SSSI, and adjacent to the Special Protection Area and Ramsar Site. It contains Priority Habitats. It is largely within Flood Zone 3 and there are some small areas at risk of surface water flooding. A Public footpath runs through the site.	Submitted site	This site forms a shingle area at the rear of residential ribbon development along 'The Ridge', a long, narrow, unadopted road to the east of Winchelsea Beach. It has significant environmental constraints which make it unsuitable for the level of development considered through the HELAA. It is within a Special Area of Conservation and SSSI, and adjacent to a Special Protection Area and Ramsar Site, it contains Priority Habitats, and it is largely within Flood Zones 2 and 3. Development here would be harmful to the internationally and nationally designated habitat sites and to biodiversity, contrary to national planning policy. Flood risk is an additional constraint. Furthermore, development at the scale considered would adversely impact on the open and rural character of the landscape. In addition, the site is poorly related to the limited services in Winchelsea Beach, accessed via a lane with no connecting footways. It is highly likely that future residents would be dependent on the use of the private car for almost all facilities and services, which raises concern with the sustainability of the location.	Potentially available
ICK0029	Land south of Harbour Farm, Winchelsea Beach	4.52	The site is partly within the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and an area of Coastal Vegetated Shingle Priority Habitat, as well as being adjacent to the Dungeness Special Area of Conservation. It is within Flood Zones 2 and 3 and there are areas at risk of surface water flooding throughout. There is a Grade II Listed Building to the north and public footpaths within the site.	Previously assessed	This is a large site containing a number of residential properties and an area of shingle to the south. It is highly unlikely to be available for development in its entirety. Furthermore, there are many environmental constraints including the Dungeness, Romney Marsh and Rye Bay SSSI and an area of Coastal Vegetated Shingle Priority Habitat in the southern part of the site, and its location wholly within Flood Zones 2 and 3 with areas at risk of surface water flooding throughout. Development in then southern part of the site would be harmful to the internationally and nationally designated habitat sites and to biodiversity, contrary to national planning policy. The DaSA Local Plan (2019) had the effect of removing the development boundary at Winchelsea Beach due to its location almost entirely within Flood Zone 3, noting that in accordance with the exception test, there are other locations within Rother district where it is more appropriate to promote more intensive development and no-overriding sustainability benefits to the community in doing so in Winchelsea Beach. There have been no changes in circumstances to justify a different approach, and consequently, residential redevelopment of the site would be unlikely to pass the exception test, contrary to national planning policy. Additionally, it is understood there are issues with sewerage capacity within Winchelsea Beach and existing properties can suffer from sewage flooding, the redevelopment of this site with additional dwellings would increase pressure on the sewage system.	Unknown
ICK0030	Land at The Stables, Winchelsea Beach	0.59	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest and an area of Coastal and Floodplain Grazing Marsh Priority Habitat. Largely within Flood Zones 2 and 3. Public footpath and TPO adjacent.	Previously assessed	The site is a field containing stables at its southern end. It has significant access constraints, being approached via a narrow, winding, unmade private track and not well-related to the limited services in Winchelsea Beach, meaning the sustainability of the location is a concern. Flood risk is a further constraint as it is a greenfield site largely within Flood Zone 3. The DaSA Local Plan (2019) had the effect of removing the development boundary at Winchelsea Beach due to its location almost entirely within Flood Zone 3, noting that in accordance with the exception test, there are other locations within Rother district where it is more appropriate to promote more intensive development and no-overriding sustainability benefits to the community in doing so in Winchelsea Beach. Development here would also result in an undesirable increase in ribbon development into an area of rural character. The biodiversity impact of developing the site would also be a constraint, given the site's close proximity to the Dungeness, Romney Marsh and Rye Bay SSSI and an area of Priority Habitat.	Unknown
ICK0031	Land at Victoria Way, Winchelsea Beach	5.75	The site is adjacent to the High Weald National Landscape, the Dungeness, Romney Marsh and Rye Bay Site of Special Scientific Interest, Special Protection Area and Ramsar, as well as an area of Priority Habitat which also extends slightly into the site. It is almost	Previously assessed	The site comprises a mix of holiday caravans, dwellings and a few unused plots. It is in multiple ownerships and is highly unlikely to be available for development in its entirety. It was identified in the previous Rother Local Plan (2006) as an area where development would be permitted providing it formed part of a comprehensive scheme. However, the policy is no longer in force, following the Environment Agency confirming it was contrary to flood risk policy. The DaSA Local Plan (2019) had the effect of removing the development boundary at Winchelsea Beach due to its location almost entirely within Flood Zone 3, noting that in accordance with the exception test, there are other locations within Rother district where it is more appropriate to promote more intensive development and no-overriding	Unknown

			entirely within Flood Zone 3b and there are areas at risk of surface water flooding. Historic field boundaries adjacent.		sustainability benefits to the community in doing so in Winchelsea Beach. The site is almost wholly within Flood Zone 3b (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 additional residential or other commercial redevelopment in accordance with national planning policy. Furthermore, its residential redevelopment would result in the loss of tourist accommodation in an area where tourism plays a significant role in the local economy. The site's proximity to the nationally and internationally protected habitats sites is a further constraint.	
ICK0038	Greyfriars Flat, Friars Road, Winchelsea	0.16	The site is within the Winchelsea Conservation Area and the High Weald National Landscape. Priority Habitat adjoins the southern boundary. It is within an Archaeological Notification Area and there are many Listed Buildings and areas designated as Scheduled Monuments nearby.	Planning application	This is a brownfield site in Winchelsea. It had planning permission for redevelopment for four dwellings, granted in 2019, which does not appear to have been implemented. A subsequent planning application for five dwellings was dismissed at appeal for reasons including harm to the Winchelsea Conservation Area and the provision of unacceptable living conditions for future residents. The site has now been subdivided and the southern section has planning permission for two dwellings. It is understood that development of the larger site would require the diversion of a sewer pipe within the site which would affects its viability. On the basis of the recent planning history it does not appear that the site could satisfactorily accommodate five dwellings and therefore it is too small for consideration through the HELAA.	Potentially available (planning permission)
ICK0044	Former Strand Garage, Tanyard Lane, Winchelsea	0.11	The site is within the High Weald National Landscape and adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar and SPA, areas of Priority Habitat, and the Brede Valley Local Wildlife Site. Within Flood Zones 2 and 3. Just within the Winchelsea Conservation Area and close to an Archaeological Notification Area, Scheduled Monument and historic field boundary.	Council search	This is a brownfield site previously used as a garage and more recently for caravan sales and as a workshop. It is in a historically and environmentally sensitive location, within the Winchelsea Conservation Area and Flood Zone 3, adjacent to the River Brede and in close proximity to the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar site and SPA. It occupies a highly prominent roadside site with an existing access, and there is scope to improve its appearance within the Conservation Area with a new employment development. However, given the limited size of the site and the extent of the constraints it is unlikely that it could accommodate the minimum 500sqm additional employment floorspace required for the site's further consideration through the HELAA.	Unknown

IDEN

IDENTIFIED SITES (Existing allocations and sites with planning permission[5]. 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
IDE0001	Land south of Elmsmead, Iden	0.50	The site is within the High Weald National Landscape. There is a small area at risk of surface water flooding associated with an on-site pond. Within an Archaeological Notification Area. Listed buildings and a historic field boundary are adjacent.	Allocated site	The site comprises part of a field which adjoins existing residential development to the north and east. It is allocated for 12 dwellings through the DaSA Local Plan. It also has an extant planning permission for 15 dwellings, combined with adjoining land to the south (IDE0011).	Residential: 12 dwellings	Within 5 years
IDE0011	Land south of Elmsmead and 'Conkers', Iden	0.22	The site is within the High Weald National Landscape. There is a small area at risk of surface water flooding associated with an on-site pond. Within an Archaeological Notification Area. Listed buildings and a historic field boundary are adjacent.	Planning permission	The site is connected to allocated HELAA site IDE0001 and, with that land, is subject to planning permission for 15 dwellings.	3 dwellings	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
IDE0010	Street Field (smaller site), Main Street, Iden	0.35	The site is within the High Weald National Landscape. It is within an archaeological notification area and it has a historic field boundary. Close to Grade II listed buildings.	Submitted site	The site forms the western section of a gently sloping open field at the southern end of the village, forming part of a wider fieldscape which extends into open countryside to the east. It is bordered by a short terrace of cottages, including grade II listed buildings, on its southern boundary. It has a substantial roadside hedge on its boundary with Main Street and a field access. The site could be suitable for a short terrace of small houses fronting Main Street, which would continue the adjoining ribbon development northwards. This is subject to the retention of as much of the roadside hedge as possible, allowing for an access and footway. Any development would need to be of an appropriate high quality design in order to respect the setting of adjacent listed buildings and the rural setting of the village within the High Weald National Landscape. Initial Highway Authority comments suggest that sightlines would need to be increased by the cutting back of vegetation, and a footway provided outside the site.	Potentially available	Residential: 10 dwellings	Within 10 years

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

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
IDE0002	Land adjacent to Meadow View, Main Street	1.56	The site is within the High Weald National Landscape. Some risk of surface water flooding. Historic field boundary. Partly within an Archaeological Notification Area and adjacent to listed building. Public footpath nearby.	Previously assessed	The site is a large, level open field, centrally located in the village and prominent in views from Main Street. Its undeveloped nature and the rural views that are afforded across it eastwards are important to the rural character of the village. Its development at the scale considered through the HELAA would significantly change the character and setting of the village centre, to the detriment of the local landscape and settlement pattern within the High Weald National Landscape.	Unknown
IDE0003	Land at Grove Farm	0.46	The site is within the High Weald National Landscape. Some risk of surface water flooding. Historic field boundaries. Within an Archaeological Notification Area.	Previously assessed	This small site comprises parts of a number of different properties and covers land on both the northern and southern sides of Grove Lane. There are several significant constraints to development, including the impact on the setting of an adjacent Grade II listed building (Grove Farmhouse), the narrow width of Grove Lane (a historic routeway), loss of trees and the impact on an existing pond. Furthermore, there is no evidence the site, which appears to be in multiple ownerships, is available.	Unknown
IDE0004	Land at Iden Coach House	0.40	The site is within the High Weald National Landscape. Some risk of surface water flooding. Adjacent to listed building and historic field boundary. Close to two Archaeological Notification Areas.	Previously assessed	The site forms a section of a larger field on the eastern side of Wittersham Road. Wittersham Road, north of the main crossroads in the centre of Iden village, is characterised by relatively low-density development, including a number of listed buildings, interspersed with undeveloped gaps like this one. While the site is relatively well contained within the landscape, increasing the amount of built development here would be out of keeping with the character of this part of Wittersham Road and development at the scale considered through the HELAA would harm the rural character and setting of the village within the National Landscape. Furthermore, the site is some 260 metres from services in the centre of the village and the footway alongside Wittersham Road is narrow and incomplete.	Unknown
IDE0005	Land at Herring Cottages	0.15	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent road. Close to an Archaeological Notification Area.	Previously assessed	The site forms a small section of a larger field on the eastern side of Wittersham Road. There is no evidence it is available and it is unclear whether it is large enough to accommodate the level of development considered through the HELAA. It is well contained within the landscape and its development would not affect wider views of the National Landscape. However, increasing the amount of built development here would impact on the rural character of Wittersham Road which contains relatively low-density ribbon development, including a number of listed buildings, with undeveloped gaps like this one. Furthermore, the site is some 350 metres from services in the centre of the village and the footway alongside Wittersham Road is narrow and incomplete.	Unknown
IDE0006	Land at Orchard Farm, Main Street, Iden	0.39	The site is within the High Weald National Landscape. Adjacent to areas at risk of surface water flooding. Close to an Archaeological Notification Area.	Previously assessed	The site comprises two large industrial buildings and associated hardstanding, previously in agricultural use but now occupied by businesses. It is west of Wittersham Road, some 340 metres north of the centre of the village. While the existing buildings within the site do not contribute particularly positively to the local landscape, the site is in active business use and provides employment floorspace. There are few other employment sites within the village and the loss of this use would be contrary to local planning policy. Accessibility to services in the village is also a constraint, the site being relatively distant and with only a narrow and incomplete footway alongside Wittersham Road.	Unknown
IDE0007	Land at Idenfield Farm	2.07	The site is within the High Weald National Landscape. Adjacent to an area at risk of surface water flooding. Public footpath to east. Historic field boundary. Partly within an Archaeological Notification Area.	Previously assessed	This large site is a significant distance from the main part of the village and its services. While the site and its immediate surroundings include a low level of residential and agricultural development, its character remains rural, and further development here at the scale considered through the HELAA would impact on the rural character and setting of the village and the landscape of the High Weald National Landscape. Accessibility is a further significant constraint as there is no pedestrian footway outside the site, nor a continuous footway from the site to the village, which raises concern with the sustainability of the location.	Unknown
IDE0008	Land off Wittersham Road	1.96	The site is within the High Weald National Landscape. Small area at	Previously assessed	The site comprises an open field to the north of the village. It has a strong rural character. Development here at the scale considered through the HELAA would constitute a harmful encroachment into the	Unknown

			risk of surface water flooding. Historic Field Boundaries. Partly within an Archaeological Notification Area. Grade II* listed building on the opposite side of Wittersham Road. A public footpath passes through the site.		countryside and adversely impact on the character and local landscape of the High Weald National Landscape. Furthermore, the site is not well related to local services, and pedestrian access is poor, which raises concern with the sustainability of the location.	
IDE0009	Land on the north of Church Lane, Iden	0.44	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Risk of surface water flooding on adjacent lane. Partly within an archaeological notification area. Listed buildings nearby	Submitted site	This site forms the southern edge of a large field, accessed via a narrow rural lane which is also a historic routeway. Development here would extend the settlement eastwards into an area of rural character. There are long views northwards from the site and development at the scale considered through the HELAA would be harmful to the village's setting within the countryside of the National Landscape. There is no footway back to services in the village and a significant height difference between the site and the lane in the eastern part of the site which would make providing a suitable access and appropriate pedestrian facilities difficult without impacting significantly on the character of the lane and the general locality. There could also be impacts on adjoining ancient woodland (to the west) and the setting of nearby listed buildings (to the east).	Potentially available
IDE0012	Land at Maltings Wood Yard, Malthouse Lane, Peasmarsh	2.23	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Adjacent to area at risk of surface water flooding. Public right of way (a byway) adjacent.	Council search	The site comprises part of a field containing an agricultural building. While within Iden parish, the site is closer to the edge of Peasmarsh village. However, it is in the countryside and of a rural character, separated from development in Peasmarsh by the recreation ground and agricultural fields. Its development at the scale considered through the HELAA would appear as an intrusion into open countryside, impacting rural character and the landscape of the High Weald National Landscape. It adjoins an area of ancient woodland and its access, which is also a public right of way, would require significant upgrading to accommodate the level of development considered, which itself would also impact on rural character and result in the loss of trees. The existing use of the site is associated with an agricultural smallholding, important to the rural economy, and an alternative use would be contrary to this.	Unknown
IDE0013	Land rear of the Bowling Green, Wittersham Road, Iden	0.97	The site is within the High Weald National Landscape. There are listed buildings and Tree Preservation Orders on adjoining land. Adjacent to an area of Priority Habitat. Risk of surface water flooding on adjacent road. Partly within an Archaeological Notification Area. Historic field boundary. Public footpath adjacent.	Council search	The site is a level grassed field in the centre of the village, close to the limited services in Iden. The site is clearly visible from adjoining roads and its open character contributes to the historic part of the village and the setting of nearby listed buildings. Development here at the scale considered through the HELAA would have a significant local landscape impact, and would impact on the historic character of the central part of the village. Furthermore, there is no evidence the site is available.	Unknown
IDE0014	Land north of Park Farm Oast, Wittersham Road, Iden	0.95	The site is within the High Weald National Landscape. Small areas at risk of surface water on adjacent land. Grade II listed buildings and an Archaeological Notification Area nearby.	Council search	The site is an enclosed field on the western side of Wittersham Road, north of the village centre. Wittersham Road, north of the main crossroads in the centre of Iden village, is characterised by relatively low-density development, including a number of listed buildings, interspersed with undeveloped gaps like this one. Development here at the scale considered through the HELAA would open up views into the site by removing parts of the tall, prominent, roadside hedgerow and adversely affect the rural character of this part of the village as a result of higher density development north of the cross-roads. It could also harm the setting of the nearby listed buildings.	Unknown
IDE0015	Land at Orchards Farm/Park Farm, Wittersham Road, Iden	5.14	The site is within the High Weald National Landscape. Small areas at risk of surface water flooding within the site (including a pond). Grade II listed buildings and an	Council search	This is a large site, comprising fields on the north-western side of the village. Development of the whole site would have a significant impact on the historic settlement pattern and the setting of a number of listed buildings and a harmful effect on the landscape and character of the National Landscape. A smaller development across part of the site would also be contrary to the historic settlement pattern as the site does not front a road, so development would be to the rear of existing development and would	Unknown

			archaeological notification area on adjoining land.		represent an encroachment into the countryside, harming the rural setting of the village. Access and the effect on adjoining listed buildings are additional constraints.	
IDE0016	Land south-west of Iden	2.66	The site is within the High Weald National Landscape. Adjacent to an area of Priority Habitat (Traditional Orchard). Surface water flooding risk on adjoining land. Historic Field Boundaries. Adjacent to listed buildings including a Grade I listed church. Partly within an Archaeological Notification Area. Public footpath adjacent.	Council search	This site is a historic field, forming part of the pleasant open countryside on the edge of Iden village and affording long views outwards from the village. Development here at the scale considered through the HELAA would cause harm to the landscape and character of the National Landscape, representing an unacceptable encroachment into an area of rural character, out of keeping with the settlement pattern. A suitable access is unlikely to be achievable. The impact on the setting of the listed buildings to the north is a further constraint.	Unknown
IDE0017	Land east of Wittersham Road, Iden	1.62	The site is within the High Weald National Landscape. Areas at risk of surface water flooding on adjacent land. Historic field boundaries. There is a public footpath to the east.	Council search	The site comprises agricultural fields on the eastern side of Wittersham Road, north of the village centre. Its undeveloped nature is important to the rural character of the area. Wittersham Road, north of the main crossroads in the centre of Iden village, is characterised by relatively low-density development, including a number of listed buildings, interspersed with undeveloped gaps like this one. Development here at the scale considered through the HELAA would be contrary to this established settlement pattern and harmful to the rural character of the area. Furthermore, the site is some 260 metres from services in the centre of the village and the footway alongside Wittersham Road is narrow and incomplete.	Unknown
IDE0018	Land north of Grove Lane, Iden	0.56	The site is within the High Weald National Landscape. Partly at risk of Surface Water Flooding. Partly within an Archaeological Notification Area. A listed building and historic field boundaries are nearby. Public Right of Way to the east.	Council search	The site forms part of a field used by a riding school and its development would harm this rural business, furthermore there is no evidence the site is available. It is at the edge of the settlement and development here at the scale considered through the HELAA would represent encroachment into a rural area, impacting the rural landscape within the National Landscape. The site is accessed via Grove Lane, a narrow lane with no footways and a historic routeway, and the need to widen or improve the lane to provide an appropriate access would be harmful to its character.	Unknown
IDE0019	Land south of Grove Lane, Iden	0.50	The site is within the High Weald National Landscape. Adjacent land is at risk from Surface Water Flooding. Partly within an Archaeological Notification Area. Historic Field Boundary.	Council search	The site forms part of an agricultural field with historic field boundaries on the edge of the village. It is not well related to existing built development and development here at the scale considered through the HELAA would represent encroachment into the countryside, harming rural character and the landscape of the National Landscape. It is accessed via Grove Lane, a narrow historic routeway with no footways, and the need to widen or alter this to provide an appropriate access would be harmful to its character.	Unknown
IDE0020	Land at Wycombe, Grove Lane, Iden	0.74	The site is within the High Weald National Landscape. Contains Priority Habitat (deciduous woodland). Watercourse on eastern boundary with an associated risk of surface water flooding, and a pond in the centre of the site. Historic Field Boundary. Close to two Archaeological Notification Areas. Public right of way (footpath) adjacent.	Submitted site	The site comprises a single dwelling on the northern side of Grove Lane and an undeveloped plot behind which extends to the west. The front of the site, within the development boundary, could be suitable for limited redevelopment, however this area is too small to accommodate the level of development considered through the HELAA. The undeveloped land at the rear appears to be a remnant of an early 20th century orchard. It is heavily wooded with Priority Habitat deciduous woodland. It contains a variety of mature and immature trees, scrub, grassland and a large pond, and as such, is likely to have high biodiversity value. It also accommodates important High Weald National Landscape character features, including the pond, woodland, a historic field boundary and is adjacent to historic routeways. It lies beyond the historic settlement of Iden, which is to the south. Development here at the scale considered through the HELAA would be out of keeping with the established linear settlement pattern and would be harmful to the character and landscape of the High Weald National Landscape, as well as to trees, wildlife habitats and biodiversity. Given the extent of woodland and pond within the site it is not considered these could be satisfactorily retained while allowing for the level of development	Potentially available

					considered through the HELAA. The impact on the amenity of adjoining occupiers and on pedestrian safety along Grove Lane are further considerations.	
IDE0021	Street Field (larger site), Main Street, Iden	0.69	The site is within the High Weald National Landscape. Its northern and eastern boundaries are historic field boundaries and it lies partly within two archaeological notification areas. Adjacent to Grade II listed buildings.	Submitted site	This is a gently sloping, open field at the southern end of the village, forming part of a wider fieldscape which extends into open countryside to the east. It is bordered by short terraces of cottages, including several grade II listed buildings on its south-eastern and south-western boundaries. It has a substantial roadside hedge on its boundary with Main Street and a field access. The western part of the field is assessed separately as IDE0010. While this separate section could potentially be suitable for a short terrace of small houses fronting Main Street, development into the remainder of the field would not be appropriate as this would be out of keeping with and harmful to the settlement pattern and the rural setting of the village within the countryside of the National Landscape and could harm the setting of the adjacent listed buildings.	Potentially available
IDE0022	Land west of Main Street	1.2	The site is within the High Weald National Landscape. It shares a boundary with a post-medieval fieldscape. To the south is early C20 informal parkland and a historic field boundary is to the south. Four listed buildings are close-by. Part of the site sits within an archaeological notification area.	Submitted site	This is an open field, set back from Main Street behind the linear development. The site forms part of the wider fieldscape extending into the rural landscape to the west. Large, detached houses make up a large part of the linear development along the western side of Main Street, including four listed buildings. There is a small area of low risk surface water flooding along the northern site boundary. The immediate countryside is less sloping and there are glimpses of countryside further off from which development of the site would be partly visible. Development would be more visible from the fields coming from the church and cricket pitch to the north west, which would have some impact on the immediate landscape. New development would not fit into the existing linear settlement pattern.	Available

NORTHIAM

IDENTIFIED SITES (Existing allocations and sites with planning permission[6]. 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
NOR0003	Land south of Northiam Church of England Primary School, Northiam	0.34	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. TPOs on site. Area at risk of surface water flooding in centre of site. Partly within an Archaeological Notification Area. Adjacent to Northiam Conservation Area.	Allocated site	The site comprises a small field adjacent to the primary school. It is allocated for 6 dwellings including 40% affordable housing though Policy NOR1 of the DaSA Local Plan.	Residential: 6 dwellings	Within 10 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
NOR0034	Land south of Coppards Lane, Northiam	0.9	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Risk of surface water flooding around the pond within the site and on adjacent road.	Submitted site	The site is an open field and probable medieval assart adjoining a small area of ancient woodland, in the northern part of the village. There is development either side, including a light industrial area to the east, meaning that the northern part of the field only (fronting the road) offers an opportunity for a modest, sensitively designed residential development, in keeping with the settlement pattern. A wastewater treatment plant is located to the south of the site, meaning an odour assessment will be required with development proposals and the southern part of the site would not be suitable for residential development, although could accommodate green infrastructure and biodiversity net gain.	Potentially available	Residential: 15 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
NOR0001	Land east of B2088, Northiam	5.28	The site is within the High Weald National Landscape. Adjacent to areas of ancient woodland and Priority Habitat. Watercourse and ponds within the site and surface	Submitted site	The site forms two contiguous fields to the south-east of the village, outside the village's main area of built form. The fields are open and exposed to the wider landscape, while the field to the east contains three natural ponds, connected to watercourses; with each being bound by tight collections of trees and woodland, one of which adjoins ancient woodland to the south of the site. In addition, the site forms two distinct areas of land, which are clearly separated by a hedgerow that bisects the	Potentially available

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

			water flooding risk in northern section. Historic field boundaries. Adjacent to Northiam Conservation Area. Partly within an archaeological notification area. Grade II* Listed Park & Garden and listed buildings on opposite side of road.		site, and which is also a historic field boundary. A further historic field boundary separates the site from the B2088, a section of which would need to be removed in order to gain access to the site. The exposed nature of the site, and its strong rural character and sense of physical separation from the main part of the village, means that development here at the scale considered through the HELAA would appear as an intrusion into the countryside, harming the landscape and historic character of the High Weald National Landscape and the rural setting of the village.	
NOR0002	Ivy Lodge, Station Road, Northiam	1.89	The site is within the High Weald National Landscape. It contains a number of large individual trees subject to TPOs. Some areas at risk of surface water flooding. Historic field boundaries. Adjacent to two Grade II listed buildings.	Submitted site	The site is an open field on the northern side of Station Road, close to the northern edge of the village. While there are dwellings to either side (both grade II listed buildings) and ribbon development on the opposite side of the road, the appearance of the site as an undeveloped gap is important to the rural character and setting of the village edge, providing a buffer between denser development to the south-west and scattered development and open countryside to the north-east. Its frontage is highly visible in the streetscape. There are a number of large, mature, protected trees in the southern section which are valuable landscape and ecological features. Development in the southern section of the site at the scale considered through the HELAA would be harmful to the rural setting of the village and the setting of the adjacent listed buildings, furthermore, the presence of the large mature protected trees would significantly reduce any development potential. Development in the northern section of the site would extend into open countryside and be out of keeping with the settlement pattern, harming the landscape and character of the National Landscape.	Potentially available
NOR0009	The Muddy Duck, Main Street, Northiam	0.08	The site is within the High Weald National Landscape. Partly at risk of surface water flooding. It contains a Grade II listed building and is within Northiam Conservation Area and an archaeological notification area.	Council search	This is a vacant brownfield site, centrally located in the village. It contains a grade II listed building so the only option for potential redevelopment would be to retain and change the use of the existing building. However, the loss of the former public house use would constitute the loss of a community facility in the village, contrary to local and national planning policy. Furthermore, even through a conversion the site is likely to be too small to accommodate the level of development considered through the HELAA. Additionally, there is no evidence the site is available.	Unknown
NOR0011	Land rear of 23 Goddens Gill (Hall), Northiam	0.03	The site is within the High Weald National Landscape. It lies just south of a small SSSI, a former quarry, which is also a Local Geological Site. Adjacent to an area of ancient woodland and Priority Habitat. Some risk of surface water flooding.	Previously assessed	The site contains a single-storey building, previously used as a scout hut. As a brownfield site in reasonable proximity to village services, in principle it has potential for redevelopment, with another community use prioritised in line with local and national policy. However, the site is of limited size and constrained by adjoining ancient woodland to the south and east which would restrict any potential for extension. Furthermore, its access is shared with residential garages. Therefore, it could not satisfactorily accommodate the level of development considered through the HELAA.	Unknown
NOR0012	Coppards Lane Industrial Estate	2.00	The site is within the High Weald National Landscape. Adjacent to an area of Priority Habitat, and close to ancient woodland. A watercourse and associated area at risk of surface water flooding adjoins the southern boundary.	Previously assessed	This is an existing industrial estate to the northeast of Northiam village. It is in active employment use and there is no evidence it is available for redevelopment. In any case, its redevelopment for residential use would be inappropriate due to the impact on the employment use, while its rural setting would limit the potential for further intensification for employment use.	Unknown
NOR0013	A H S Limited, Coppards Lane, Northiam	0.36	The site is within the High Weald National Landscape. There is some risk of surface water flooding on adjoining land.	Previously assessed	This forms part of an existing industrial estate to the northeast of Northiam village. It is in active employment use and there is no evidence it is available for redevelopment. In any case, its redevelopment for residential use would be inappropriate due to the impact on the employment use, while its rural setting would limit the potential for further intensification for employment use.	Unknown
NOR0015	Land at Friars Cote Farm Field, Northiam	7.02	The site is within the High Weald National Landscape. Contains	Previously assessed	This is a large irregularly shaped field and an area of ancient and deciduous woodland, that forms part of the wider countryside to the north-west of the village. Long views are afforded across the	Unknown

			ancient woodland and Priority Habitat. A stream and associated surface water flood risk passes through the centre of the site. Historic field boundary.		countryside to the north-east. While there is development on the opposite side of Dixter Lane, this site is of a significantly different character and its undeveloped nature is integral to the rural character and setting of the village, characteristic of the High Weald National Landscape. Development here at the scale considered through the HELAA would be a significant intrusion into the open countryside, out of keeping with the settlement pattern, and would harm the landscape and historic character of the High Weald National Landscape. Access is an additional constraint, the site being approached by narrow lanes with no footways.	
NOR0017	Land east of Hayes Plat, Northiam	35.07	The site is within the High Weald National Landscape. Contains ancient woodland and Priority Habitat. Adjacent to Northiam Conservation Area and partly within an archaeological notification area. Historic field boundaries. Public footpath within the site. Partly at risk of surface water flooding.	Previously assessed	This is a large area of open countryside comprising fields and areas of ancient woodland to the south-east of the village, characteristic of the High Weald National Landscape. Development here at the scale considered through the HELAA would constitute an intrusion into the open countryside, out of character with the settlement pattern, harming the landscape and historic character of the National Landscape and the setting of the Conservation Area. The extent of ancient woodland would also limit any potentially developable area. Access is an additional constraint as the site does not directly adjoin a road.	Unknown
NOR0018	Land rear of Swallows, Main Street, Northiam	3.42	The site is within the High Weald National Landscape. There are some TPOs. Risk of surface water flooding on adjacent land. Partly within an Archaeological Notification Area and adjacent to Northiam Conservation Area. Historic field boundaries. A public footpath crosses the site.	Previously assessed	These are undeveloped fields to the rear of linear development along the A28 near the centre of the village. Development here at the scale considered through the HELAA would constitute an intrusion into an area of countryside, out of keeping with the settlement pattern and would harm the rural setting of the village within the National Landscape and the setting of Northiam Conservation Area. Access is an additional constraint as the site does not directly adjoin a road. Furthermore, the western part of the site forms part of St Francis Fields which is in community ownership and not available for development.	Not available/ unknown
NOR0019	Land adjacent to Little Haven, Station Road	2.04	The site is within the High Weald National Landscape. Contains deciduous woodland Priority Habitat, close to ancient woodland. There is a pond within the site with an associated risk of surface water flooding.	Previously assessed	The site comprises garden land at the rear of ribbon development on the edge of the village. It contains a large number of mature trees. Development here would result in the loss of trees and harm to biodiversity, contrary to local and national planning policy. These gardens also function as a soft edge between the village and the wider countryside, and development at the scale considered through the HELAA would be harmful to the rural setting of the village within the National Landscape. Access is an additional constraint as the site does not adjoin a road.	Unknown
NOR0020	Former Blue Cross Animal Hospital, St Francis Fields, Main Street, Northiam	2.62	The site is within the High Weald National Landscape. There are TPOs within the site. Partly at risk of surface water flooding. Largely within an Archaeological Notification Area. Partly within Northiam Conservation Area. Historic field boundaries. There are several Listed Buildings adjacent.	Previously assessed	This is a large site recently used by an animal charity but now in community ownership. It is largely greenfield, comprising fields and paddocks, with a small area containing former farm buildings in the central section (assessed separately as site NOR0031). Development of the entire site would represent a significant departure from the overriding character of this part of Main Street, where development is largely linear in nature (with the exception of two small developments). The development of the open fields would fundamentally change the open and rural character of the land, diminishing the intrinsic landscape quality and scenic beauty of the National Landscape and harming the rural setting of the village and Conservation Area. Access is also a significant constraint, with the existing access restricted in width and an alternative access via Beales Lane inappropriate due to the lane's narrow width and the effect on its character as a historic routeway. Furthermore, the site forms part of St Francis Fields which is in community ownership and not available for development.	Not available
NOR0022	Goddens Gill Amenity Area	0.71	The site is within the High Weald National Landscape. Partly within an archaeological notification area.	Council-owned land	The site forms an open village green, surrounded by residential roads on all sides. It functions as an important public open amenity space that is central to the residential estate and to the village. Its development at the scale considered through the HELAA would result in the loss of public open	Not currently available

			Some risk of surface water flooding.		space, contrary to national planning policy, and erode its value as an open area and visual break within an otherwise built-up part of the village.	
NOR0023	Ballards, Station Road, Northiam, East Sussex	7.01	The site is within the High Weald National Landscape. Adjacent to Priority Habitat. Historic field boundary. Some risk of surface water flooding on the western boundary.	Submitted site	The site is a large open field beyond the northern boundary of the village. It is an open and exposed site, prominent in views, that slopes down towards the Rother Valley. It is characteristic of the High Weald National Landscape, forming part of an Early Post-Medieval fieldscape and has a strong rural character. Development here at the scale considered through the HELAA would represent an intrusion into the countryside, harming the landscape and character of the National Landscape and the rural setting of the village. The site is also relatively distant to village services and there is no continuous footway back to the main village, which raises concerns with the sustainability of the location and safe pedestrian access.	Potentially available
NOR0024	Land off Main Street, Hayes Farm, Northiam	1.92	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Partly within Northiam Conservation Area and an archaeological notification area. Listed buildings nearby. Public footpath within site. Risk of surface water flooding on adjacent land.	Submitted site	The site comprises part of a sloping field on the southern edge of the settlement, and also includes access routes through adjoining residential areas. It is viewed as part of the wider countryside on the edge of Northiam and has a strong rural character despite the adjacent low density development. The site affords long views across the High Weald National Landscape countryside to the south-east. Due to its topography and character, development here at the scale considered through the HELAA would represent an unnatural extension to the village, sub-dividing a field and encroaching into a rural area, harming the landscape and character of the National Landscape and the setting of the Conservation Area. Access is an additional constraint and would either require third party land and public open space or involve the use of a narrow, unmade, private track which is also a public right of way.	Potentially available
NOR0025a	Land at The Cedars (large site), Station Road, Northiam	1.41	The site is within the High Weald National Landscape. Some risk of surface water flooding. Historic field boundary. Listed building to the south-east.	Submitted site	The site is an irregularly shaped field at the rear of development fronting Main Street, with significant treed boundaries to the north and west. It has a strong rural character and likely biodiversity value in its grassland, wildflowers, boundary trees and pond. Its development at the scale considered through the HELAA would represent encroachment into the countryside, out of keeping with the historic settlement pattern which is largely linear along the main road, and harmful to the rural setting of the village. Access would be via a narrow private lane which would need significant engineered alterations to accommodate traffic associated with a development here, impacting the setting of an adjacent grade II listed building.	Potentially available
NOR0025b	Land at The Cedars (medium site), Station Road, Northiam	0.29	The site is within the High Weald National Landscape. There is a grade II listed building to the south-east.	Submitted site	This is a smaller version of site NOR0025a, comprising the south-eastern section of the field only. While development of this section only would not encroach as far into the countryside, it would still be out of keeping with the historic settlement pattern which is largely linear along the main road, and harmful to the rural setting of the village. Access would be via a narrow private lane which would need significant engineered alterations to accommodate traffic associated with a development here, impacting the setting of an adjacent grade II listed building.	Potentially available
NOR0025c	Land at The Cedars (small site), Station Road, Northiam	0.19	The site is within the High Weald National Landscape. There is a grade II listed building to the south-east.	Submitted site	This is a smaller version of site NOR0025a, comprising the south-eastern section of the field only. On its own it is too small to accommodate the level of development considered through the HELAA. While development of this section only would not encroach as far into the countryside, it would still be out of keeping with the historic settlement pattern which is largely linear along the main road, and harmful to the rural setting of the village. Access would be via a narrow private lane which would need significant engineered alterations to accommodate traffic associated with a development here, impacting the setting of an adjacent grade II listed building.	Potentially available
NOR0026	Egmont Farm, Station Road, Northiam	1.61	The site is within the High Weald National Landscape. There is some risk of surface water flooding associated with a pond within the site, and on the road to the south.	Submitted site	This is a large field occupying almost the full length of Coppards Lane on its northern side. It is used as paddocks associated with development at the western end of the site. The Landscape Sensitivity Study (2026) assessed the site as unsuitable for any quantum of residential development due to the impact on the High Weald National Landscape.	Available
NOR0027	Land rear of Coplands, Dixter Lane	0.31	The site is within the High Weald National Landscape. There is a	Previously assessed	The site is a section of field/ garden at the rear of a residential property, on the northern edge of the village. It includes a number of mature trees which limits its developable area. The size of the site is	Unknown

			Listed Building adjacent to the south- east boundary.		such that development at the scale considered through the HELAA would be of a density out of keeping with the character of the locality, and harmful to the landscape and rural character of the High Weald National Landscape. Access and the effect on the setting of the adjacent listed building are additional constraints.	
NOR0031	Land at former Blue Cross Animal Hospital, Main Street, Northiam (site B)	0.96	The site is within the High Weald National Landscape. There are TPOs on the east boundary. Areas at risk of surface water flooding. Largely within an Archaeological Notification Are. Adjacent to Northiam Conservation Area.	Previously assessed	This is a small section of a larger site, previously occupied by an animal hospital but now in community ownership. This part of the site contains buildings and structures and could be suitable in principle for some form of sensitive, small-scale redevelopment such as affordable housing. It is in close proximity to services within the village, although there are constraints including access and impact on heritage assets. However, the site forms part of St Francis Fields which is in community ownership and not available for development.	Not available
NOR0032	Land south of Dixter Lane, Northiam	0.24	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent road.	Council search	This is a small, irregularly shaped field adjacent to Northiam allotments within a residential area. It is publicly accessible and has value as an area of public open space, the loss of which would be contrary to local and national planning policy. Its undeveloped nature is also important to the semi-rural character of this part of the village. Development would be harmful to the character of the locality and the local landscape within the High Weald National Landscape. Access is a further constraint. The site is also likely to be too small to accommodate the level of development considered through the HELAA.	Unknown
NOR0036	Land off Beacon Lane, Northiam	0.96	The site is within the High Weald National Landscape. Some small areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Adjacent to Northiam Conservation Area. Listed buildings and a public footpath nearby.	Council-owned land	The site forms an area of open space containing mature trees and hedges, within a residential area. The loss of public open space would be contrary to local and national planning policy. Furthermore, its undeveloped nature is important to the semi-rural character of this part of the village, and development at the scale considered through the HELAA would be harmful to the local landscape and character. Access is a further constraint, the site being approached by very narrow lanes.	Not currently available
NOR0037	Northiam Car Park, Fullers Lane, Northiam	0.18	The site is within the High Weald National Landscape and Northiam Conservation Area. Risk of surface water flooding on adjacent road. Listed Buildings nearby.	Council-owned land	The site is a public car park. It is a brownfield site, centrally located in the village, close to services, with an existing access. It is within Northiam Conservation Area and adjacent to a grade II listed building. In principle, it could be suitable for some form of sensitive redevelopment to include small-scale residential or employment uses. However, this would result in a reduction in the public car park provision, including parking provision for the adjoining doctor's surgery, and there is no evidence that alternative satisfactory provision is available nearby. Consequently, development would be 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.	Potentially available
NOR0038	Old Wheelwrights, Main Street, Northiam	0.47	The site is within the High Weald National Landscape and Northiam Conservation Area. There is some risk of surface water flooding. The site is directly behind a Grade II listed building, Old Wheelwrights, and is within an Archaeological Notification Area. There is a PROW near-by.	Submitted site	This is a small site fronting Main Street within the heart of the village conservation area. The front (eastern) section contains historic buildings including a grade II listed building, in a mixture of residential and commercial uses. The rear (western) part of site comprises a sloping, undeveloped field with treed boundaries. Development in the western part of the site would extend into the countryside within the High Weald National Landscape (HWNL), beyond the characteristic ribbon development along Main Street, causing harm to the setting of Northiam Conservation Area and the listed buildings within and adjacent to the site, and harm to core character components of the HWNL. A new vehicular access would be necessary which would also have a significant visual impact on the conservation area. There are also likely to be highway safety concerns with a new vehicular access in this location as visibility to the south is restricted, and the footway is heavily used by pedestrians accessing the adjacent primary school and nearby commercial uses. Given these constraints, the site is not suitable for additional residential development at the scale considered through the HELAA	Potentially available

PEASMARSH

IDENTIFIED SITES (Existing allocations and sites with planning permission[7]. 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
PEA0002	Land south of Main Street, Peasmarsh	3.21	The site is within the High Weald National Landscape. Contains Traditional Orchard Priority Habitat and TPOs. Small areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries. Listed Building adjacent. Public footpath nearby.	Allocated site (DaSA Local Plan)	The site comprises fields at the rear of ribbon development fronting Main Street. It is allocated for 45 dwellings including 40% affordable housing though Policy PEA1 of the DaSA Local Plan. It has planning permission, delegated to approve subject to completion of a Section 106 legal agreement.	Residential: 45 dwellings	Within 5 years
PEA0033	Land east of Orchard Way, Peasmarsh	0.20	The site is within the High Weald National Landscape. It has some risk of surface water flooding. It is largely within an Archaeological Notification Area and there is a Listed Building nearby.	Allocated site (Neighbourhood Plan)	This is a small field at the rear of housing fronting the A268. It is allocated for five dwellings through Policy S1 of the Peasmarsh Neighbourhood Development Plan (2024).	Residential: 5 dwellings	Within 10 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
PEA0001	Land at Oaklands, Main Street, Peasmarsh, East Sussex	2.40	The site is within the High Weald National Landscape. TPO and Traditional Orchard Priority Habitat on eastern boundary. Partly within an Archaeological Notification Area. Historic Field Boundary. Public right of way within the site.	Submitted site	The site is a large field divided into paddocks, at the rear of ribbon development fronting Main Street. It is relatively level and enclosed from views from the wider countryside. On its south-eastern boundary the site adjoins land allocated for housing and open space through Policy PEA1 of the DaSA Local Plan, and in principle, the site could be suitable for additional residential development subject to the provision of an appropriate landscape- and open space- buffer on its southern section to screen long views to the south and to tie in with the open space provision in the allocated site to the east. The recent Peasmarsh Neighbourhood Plan Examination recognised the potential of this site to support residential development but at that time an appropriate access from Main Street was unachievable. It now appears that an alternative access point from Main Street is available. The Highway Authority has raised initial concern with visibility from the access looking west, and further detailed	Potentially available	Residential: 40 dwellings	Within 5 years

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

					assessment work would need to be undertaken by the landowner to ascertain whether an acceptable vehicle access and suitable pedestrian and cycle links could be achieved.			
PEA0024	Tanyard, Main Street, Peasmarsh	1.8	The site is within the High Weald National Landscape. Contains Deciduous Woodland Priority Habitat. Small areas at risk of surface water flooding. Largely within an Archaeological Notification Area. Historic Field Boundaries. Listed Buildings nearby. A public right of way runs though the site.	Submitted site	The site forms part of an open field at the rear of development fronting School Lane. It slopes up from the edge of the village however the lower part of the site is not visible from the wider countryside. There is an access into the site from Main Street. While development across the whole field would be harmful to the rural character of the village, this part of the field could potentially accommodate a small number of dwellings, in close proximity to village services including the primary school. The landowner has indicated the site is available for an affordable housing development.	Available	Residential: 15 dwellings	Within 5 years
PEA0029	Units 1-6, Malthouse Business Park, Peasmarsh	0.18	The site is within the High Weald National Landscape. Ancient Woodland lies to the north of the site. The northern part of the site contains Deciduous Woodland Priority Habitat and there is ancient woodland adjacent. There is a public right of way in the north of the site.	Council-owned land	The site is a small business park containing six single-storey business units and an associated parking and turning area. It is within a largely residential area adjacent to the village recreation ground, children's play area and pavilion. In principle, the site's redevelopment for employment purposes, to improve the quality of facilities, could be supported. Such a redevelopment could potentially also include an element of residential or live-work accommodation, although a loss of employment floorspace would be contrary to adopted Local Plan policies. Any redevelopment proposal would need to be mindful of the adjoining woodland to the north (including ancient woodland) and the impact on nearby residential properties, although there could potentially be scope for some minor enlargement of the buildings.	Available	Employment floorspace: 500sqm or mixed-use to include an element of residential Residential: 6 dwellings	Unknown
PEA0035	Tanhouse Site B - east, Tanhouse Lane, Peasmarsh	0.82	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on adjacent land. There are historic field boundaries. A public right of way runs through the site.	Submitted site	The site is a level, relatively enclosed field at the rear of development fronting the A268. Development here would extend the settlement pattern southwards although there is some precedent of this in the adjoining supermarket and also the allocated housing site further east. The site could accommodate residential development, providing a landscape- and open space-buffer is provided in its southern section to screen potential long views to the south and to tie in with the open space provision in the allocated site further east. Direct vehicular access could be gained through the adjoining site (PEA0001).	Available	Residential: 20 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
PEA0005	Land rear of Puddledock, Main Street, Peasmarsh	0.35	The site is within the High Weald National Landscape. Adjacent to an Archaeological Notification Area. Adjacent historic field boundaries. A public footpath crosses the site.	Previously assessed	This is a small section of field at the rear of residential development fronting Main Street. It adjoins a larger site which has been assessed as being potentially suitable for residential development, and a site which is allocated for residential development through the DaSA Local Plan. The site has similar landscape characteristics to these adjoining sites and subsequently could potentially be suitable for additional residential development in association with these adjoining sites, subject to an appropriate access being achieved. However, the site is not available for development.	Not available

PEA0007	Kings Head, Main Street, Peasmarsh	2.44	The site is within the High Weald National Landscape. Contains Traditional Orchard Priority Habitat. Areas at risk of surface water flooding. Largely within an Archaeological Notification Area. Historic Field Boundaries. A listed building north of site.	Submitted site	The site comprises open fields behind linear residential development south of the A268. It is clearly visible from adjoining land and affords long views across the countryside. It contains historic field boundaries and is identified as containing Traditional Orchard Priority Habitat, although there are few trees within the site other than on its boundaries. Development here at the scale considered through the HELAA would impact on the landscape and character of the High Weald National Landscape. It would also be out of keeping with the historic settlement pattern of this western part of Peasmarsh village and Flackley Ash, which is generally characterised by lower density linear development along the main road and scattered farm development alongside the rural lanes. There are also flooding and access constraints, with the eastern part of the site at risk of surface water flooding.	Potentially available
PEA0008	Land at Old House Paddock, Peasmarsh	0.26	The site is within the High Weald National Landscape. Some minor areas at risk of surface water flooding on adjacent road. Within an Archaeological Notification Area. Adjacent historic field boundaries. Listed Buildings nearby.	Previously assessed	The site is a small, gently sloping field used for grazing, fronting the A268. It is an Early Post-Medieval fieldscape with a historic field boundary, typical of the High Weald National Landscape and prominent in the streetscape. Its development at the scale considered through the HELAA would harm the rural setting of the village and the local landscape character. Furthermore, there is no footway adjoining the site and no access point other than via the adjoining properties, with visibility restricted to the west along the A268.	Unknown
PEA0013	Land rear of Welbeck, Main Street, Peasmarsh	0.49	The site is within the High Weald National Landscape. There is a small area at risk of surface water flooding. Within an Archaeological Notification Area.	Previously assessed	This is garden land associated with properties along Main Street, which is heavily treed. Development would result in the loss of trees, harming the local landscape character and biodiversity. Access is an additional constraint.	Unknown
PEA0014	Land rear of the Cock Inn, Main Street	0.63	The site is within the High Weald National Landscape. Partly within an Archaeological Notification Area. Historic field boundaries. A public footpath crosses the site. Adjacent to a grade II listed building.	Previously assessed	The site is a small holiday caravan park at the rear of a Grade II listed public house. Its redevelopment for residential or employment use would result in the loss of holiday accommodation and harm to the rural economy, contrary to Local Plan policy. The effect on the setting of an adjacent listed building is a further constraint.	Unknown
PEA0015	Land east of Sharvels Farm House, Main Street, Peasmarsh	0.57	The site is within the High Weald National Landscape. Adjacent to Deciduous Woodland Priority Habitat. Some small areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Listed Buildings to the west. Public footpath nearby.	Previously assessed	The site comprises garden land associated with the adjacent Grade II* listed dwelling, Woodside. Its development would extend the built area of the village uncharacteristically away from the A268 into the surrounding countryside, impacting the character and landscape of the High Weald National Landscape and the rural setting of the village. The impact on the setting of the nearby listed buildings would be a further constraint.	Unknown
PEA0016	Land west of Pond Cottage, Tanhouse Lane, Peasmarsh	0.32	The site is within the High Weald National Landscape. Adjacent to Traditional Orchard Priority Habitat. Risk of surface water flooding. Within an Archaeological Notification Area. Adjacent historic field boundaries. Listed buildings nearby.	Previously assessed	The site comprises a small field containing a barn and area of hardstanding, used for storage. It occupies a prominent roadside position and contributes to the rural character of this edge of village location, allowing views across it to the open countryside to the south. Residential development at the scale considered through the HELAA would have a harmful impact on the rural character and National Landscape. Furthermore, the site is at the far western end of Peasmarsh, not well related to services other than the supermarket. While a small-scale employment development could potentially be accepted on the footprint of the existing building, the site is clearly not redundant for agricultural purposes and there is no evidence it is available.	Unknown
PEA0017	Land at Woodside Cottage, Main Street, Peasmarsh	1.13	The site is within the High Weald National Landscape. Contains Deciduous Woodland Priority	Previously assessed	The site forms part of the curtilage of the adjacent Grade II* listed building, Woodside. It is almost entirely covered by deciduous woodland, a Priority Habitat. Development at the scale considered through the HELAA would be harmful to the setting of Woodside, contrary to national planning	Unknown

			Habitat. Risk of surface water flooding on adjacent road. Largely within an Archaeological Notification Area. Listed buildings nearby.		policy. It would also result in the loss of woodland and harm biodiversity, as well as impacting the landscape and character of the High Weald National Landscape and the rural setting of the village.	
PEA0018	Land east of Woodside Barn, Peasmarsh	1.36	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Small areas at risk of surface water flooding on site. Partly within an Archaeological Notification Area. Public footpath adjacent.	Previously assessed	The site is a section of field just east of the small complex of buildings associated with the Grade II* listed dwelling, Woodside. It is bound by ancient woodland to the north-east. Development here at the scale considered through the HELAA would extend the built area of the village uncharacteristically away from the A268 into the surrounding countryside, harming the landscape and character of the High Weald National Landscape and the rural setting of the village. Furthermore, development would harm the setting of the adjacent listed buildings, contrary to national planning policy.	Unknown
PEA0019	Land north of Leyland Cottage, Main Street, Peasmarsh	0.51	The site is within the High Weald National Landscape. Contains ancient woodland and Priority Habitat. Risk of surface water flooding on adjacent roads. Partly within an Archaeological Notification Area. Historic field boundaries. Public footpath adjacent.	Previously assessed	This site north of the A268 consists wholly of ancient woodland. Development would result in the loss of an irreplaceable habitat and would be harmful to biodiversity, contrary to national planning policy. Development here at the scale considered through the HELAA would also harm the landscape and character of the High Weald National Landscape and the rural setting of the village.	Unknown
PEA0020	Land west of Mendips, Peasmarsh	1.06	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Traditional Orchard Priority Habitat subject to a TPO. Historic field boundaries. Public footpath on boundary.	Previously assessed	The site consists of a field and wooded area to the west of linear development along School Lane. It is bounded by an area of ancient woodland and a traditional orchard (Priority Habitat) and has historic field boundaries. Development of the site at the scale considered through the HELAA would be out of keeping with the established settlement pattern and would extend development into the countryside, harming the landscape and character of the High Weald National Landscape and the rural setting of the village. Access is a further constraint.	Unknown
PEA0021	Land at Stream Farm, Main Street, Peasmarsh	0.78	The site is within the High Weald National Landscape. Much of the site is at risk of surface water flooding. Largely within an Archaeological Notification Area and there is a Listed Building to the south east.	Previously assessed	The site consists of garden land at the rear of properties on the northern side of the A268. A significant part of the site is at risk of surface water flooding. Furthermore, development at the scale considered through the HELAA would result in the loss of trees and would extend the built form into an area of rural character, impacting the landscape and character of the High Weald National Landscape and the rural setting of the village. The impact on the setting of the adjoining grade II listed buildings is a further constraint.	Unknown
PEA0022	Land rear of Welbeck, Main Street	0.41	The site is within the High Weald National Landscape and an Archaeological Notification Area.	Previously assessed	The site is formed of garden land to the rear of multiple residential properties along the southern side of Main Street, within multiple ownerships and highly unlikely to be available. Development at the scale considered through the HELAA would impact on residential amenity and be out of keeping with the settlement pattern. Access is a further constraint.	Unknown
PEA0025	Land at Tanhouse Lane, Peasmarsh	1.01	The site is within the High Weald National Landscape. Small area at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries. Public rights of way run though the site.	Submitted site	This is a small, irregularly shaped sloping field, detached from existing development by its topography, forming an exposed and prominent section of the gently undulating open countryside to the south-west of the village. It contains public rights of way and historic field boundaries. Its development at the scale considered through the HELAA would result in a harmful intrusion into an area of strong rural character, out of keeping with the settlement pattern, and would harm the landscape and character of the High Weald National Landscape and the rural setting of the village.	Potentially available

PEA0026	Land between Farleys Way and School Lane, Peasmarsh	0.66	The site is within the High Weald National Landscape. Contains protected trees. Some small areas at risk of surface water flooding on adjoining land. Adjacent historic field boundaries.	Previously assessed	The site comprises garden land between residential properties on Farleys Way and School Lane. There is no access point, and no evidence the site is available for development. In any event, development of the site would result in the loss of trees and the loss of an open area between dwellings, impacting residential amenity.	Unknown
PEA0030	Land at Flackley Ash, Peasmarsh	2.09	The site is within the High Weald National Landscape. It adjoins ancient woodland and Priority Habitat. Partly at risk of surface water flooding. Partly within an Archaeological Notification Area. Grade II listed buildings nearby. A public right of way nearby.	Council search	The site comprises an irregularly shaped and prominent field, a medieval assart bounded by ancient woodland, characteristic of the High Weald National Landscape. It affords long views across the countryside to the north and is an important and characteristic3 undeveloped open gap within the settlement of Flackley Ash, integral to the settlement's rural character. Development at the scale considered through the HELAA would represent an intrusion into the countryside, impacting the landscape and character of the National Landscape.	Unknown
PEA0031	Land west of Woodside, Main Street, Peasmarsh	0.57	The site is within the High Weald National Landscape. Adjacent to deciduous woodland Priority Habitat. Areas at risk of surface water flooding. Largely within an Archaeological Notification Area. A listed building nearby. Public right of way on boundary.	Considered through the Neighbourhood Plan	This is a small, relatively enclosed site on the northern side of Main Street, directly opposite the junction with Tanhouse Lane, which leads to the Jempsons supermarket and petrol station. Development here at the scale considered through the HELAA would change the rural character of this edge of the village location, where denser forms of development are largely confined to the southern side of Main Street. In particular, a new access to serve a development would break through a prominent tree line, requiring significant loss of the woodland screening of the site in order to achieve the necessary visibility splays. Achieving a safe vehicular access, bearing in mind the location of the Tanhouse Lane junction, could also be problematic, and while a roundabout or signalised junction could be considered, this is unlikely to be viable given the small size of the site. There could also be an adverse effect on the parkland setting of adjacent listed buildings, including the Grade II* listed Woodside.	Potentially available
PEA0032	Land north of Flackley Ash Hotel, Mackerel Hill, Peasmarsh	0.82	The site is within the High Weald National Landscape. Adjacent to an Archaeological Notification Area. Listed Building nearby.	Considered through the Neighbourhood Plan	This is an enclosed site within the small settlement of Flackley Ash, west of Peasmarsh village. It is accessed via a narrow rural lane with no footways, and there is no direct access to footways on Main Street (as there is only a footway on the opposite side of Main Street at this location). These factors, together with its distance to services and facilities in Peasmarsh, mean it is not considered a sustainable location for additional residential development at the scale considered through the HELAA because new residents would be largely car-reliant for most journeys. Furthermore, development here could adversely impact on the setting of two listed buildings, including the Grade II* listed Flackley Ash Hotel, and on mature trees.	Potentially available
PEA0034	Land adjacent to Cornerways, School Lane, Peasmarsh	0.37	The site is within the High Weald National Landscape. There is an area of ancient woodland just to the east.	Considered through the Neighbourhood Plan	The site forms part of a field at the western end of ribbon development on School Hill. It is an exposed and elevated site which has a strong rural character. Development here at the scale considered through the HELAA would have an urbanising impact and would harm the landscape and character of the High Weald National Landscape. There are also access and drainage constraints.	Potentially available
PEA0036	Land west of Mackerel Hill, Flackley Ash	0.79	The site is within the High Weald National Landscape. Partly within an Archaeological Notification Area. Listed Buildings nearby.	Considered through the Neighbourhood Plan	The site is a small field to the north of the A268 that forms part of a medieval assart field network interspersed with sporadic residential development. As such, it constitutes an important and characteristic undeveloped open gap in the settlement of Flackley Ash and is integral to the settlement's rural context. The site's development at the scale considered through the HELAA would impact on the landscape and character of the High Weald National Landscape and the rural setting of the settlement.	Unknown
PEA0037	Land east of Mackerel Hill, Flackley Ash	0.51	The site is within the High Weald National Landscape. There is a traditional orchard Priority Habitat adjacent to the western boundary.	Considered through the Neighbourhood Plan	This is a small, isolated site located within the countryside to the north of Flackley Ash, currently occupied by agricultural barns. The site does not relate well to the existing development pattern and is poorly located in relation to services in Peasmarsh, and it has no footway connection to the village. Access is a further constraint.	Unknown

			There is a Historic Field Boundary to the east.			
PEA0038	Tanhouse Site B - west, Tanhouse Lane, Peasmarsh	1.20	The site is within the High Weald National Landscape. It has historic field boundaries and is adjacent to a grade II listed building. Contains a watercourse and area at risk of surface water flooding. Adjacent to a public footpath.	Submitted site	The site comprises an irregularly shaped section of a sloping field, which forms part of a network of fields in rolling countryside to the south of Peasmarsh. It is a very sensitive and exposed site with strong rural characteristics, close to heritage assets and containing historic field boundaries. Development here at the scale considered through the HELAA would be highly visible and would appear as a significant encroachment into a rural landscape, despite the site's close proximity to the edge of Peasmarsh to the north-east. Furthermore, the site does not follow established field boundaries and would create new and unnatural boundaries, out of keeping with the historic landscape pattern.	Potentially available
PEA0039	Pond Cottage, Tanhouse Lane, Main Street	0.30	The site is within the High Weald National Landscape. Within an Archaeological Notification Area. Contains a grade II listed building. Partly at risk of surface water flooding. Adjacent to a public footpath.	Submitted site	The site comprises a grade II listed building, Pond Cottage and associated garden land, together with an area of amenity green space and trees, and a parking area and access road. It occupies a highly prominent position on the junction of the A268 and Tanhouse Lane, adjacent to the vehicular entrance to the Jempsons supermarket site. It is understood that Pond Cottage was previously used as a cafe with an associated play area, but this use has ceased. The site currently has a spacious, verdant character, and the green spaces and trees within it contribute to the character of this prominent approach to the village, providing an important green buffer between the supermarket development at the edge of the village and the open countryside further south. Their replacement with built development at the scale considered through the HELAA would significantly alter the local landscape and character, harming the rural setting of the village within the High Weald National Landscape. The need to retain and protect the setting of Pond Cottage would also restrict any developable area to avoid any harm to the setting of the listed building, Flood risk is a further constraint, as a significant part of the site is at risk of surface water flooding.	Potentially available
PEA0040	Land south of A268, New Cross Farm	7.5	The site is within the High Weald National Landscape. Listed buildings nearby	Submitted site	This is a level field to the south of A268 and New Cross Farm. It is enclosed by a tree and hedge boundary. There is a footpath to the north of the site from the junction of Mill Lane with A268 towards Peasmarsh. A bus stop is opposite New Cross Farm. The site's development at the scale considered through the HELAA would impact on the landscape and character of the High Weald National Landscape and the rural setting of the settlement.	Potentially available
PEA0041	Land at Fortune Cottage	0.63	The site is within the High Weald National Landscape.	Submitted site	The site comprises the property and garden land on several levels between residential properties on Farleys Way and School Lane. Development of the site would result in the loss of trees and the loss of an open area between dwellings, impacting residential amenity.	Potentially available
PEA0043	Tanyard, East side, Main Street	1.8	The site is within the High Weald National Landscape. Contains Deciduous Woodland Priority Habitat. Small areas at risk of surface water flooding. Largely within an Archaeological Notification Area. Historic Field Boundaries. Listed Buildings nearby. A public right of way runs though the site.	Submitted site	This is part of an open field to the rear of development fronting School Lane. It slopes up from the village edge and the top of the site is visible from many public and private viewpoints and some heritage assets. The access here is very narrow and unlikely to be useable for any quantum of development appropriate for the HELAA.	Potentially available

PLAYDEN

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
PLA0008	Land between Saltcote and The Steps, Playden	0.59	The site is within an Archaeological Notification Area and it lies 50 metres south of the curtilage of a Grade I listed building, The Parish Church of St Michael.	Previously assessed	The site is a small field on the northern side of New England Lane. It is generally well enclosed by adjoining development and trees, and it lies outside the High Weald National Landscape which is 190 metres to the west. While its development would have some impact on the historic settlement pattern by impacting one of the small fields which gives the settlement its rural character, it could be suitable for limited residential development. Access may be a constraint, given the narrow width and rural character of New England Lane.	Available	Residential: 10 dwellings	Within 10 years
PLA0013	Land south of Corner House, Rye Road, Playden	0.62	There is a small area at risk of surface water flooding within the site and on the adjacent road. There is an Archaeological Notification Area close to the northern boundary and a Grade II listed building some 50 metres to the south.	Council search	The site is a field on the eastern side of the A268. It is relatively level and enclosed from longer views and it lies outside the High Weald National Landscape, which is on the opposite side of the road to the west. It is at the northern end of the village but within walking distance of bus stops and some services. It could be suitable for limited residential development. Access from Houghton Green Lane would be achievable with new infrastructure to allow safe access for pedestrians and cyclists.	Available	Residential: 15 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
PLA0001	Shellfield, New England Lane, Playden	0.80	There is a risk of surface water flooding on the site's access on New England Lane. The site is within an Archaeological Notification Area. A public footpath runs alongside the site's eastern boundary.	Planning application	The site is a field to the south of New England Lane, bordered by dwellings to the east, west and south. It is relatively well screened from the surrounding landscape. It lies outside the High Weald National Landscape, which is some 230 metres to the west, beyond development on the western side of Rye Hill. While the site has been subject to two dismissed appeals for residential development, there are few environmental constraints. The most recent appeal decision found that the site is not located in a sustainable location. However, the Council's new Settlement Study (2024), produced to support the new Local Plan, has found that Playden scores relatively highly in sustainability terms, containing a level of services including healthcare facilities, and being within one kilometre of a wide range of services and facilities in Rye, and with a bus service equivalent to the vast majority of rural settlements in the district. Therefore, the site could have potential for limited residential development. However, the landowner has indicated the site is not available for development.	Not available
PLA0002	Land on the south of Playden Lane, Playden	0.38	The site is within the High Weald National Landscape. There is a risk of surface water flooding on the adjacent lane. There are historic field boundaries and it is within an Archaeological Notification Area. There are a number of Grade II listed buildings nearby.	Submitted site	The site comprises a small section of a large agricultural field on a road junction at the southern end of Iden village (although within Playden parish). It is relatively level although the wider field slopes gently down to the south. Long views are gained southwards across the countryside. While there is a short row of cottages, including some grade II listed buildings, on the opposite side of Playden Lane, the sub-division of the field and the construction of dwellings would be highly visible in the local landscape, appearing as an intrusion into an area of strong rural character. Development here would harm the rural setting of the village and its historic settlement pattern, and the quality and appearance of the landscape,	Potentially available

					within the National Landscape. The impact on the amenity of the nearby cottages and the setting of the listed buildings, and the appropriateness of using Playden Lane for access are also constraints.	
PLA0003	Land at Playden Forge, Rye Road, Playden, Rye	0.70	The site is not within the High Weald National Landscape but lies 70 metres east of its boundary. It is adjacent to a Grade II listed building, Playden Oasts, and within an Archaeological Notification Area. There is a risk of surface water flooding on adjacent land.	Council search	The site comprises a detached house and associated garden land, within a small cluster of properties on the northern edge of the small settlement of Playden. It lies outside the High Weald National Landscape and is bounded by fields to the north, south and east. It is relatively enclosed from the road (west of the site) but allows more open views across the countryside to the east. There is a footway and bus service outside the site to provide access to services in Rye. It adjoins a grade II listed building but it could in principle be suitable for small-scale development, although this may fall below the threshold for the HELAA. In any event, the site is not currently available.	Not available
PLA0004	Land opposite St Michaels CE Primary School, Houghton Green	0.66	The site lies adjacent to but just outside the High Weald National Landscape. There is a risk of surface water flooding on the adjacent lane. Two Grade II listed buildings are nearby.	Council search	The site is a small field with treed boundaries, on the junction of Houghton Lane and Houghton Green Lane, opposite the primary school. Its development at the scale considered through the HELAA would have an urbanising impact on the small settlement of Houghton Green and adversely impact on the character and setting of the High Weald National Landscape. There are virtually no services in the settlement (other than the school) and a limited bus service, meaning new residents would be highly car-dependent. A safe access is unlikely to be achievable. Furthermore, the entire site has been recently planted with trees and their removal would have an adverse effect on biodiversity.	Unknown
PLA0005	Land north of Houghton Green Lane, Houghton Green	0.85	The site lies adjacent to but just outside the High Weald National Landscape. An area of Priority Habitat (deciduous woodland) adjoins its western boundary. The southern part of the site is at risk of surface water flooding.	Council search	The site is a sloping field which forms the boundary to a detached property on the northern side of Houghton Green Lane. Its development at the scale considered through the HELAA would have an urbanising effect on the rural character of this small settlement, and a harmful impact on the landscape of the High Weald National Landscape. A safe access with appropriate pedestrian provision is unlikely to be achievable. Furthermore, there are virtually no services in the settlement other than a primary school and a limited bus service, meaning new residents would be 3highly car-dependent.	Unknown
PLA0006	Land south of Houghton Green Lane, Houghton Green	1.49	The site is not within the High Weald National Landscape but is within 40 metres of its boundary. A public footpath runs alongside the site's southern boundary. A significant area at risk of surface water flooding lies in the central/eastern part of the site and on the adjoining lane.	Council search	The site comprises the roadside section of a number of irregularly-shaped adjoining fields with trees and hedgerows. Although it lies just outside the High Weald National Landscape, its development at the scale considered through the HELAA would have a harmful impact on its setting and on the rural character of this area, through the loss of mature trees, development of an early post-medieval field system, loss of undeveloped fields visible from public areas and an adverse impact on the character of a historic routeway (Houghton Green Lane. Furthermore, the site is highly constrained by mature trees throughout, steeply sloping land at its northern end, and surface water flood risks at its southern end. It is also close to internationally and nationally designated sites which could be a further constraint. There are virtually no services in the settlement other than a primary school and a limited bus service, meaning new residents would be highly car-dependent.	Unknown
PLA0007	Land east of St Michael's Church, Playden	9.91	There are Priority Habitats and protected trees on adjacent land. There are public footpaths. There are areas at risk of surface water flooding, and Flood Zone 3 is nearby. There is a Grade II listed building within the site and a Grade I listed building adjacent to its western boundary. Large parts of the site are within an Archaeological Notification Area.	Previously assessed	This is a large site comprising fields criss-crossed by public footpaths, and scattered properties including a grade II listed building. It is integral to the rural and historic character of the settlement at Playden, which has small clusters of (largely residential) development, including listed and historic buildings, interspersed with small, individual agricultural fields. Development of this site would "fill in" a significant proportion of those open fields, some of which are used as public open space and, in the north-western part of this site, a churchyard. Development at this scale would have an adverse effect on the rural character of the settlement and cause harm to the local landscape, also harming the setting of the adjacent Grade I listed building, St Michael's Church. Access is also a significant constraint.	Unknown
PLA0009	Land south of Playden Forge, Rye Road, Playden	0.56	The site is not within the High Weald National Landscape but is 100 metres from its boundary.	Council search	The site forms part of a sloping agricultural field, important to the rural character of the settlement and a pleasant landscape feature, visible in public views from the west. Its development at the scale considered through the HELAA would adversely affect rural character and the quality of the local	Unknown

			Land in the northern part of the site is at risk of surface water flooding. The site is within an Archaeological Notification Area and there are listed buildings nearby.		landscape. Achieving an acceptable vehicular access also appears to be a constraint, together with the effect on the mature boundary trees.	
PLA0010	Land north of Rye Tennis Club, Military Road	2.65	The site is partly within the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar site, and SPA, and there are Priority Habitats nearby. It is largely within Flood Zone 3 and is also at risk from Surface Water Flooding. An Archaeological Notification Area and Public Rights of Way are nearby.	Council search	The site comprises an undeveloped field lying almost wholly within Flood Zone 3, adjoining the River Rother. It is also at risk of surface water flooding across its entire extent. National planning policy requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. In this case, the site is on the edge of Rye and not particularly well-related to services. Its development with housing or employment development at the scale considered through the HELAA would represent encroachment into open countryside at a highly visible location with extensive views to the east. It is also directly adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar, and SPA and is close to areas of Priority Habitat, and development could harm biodiversity and the integrity of these protected sites, contrary to national planning policy.	Unknown
PLA0011	Land south of Poppyfields - eastern field, Houghton Green Lane, Playden	0.80	The site lies outside but 100 metres from the boundary of the High Weald National Landscape. Along the south/southwest border are areas at risk from Surface Water Flooding. Archaeological Notification Areas and a listed building are nearby. There is a Public Right of Way.	Council search	The site is an irregularly shaped, sloping field on the southern side of Houghton Green Lane. While it lies just outside the High Weald National Landscape, it has a strong rural character and affords long countryside views south and eastwards. Development here at the scale considered through the HELAA would have an urbanising impact and would affect the landscape, visible in long views, particularly taking account of the site's topography. The engineering works necessary to create an acceptable vehicular access would also impact the rural character of the lane.	Unknown
PLA0012	Land south of Poppyfields – western field, Houghton Green Lane, Playden	0.92	There are small areas at risk of surface water flooding along the southern and western boundaries of the site. There is an Archaeological Notification Area close to the north-western boundary.	Council search	The site comprises the western section of a field, south of Poppyfields Lane. It is relatively level and enclosed from longer views and it lies outside the High Weald National Landscape, which is 90 metres to the west. It is at the northern end of the village but within walking distance of bus stops and some services, although there is no footway adjacent to the site. However, there are access, accessibility and highway safety constraints which would be difficult to overcome in terms of the need to provide pedestrian linkages towards Rye Road and the nearest primary school.	Potentially available

RYE FOREIGN

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
RYF0001	Land to the west of Hilltop Drive, Rye Foreign	0.52	The site is just outside but adjacent to the boundary of the High Weald National Landscape. The access is at risk of surface water flooding. The site is within an Archaeological Notification Area and there is a Grade II listed building close by.	Submitted site	This site, while being located adjacent to built development, just outside the High Weald National Landscape and delineated from the adjoining rural landscape by hedged boundaries, visually integrates with the adjacent countryside. It has a prominent and exposed siting in the wider countryside landscape, including the landscape of the High Weald National Landscape. It is overlooked by houses to the east which form the existing building line and are clearly visible from the surrounding countryside. The site provides a buffer between the built up area and the wider exposed sloping landscape of the designated AONB. Development at the scale considered through the HELAA would be highly prominent in views and would protrude into open countryside, having an adverse effect on the setting of the National Landscape and the rural landscape character. Impacts on the amenity of adjoining residents, including through use of the narrow access point, is an additional constraint.	Potentially available
RYF0003	Land east of Peasmarsh, A268, Rye Foreign	1.66	The site is within the High Weald National Landscape. Priority Habitat adjoins the site. An area of ancient woodland and priority habitat lies on the opposite side of Rye Road. Land east of the site has some risk of surface water flooding.	Council search	The site comprises the road-fronting section of a large sloping field adjacent to the eastern edge of Peasmarsh. It has an important function as a landscape buffer between Peasmarsh and scattered, lower density development further east at Rye Foreign. It is highly visible in the local landscape and contributes significantly to the rural character of the area, enhancing the landscape of the High Weald National Landscape. Development here at the scale considered through the HELAA would be harmful to rural character and the National Landscape.	Unknown
RYF0004	Land West of Kiln Drive	0.45	The site borders the High Weald National Landscape on its western boundary. Land to the west includes Priority Habitat (traditional orchard). The lane on the site's northern boundary is a public right of way.	Previously assessed	The site is an undeveloped field on the southern side of Leasam Lane. It has the function of a landscape buffer between the edge of the built up area and the adjoining countryside and contributes to the rural character of the area. Development at the scale considered through the HELAA would cause harm to rural character and erode the landscape buffer. Furthermore, Leasam Lane is narrow, winding, and a public right of way, unsuited to an increase in vehicular traffic and turning, which would be likely to cause significant hazards to both pedestrians and other vehicles. The site also has poor pedestrian connectivity.	Unknown
RYF0005	Land west of Rye Hospital, Rye Road	2.82	The site is within the High Weald National Landscape. An area of Priority Habitat (traditional orchard) lies to the north. Partly at risk of surface water flooding. It has historic field boundaries, and it adjoins an archaeological notification area.	Previously assessed	The site forms part of a sloping field system to the west of the existing built form, within the National Landscape. It is of a rural character and affords long views to the south-west. Development at the scale considered through the HELAA would be harmful to rural character and the landscape of the National Landscape. Access is another significant constraint as the site does not have a direct access and Leasam Lane (to the north) is narrow, winding, and a public right of way, unsuited to an increase in vehicular traffic and turning, which would be likely to cause significant hazards to both pedestrians and other vehicles.	Unknown
RYF0006	Land at Rolvendene Farm, Love Lane	15.04	The site is within the High Weald National Landscape. An area of Priority Habitat (woodland) adjoins its northern boundary. Partly within an archaeological notification area. Grade II listed building and historic field boundaries on adjacent land. An area of surface water flooding in the central part of the site. Public right of way on the boundary.	Previously assessed	This is a large site comprising open fields which slope down from north to south, affording long views over Rye. It is of a strong rural character. Development at the scale considered through the HELAA would be highly prominent in views from the south, appearing as an encroachment into the countryside and adversely impacting on the landscape and character of the National Landscape and the rural setting of Rye. The site also has significant access constraints, Leasam Lane (to the north) is narrow, winding, and a public right of way, unsuited to an increase in vehicular traffic and turning, which would be likely to cause significant hazards to both pedestrians and other vehicles, and Love Lane (to the south) is a residential cul-de-sac leading to a public footpath and private road on steeply sloping land. The impact on the setting of the Grade II listed building at Rolvendene Farm is a further constraint.	Unknown

RYF0007	Land West of Fair Meadow	0.51	The site lies just outside but adjacent to the High Weald National Landscape. It is within an Archaeological Notification Area. A public footpath adjoins its eastern boundary.	Previously assessed	The site forms part of Rye Cemetery and contains a small number of graves together with an information board about Rye Workhouse. It is of local historic and cultural value and is used as an area of public open space, and is therefore not available and not suitable for development, in accordance with national planning policy which seeks to protect and retain open space and heritage assets. Access would also be a significant constraint.	Not available
RYF0008	Land south-west of Rye Hospital, Rye Road	0.88	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding to the west. It is within an Archaeological Notification Area and it has historic field boundaries.	Planning application	The site has an extant planning permission for a residential nursing care home for 60 beds. It is understood that development commenced before the planning permission would have expired, however, construction has not continued for some years. While the national Planning Practice Guidance (PPG) notes that Plan-making authorities will need to count housing provided for older people against their housing requirement, the site is not included as a suitable HELAA site as there is no evidence it is available for a C3 use. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. Using this calculation, a 60-bed nursing care home can be considered the equivalent to 34 dwellings.	Potentially available for nursing home use.
RYF0009	Land east of The Royal Oak, Rye Foreign	0.35	The site is within the High Weald National Landscape. There is an area of Deciduous Woodland Priority Habitat to the north west. There is a band of land at risk of surface water flooding running through the middle of the site.	Council search	The site comprises the road-fronting section of a larger field on the northern side of Rye Road, containing an access road leading to a farm. It represents an undeveloped gap between scattered development alongside the main road. Development here at the scale considered through the HELAA would harm the integrity of this open gap, impacting on rural character and the landscape of the High Weald National Landscape. Accessibility and the sustainability of the location are further constraints, the site being accessed from a fast road with no footways and with very few services nearby.	Unknown
RYF0010	Land north of A268, Rye Foreign	1.50	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Partly at risk of surface water flooding. There are historic field boundaries.	Council search	The site comprises open land at the rear of built development fronting the main road. New built form in this location at the scale considered through the HELAA would be out of keeping with the historic linear settlement pattern, encroaching into the countryside and representing inappropriate backland development, harming rural character and the landscape of the High Weald National Landscape. Access, accessibility and the sustainability of the location are further constraints, the site having no direct road access but being close to a fast road with no footways and with very few services nearby.	Unknown
RYF0011	Land west of A268, Rye Hill	1.25	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding on the adjacent road. There is an Archaeological Notification Area to the east.	Council search	This is an undeveloped field containing trees and scrub on the western side of Rye Road. It forms part of a historic, early post-medieval fieldscape which extends further west and south. In landscape terms it is an important gap in the scattered development north of the settlement of Rye Hill. Its development at the scale considered through the HELAA would impact on rural character and the landscape of the High Weald National Landscape. Access and accessibility are further constraints as there is no footway on this side of Rye Road and difficulties in providing any crossing point due to a ditch on the eastern side of the road. The impact on trees and biodiversity within the site are further constraints.	Unknown
RYF0012	Land at The Post House, Rye Road, Playden	0.88	The site is within the High Weald National Landscape. There is evidence of surface water flooding. There are listed buildings and an Archaeological Notification Area near-by. The site shares a boundary with land designated as a registered park or garden.	Submitted Site	This is a developed site, subject to several planning applications to subdivide the existing dwelling. Proposals for an additional dwelling on site and extensions to the existing have been refused. The rear garden slopes quite steeply down from the house to the west, which follows the landscape in this direction. The garden itself, is exposed to fairly long and open landscape views to and from the west and development here would be visible in the wider landscape. The adjacent industrial/agricultural building to the south of the site is itself prominent, however it has a different character to residential development.	Available

RYE

IDENTIFIED SITES (Existing allocations and sites with planning permission[8]. 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
RYE0001	Former Tilling Green School	0.92	The site is wholly within Flood Zone 3 and at risk of surface water flooding.	Allocated site	The site is allocated for 20 dwellings including 30% affordable housing and a community centre through Policy H3 of the Rye Neighbourhood Plan.	Residential: 25 dwellings, and a community centre	Within 10 years
RYE0002	Winchelsea Road (East Side)	1.71	The site is largely within Flood Zone 3 and partly at risk of surface water flooding. The adjacent mudflats to the east are potentially a Priority Habitat. The Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar site and SPA and Local Nature Reserve are 40 metres to the south. Partly within an Archaeological Notification Area. Close to a Scheduled Monument and Listed Building.	Allocated site	The site is allocated for at least 10 dwellings, car parking or employment uses through Policy H5 of the Rye Neighbourhood Plan. While the site remains suitable for those uses, it is in multiple ownerships and although the Neighbourhood Plan identifies a need for a masterplan approach, no such proposal has been forthcoming, although there has been a planning permission for four flats in a small part of the site. Therefore, the achievability of the allocation is unclear. The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 10 dwellings, and employment uses (estimate 500 sqm)	Within 10 years
RYE0003	Winchelsea Road (West Side)	1.57	The site is almost entirely within Flood Zone 3 and there are areas at risk of surface water flooding. It adjoins an area of Priority Habitat, the Brede Valley Local Wildlife Site and the High Weald National Landscape boundary. There are listed buildings and a Scheduled Monument nearby. Archaeological Notification Areas lie to the north and south. A public footpath adjoins the boundary.	Allocated site	The site is allocated for 20 dwellings and employment floorspace through Policy H6 of the Rye Neighbourhood Plan and it remains suitable for these uses. It also has planning permission for a mixed use residential/ retail use. The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required.	Mixed use, residential and employment floorspace. Some 53 dwellings including 43 supported apartments and commercial floorspace (estimate 1900 sqm).	Within 5 years
RYE0004	Rye Creative Centre (Former Freda Gardham School Site), New Road, Rye	1.61	The site is 60 metres east of the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar and SPA, and adjacent to Priority Habitat. The whole site is within Flood Zone 3 and adjacent land is at risk of surface water flooding. There is a	Allocated site	This site is allocated for 30 dwellings through Policy H7 of the Rye Neighbourhood Plan. The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required. The density of the allocation could potentially be increased.	Residential: 50 dwellings and convenience store provision of up to 500 sqm of floorspace	Within 5 years

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

			Public Right of Way adjacent to the boundary.				
RYE0005	Rock Channel Site A - south, Rye	0.97	The site is adjacent to areas of Priority Habitat. The majority of the site is within Flood Zone 3 and most of the site is at risk from Surface Water Flooding. It contains Public Rights of Way.	Allocated site	The site forms the southern part of a larger site which is allocated for at least 30 dwellings through Policy H4 of the Rye Neighbourhood Plan. The density could be increased. The northern section of the allocated site is assessed separately as RYE0040. This southern section is also subject to an extant planning permission for a mixed-use development including arts centre, 3 live/work units, restaurant, single holiday let, 8 dwellings, public park, riverside walkway and ancillary works, which has not yet been constructed. The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: up to 80 dwellings (with RYE0040)	Within 10 years
RYE0006	Former Lower School Site, off Ferry Road, Rye	0.76	The site is almost wholly within Flood Zone 3 and is partly at risk of surface water flooding. It is adjacent to an area of Priority Habitat and protected trees. It is partly within an Archaeological Notification Area. Along the western edge is a Public Right of Way.	Allocated site	The site is allocated for at least 50 dwellings through Policy H8 of the Rye Neighbourhood Plan. It was previously subject to a planning permission for 63 dwellings which expired in 2023. It is currently subject to a planning application for 88 dwellings, comprising 42 retirement living apartments, 15 custom-build dwellings and 31 open market flats and houses. This has not yet been determined.	Residential: 88 dwellings	Within 5 years
RYE0040	Slade Yard, St Margaret's Terrace, Rye	1.07	The site is wholly within Flood Zone 3 and substantial parts of it are also at risk of surface water flooding. The site lies 35 metres south of Rye Conservation Area. It is partly within an Archaeological Notification Area.	Allocated site	The site forms the northern section of a larger site which is allocated for at least 30 dwellings through Policy H4 of the Rye Neighbourhood Plan. The southern section (which has permission for 12 dwellings) is assessed separately as RYE0005. The landowner wishes to explore the potential for this part of the site to accommodate a denser form of residential development than the allocation. Initial comments of the Highway Authority suggest that a proposed increase may be acceptable and the site is in a sustainable location. However, the site does have environmental and heritage constraints including its location wholly within Flood Zone 3 with areas at risk of surface water flooding, and within the setting of Rye Conservation Area which covers the Citadel, just north of the site, on higher ground. Furthermore, the effect on the amenity of the many adjoining residential properties would be a consideration. Overall, the site could potentially be suitable for an increase in the density of residential development subject to further assessment. The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: up to 80 dwellings (with RYE0005)	Within 10 years
RYE0056	Land between 11 and 23 New Road, Rye	0.19	The site is wholly within Flood Zone 3. It is 90 metres east of the Dungeness, Romney Marsh and Rye Bay SSS1, Ramsar site and SPA.	Allocated site	The site is allocated for a petrol station and/ or convenience store. Provision through policy B3 of the Rye Neighbourhood Plan. The interim HRA for the new Local Pan has been identified that because the site is within 200m of the Dungeness, Romney Marsh and Rye Bay SSS1, Ramsar site and SPA, mitigation measures to protect against significant effect tot eh Habitats site may be required.	Retail/petrol station floorspace: estimated 500 sqm maximum	Within 5 years

RYE0057	17-19 Tower Street, Rye	0.10	The site is largely within the Rye Conservation Area, adjacent to listed buildings and within an Archaeological Notification Area. There is a small area at risk of surface water flooding.	Planning application	This is a small vacant commercial site at the rear of residential properties. It has an extant planning permission for six dwellings and an office/ shop.	Residential: 6 dwellings.	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
RYE0015	Former Council Depot, Cyprus Place	0.08	The site adjoins Rye Conservation Area and Rye Town Centre (as defined in the Neighbourhood Plan) to the east. Three Grade II listed buildings lie to the east and the site is also within an Archaeological Notification Area. There is a small area of surface water flooding risk in the north-west corner of the site and on adjoining land.	Council-owned land	This brownfield site comprises a yard and buildings on a busy road junction in the built-up area of Rye, close to Rye Town Centre, currently occupied by a hire company. It is adjacent to a number of residential properties and occupies a prominent position in the streetscape, adjacent to the Conservation Area and close to Listed Buildings. There is scope to improve its appearance through a sensitively designed redevelopment. If a wholly residential redevelopment is proposed, the effect on the local economy arising from the relocation of the existing business would need to be considered, although under current adopted Local Plan policy the retail use of this site, outside the designated Town Centre, is not specifically protected. The site is not currently within Flood Zones 2 or 3 although there is a small area at risk of surface water flooding on its western edge, furthermore, the site is within an area potentially at risk of tidal flooding in the future as a result of climate change. The sequential and exception tests may be required. Subject to this, the site is potentially suitable for redevelopment for either a mixed commercial/ residential scheme or a wholly residential scheme subject to relocation of the current use.	Potentially available.	Residential: 7 dwellings	Within 10 years

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
RYE0016	Rye Boatyard, Rock Channel, Rye	0.48	The site is largely within Flood Zones 2 and 3, including 3b, with areas at risk of surface water flooding. It is adjacent to Priority Habitats and 60 metres from the	Previously assessed	The site is subject to a recently expired planning permission for redevelopment, including change of use of clubhouse to restaurant, and construction of two-storey commercial buildings for office/ light industrial uses, also ancillary works and improvement of maritime open storage provision. It remains potentially suitable for that use.	Unknown	Employment floorspace: 600 sqm.	Within 10 years

			Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar Site, and Special Protection Area. A public right of way adjoins the site.		The interim HRA for the new Local Plan has identified that because the site is within 200m of the Dungeness, Romney Marsh & Rye Bay SPA/Ramsar, mitigation measures to protect against significant effects to the Habitats Site may be required.			

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
RYE0008	Tower House, Hilders Cliff, Rye	0.10	The site is within Rye Conservation Area and an Archaeological Notification Area. There are listed buildings adjacent and nearby. A small area in the western part of the site is at risk of Surface Water Flooding. A Public Right of Way adjoins the site.	Brownfield Land Register	The site comprises a yard currently used for car parking, centrally located within Rye. It is on the Council's Brownfield Land Register and has had a number of planning permissions for residential development, the most recent being for 6 dwellings which expired in 2014. However, the landowner has indicated it is not currently available for development.	Not available
RYE0017	Land north of Gateborough Farm	1.10	The site is adjacent to the boundary of the High Weald National Landscape. Contains Priority Habitat. Adjacent to a Local Wildlife Site. Wholly within Flood Zones 2 and 3 with risks of surface water flooding. Historic field boundaries. Partly within an Archaeological Notification Area. Close to Rye Conservation Area. Public Right of Way adjacent.	Previously assessed	The site comprises a wooded area adjacent to the railway line, which contains Priority Habitat and forms part of an important green corridor linking to other areas of green space and woodland to the north and south, including the adjacent Brede Valley Local Wildlife Site. The High Weald National Landscape boundary borders the site to the south and there are long views towards the south-west. Development here at the scale considered through the HELAA would be harmful to biodiversity and the rural setting of Rye. Furthermore, the site lies within Flood Zone 3 and contains areas at risk of surface water flooding. Even if the site were to be accepted through the sequential test, due to its other constraints it would be unlikely to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk.	Unknown
RYE0023	Land rear of Love Lane	0.61	The site is adjacent to the boundary of the High Weald National Landscape. Within the Rye Hill Archaeological Notification Area. A Public Right of Way runs through the site.	Previously assessed	The site is an undeveloped field lying on higher ground than the dwellings to the south. Development here at the scale considered through the HELAA would appear as an incongruous and harmful intrusion into the countryside, out of keeping with the settlement pattern and impacting on the setting of the High Weald National Landscape. Achieving a safe access to the site is a further significant constraint.	Unknown
RYE0024	Land East of Tilling Green Estate	5.76	The site is within the High Weald National Landscape. Largely within Flood Zones 2 and 3 with some of surface water flooding. Adjacent to historic field boundaries. Close to an Archaeological Notification Area. Adjacent to a Local Green	Previously assessed	This is a large greenfield site on the edge of Rye, within the High Weald National Landscape. It forms part of a historic fieldscape and it is highly visible in public views from the north. It is important to the countryside setting and landscape character of the town and its development at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape. Furthermore, the site is almost wholly within Flood Zone 3. Even if the site were to be accepted through the sequential test, due to its other constraints it would be unlikely to pass the exception test	Unknown

			Space designated in the Rye Neighbourhood Plan.		through demonstrating wider sustainability benefits to the community that outweigh flood risk. Access would also be a constraint.	
RYE0025	Land at Rye Marina	12.32	The northern part of the site is within the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar Site, and Special Protection Area. It contains areas of Priority Habitat. Wholly within Flood Zone 3 and some parts are at risk from Surface Water Flooding. The site is within the Strategic Gap between Rye and Rye Harbour.	Submitted site	This is a large greenfield site bordered by the Rivers Brede and Rother, within the Strategic Gap between Rye and Rye Harbour. Allowing development on this southern side of the rivers would represent a significant change to the settlement pattern, harming the landscape setting and historic character of Rye and its Citadel, and the integrity of the strategic gap. Furthermore, the site has many environmental constraints. The entire site includes Priority Habitat (coastal and floodplain grazing marsh) and the northern section lies within the Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar site. Development, including the associated increase in public access, would be harmful to biodiversity and the protected sites, contrary to national planning policy. Furthermore, the site is wholly within Flood Zone 3, with parts in Flood Zone 3b. Even if the site were to be accepted through the sequential test, due to its other constraints it would be unlikely to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk, particularly because the site is not particularly well-linked to services within Rye town centre.	Potentially available
RYE0028	Land at Glenclose Farm, West Undercliff	2.56	The site is partly within the High Weald National Landscape and the Brede Valley Local Wildlife Site and contains Priority Habitats. Wholly within Flood Zone 3 as well as a Groundwater Source Protection Zone, and some parts of the site are at risk from Surface Water Flooding. There is a Public Right of Way adjacent to the site.	Previously assessed	The site forms several undeveloped fields within Gibbet Marsh, between West Undercliff and the railway line. It is located within Flood Zone 3b and within a Source Protection Zone. The national Planning Practice Guidance confirms that only very limited forms of development are appropriate in Flood Zone 3b including water compatible development and essential infrastructure (subject to passing the exception test). Therefore, the site is not suitable for housing or economic development and its development would be contrary to national planning policy. The effect on biodiversity, and access, are further constraints.	Unknown
RYE0029	Land adjacent to 136 New Winchelsea Road	0.29	The site is adjacent to the Rye Harbour Local Nature Reserve, the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar, and Special Protection Area, the Brede Valley Local Wildlife Site, the High Weald National Landscape and an area of Priority Habitat. Wholly within Flood Zone 3 and partly Zone 3b and adjacent to areas at risk of surface water flooding. The site is adjacent to historic field boundaries.	Previously assessed	This is a narrow site constrained by the A259 Winchelsea Road to the west and the River Brede to the east and is some distance from services in Rye. It lies wholly within Flood Zone 3 and a large part lies within Flood Zone 3b. The national Planning Practice Guidance (PPG) confirms that only very limited forms of development are appropriate in Flood Zone 3b including water compatible development and essential infrastructure (subject to passing the exception test). Therefore, the site is not appropriate for housing or economic development. Furthermore, it is in an environmentally sensitive location, just west of the Rye Harbour Local Nature Reserve, the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar, and Special Protection Area and just east of the Brede Valley Local Wildlife Site and the High Weald National Landscape. Development at the scale considered through the HELAA could be harmful to the biodiversity of the adjacent protected sites.	Unknown
RYE0030	Land adjacent to Oast House Drive	0.26	The site is adjacent to areas at risk from Surface Water Flooding and also a Source Protection Zone. There is a Grade II listed building, Cadborough Oast, adjacent to the east. The site is 75 metres west of	Previously assessed	The site is a small agricultural field on high ground on the south-western edge of Rye. Development here at the scale considered through the HELAA would appear prominent in the landscape, visible in long views from the north, harming the rural character and setting of the edge of the settlement. The impact on the setting of the grade II listed building to the south, and the impact on the amenity of adjacent dwellings are also constraints to development.	Unknown

			the High Weald National Landscape boundary.			
RYE0034	Land adjacent to Thomas Peacock School	1.89	The site is adjacent to an area of Priority Habitat (deciduous woodland). Largely within Flood Zone 3 with some areas at risk of surface water flooding. Listed Building just south of the site as well as the Rye Archaeological Notification Area. Public Right of Way adjacent. The site comprises Local Green Space as identified in the Rye Neighbourhood Plan.	Previously assessed	The site forms part of a playing field and is allocated as Local Green Space in the Rye Neighbourhood Plan. Its loss would be contrary to the Rye Neighbourhood Plan and national planning policy which seeks to retain open space including playing fields. It also lies within Flood Zone 3. Even if the site were to be accepted through the sequential test, due to its other constraints it would be unlikely to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. Access and the effect on biodiversity and residential amenity are further constraints.	Unknown
RYE0036	Land at Love Lane, Rye	0.28	The site lies 30 metres east of the boundary of the High Weald National Landscape. Partly within Flood Zone 3 and some risk of surface water flooding. Close to an Archaeological Notification Area.	Council-owned land	The site forms part of an area of open space used as a community garden, in close proximity to schools and other services in Rye. The loss of the site's existing use as a community food and wildlife garden, without any proposals to relocate this use, would be contrary to national planning policy which seeks to protect open spaces and community facilities. There are also potential access constraints, given the narrow width of Love Lane, and impacts on residential amenity. Flood risk is a further constraint.	Not currently available
RYE0037	Land at Ferry Road and Cypress Place, Rye	0.50	The northern section of the site is within Flood Zone 3 and the lower portion is within Flood Zone 2. Partly at risk of surface water flooding. There is a Grade II Listed Building adjacent. Rye Conservation Area is 75 metres to the east. A Public footpath runs adjacent to the site.	Submitted site	The site comprises two narrow strips of land either side of the railway line. It provides an important landscape buffer between the edge of development and the railway line, and a green corridor with biodiversity value, containing many trees in the centre of the town, and linking to larger areas of green space and woodland to the north and south. Its development at the scale considered through the HELAA would harm the landscape and biodiversity value of this green corridor and the character and appearance of the area. Furthermore, the northern portion of land lies almost wholly within Flood Zone 3 and the southern portion lies within Flood Zone 2, with both areas also at risk of surface water flooding across large parts. Even if the site were to be accepted through the sequential test, due to its other constraints it would be unlikely to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. Additionally, given its location, if the site were to be developed for housing the standard of amenity for future occupiers is likely to be poor.	Potentially available
RYE0038	Land at New Road/Land at Monk Bretton Bridge	5	The site is in Flood Zone 3 and contains areas at risk of surface water flooding. It is adjacent to a SSI and also adjacent to the Romney Marsh and Rye Bay Ramsar and SPA. It is also adjacent to a Historic Landfill site to the southeast. A PROW runs through the site.	Submitted site	The site comprises greenfield land to the rear and west of the former Freda Gardham School site. Part of the land has received EA tidal flood protection measures. This is a large greenfield site on the south-eastern edge of Rye, with many environmental constraints. The entire site includes Priority Habitat and it adjoins the Dungeness, Romney Marsh and Rye Bay SSSI, SPA and Ramsar site. Development is likely to be harmful to biodiversity and the protected sites, contrary to national planning policy. Furthermore, the site is wholly within Flood Zone 3, with areas at risk of surface water flooding. Even if the site were to be accepted through the sequential test, due to its other constraints it would be unlikely to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. Development here would also result in a large encroachment into the countryside, out of keeping with and harmful to the settlement pattern of Rye. Development here would unacceptably encroach into undeveloped land on the edge of Rye and would be likely to harm priority habitats and the integrity of the SSSI.	Available

RYE0039	Land at Gateborough Farm, Winchelsea Road, Rye	7.31	The site is within the High Weald National Landscape. It contains Priority Habitat. Partly within the Brede Valley Local Wildlife Site. Wholly within Flood Zone 3b with small areas at risk of surface water flooding. Close to a Groundwater Source Protection Zone. Historic field boundaries. Adjacent to a Grade II Listed Building, Scheduled Ancient Monument and Archaeological Notification Area. Adjacent to a Public footpath.	Submitted site	The site comprises fields on the southern edge of Rye. It is within the High Weald National Landscape and occupies a flat, open and exposed landscape with long views to the south. Development here at the scale considered through the HELAA would be highly visible and would impact the rural setting of Rye and the landscape and character of the National Landscape. Furthermore, the site is entirely within Flood Zone 3b. The national Planning Practice Guidance (PPG) confirms that only very limited forms of development are appropriate in Flood Zone 3b including water compatible development and essential infrastructure (subject to passing the exception test). Therefore, the site is not suitable for housing or economic development. Other constraints include the impacts on biodiversity and the setting of heritage assets, the site containing Priority Habitat (Coastal and floodplain grazing marsh), being partly within the Brede Valley Local Wildlife Site, and adjacent to a Grade II Listed Building and Scheduled Ancient Monument, Martello Tower 30.	Potentially available
RYE0042	Land at Cadborough Farm, Udimore Road	0.25	The site is 20 metres from the boundary of the High Weald National Landscape. A grade II listed building lies just north-east. Historic field boundaries adjacent. The south-eastern part of the site has been identified as Grade 2 Agricultural Land.	Submitted site	This is a small site on high ground on the southern edge of Rye, currently occupied by a single dwelling and agricultural buildings. Development here at the scale considered through the HELAA would appear prominent in the landscape, visible in long views from the north and would harm the rural setting of the edge of the settlement and the landscape and character of the High Weald National Landscape. The impact on the setting of the adjacent Grade II listed building, Cadborough Oast, is a further constraint.	Potentially available
RYE0043	Land north-west of Udimore Road, Rye	0.71	The site is 10 metres from the boundary of the High Weald National Landscape.	Submitted site	The site forms a relatively narrow strip of undeveloped land, bound by hedgerows and set within a wider open field. It is on high ground in an area of rural character on the southern edge of Rye. Development here at the scale considered through the HELAA would extend the development of Rye into open countryside beyond the clearly established town edge, introducing a discordant, suburbanising addition at the approach to the town, highly prominent in the landscape and harmful to the rural character and setting of both Rye and the High Weald National Landscape.	Potentially available
RYE0044	Gibbet Marsh car park and greenspace, Udimore Road, Rye	2.20	The site is 40 metres from the boundary of the High Weald National Landscape. Adjacent to the Brede Valley Local Wildlife Site and an area of Priority Habitat (coastal floodplain and grazing marsh. Wholly within Flood Zones 3a and 3b and partly at risk of surface water flooding. Adjacent to a Grade II listed windmill. The eastern part of the site is allocated as Local Green Space in the Rye Neighbourhood Plan. Contains a public right of way.	Council-owned land	The site comprises a public car park and an area of open space, identified as Local Green Space (LGS) through the Rye Neighbourhood Plan. Development of the LGS would be contrary to the Neighbourhood Plan and to national planning policy which seeks to retain open space. In respect of the area outside the LGS, the public car park is well-used and is in close proximity to Rye town centre. There is no evidence to suggest it is not needed either in whole or part and therefore its loss without any proposal to replace the parking spaces elsewhere would be 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. Furthermore, the site has environmental constraints, being wholly within Flood Zone 3 (including areas of Flood Zone 3b) with areas at risk of surface water flooding, and close to a Local Wildlife Site, a Grade II listed windmill, a number of mature trees, and residential properties.	Potentially available
RYE0045	Land west of Station Approach, Rye	0.34	The site is within an Archaeological Notification Area, adjacent to the Rye Conservation Area and close to Listed Buildings. Within the	Considered through the	This is a brownfield site in a sustainable location within the town centre. However, it is in multiple ownership and multiple uses, accommodating a number of commercial and retail premises, and there is no evidence it is available for redevelopment.	Not available

			Town Centre as designated in the Rye Neighbourhood Plan. Adjacent to the site are areas at risk from Surface Water Flooding.	Neighbourhood Plan		
RYE0047	Rye Paddock, Harbour Road, Rye	0.79	The site lies 60 metres from the Dungeness, Romney Marsh and Rye Bay Ramsar site, SPA and SSSI and the Rye Harbour Local Nature Reserve. Wholly within Flood Zone 3a with some small areas within Flood Zone 3b and at risk of surface water flooding. Within the Rye and Rye Harbour Strategic Gap.	Submitted site	This is a level site on the southern side of Harbour Road containing one dwelling and outbuildings. It is within walking distance of services and public transport connections in Rye. However, it has environmental constraints, being located largely within Flood Zone 3a with small areas on the southern and eastern boundaries within Flood Zone 3b, and close to the Dungeness, Romney Marsh and Rye Bay Ramsar site, SPA and SSSI. It is also within the Strategic Gap between Rye and Rye Harbour. In landscape terms, the existing low-density development within the site is unobtrusive and partly of an agricultural character. A higher density development, at the scale considered through the HELAA, would be out of character with this part of Harbour Road, impacting on the open character of the area and the strategic gap. Additional development here could cause other areas within the strategic gap to become vulnerable to development pressure, further eroding its value.	Potentially available
RYE0048	Cadborough Marsh, Rye	1.23	The site is within the High Weald National Landscape, the Brede Valley Local Wildlife Site and an area of Priority Habitat. It has historic field boundaries. The site is within Flood Zone 3b and a Groundwater Source Protection Zone. There are also areas at risk of surface water flooding. The Cadborough Cliff Local Geological Site lies a short distance to the west. A public footpath runs along the western boundary.	Council-owned land	The site is an irregularly shaped field in Cadborough Marsh, to the south of residential development at West Undercliff. It has significant environmental constraints which make it unsuitable for development including its location wholly within Flood Zone 3b. The national Planning Practice Guidance (PPG) confirms that only very limited forms of development are appropriate in Flood Zone 3b including water compatible development and essential infrastructure (subject to passing the exception test). Therefore, the site is not appropriate for housing or economic development. It is also located within the Brede Valley Local Wildlife Site and contains Priority Habitat (coastal and floodplain grazing marsh), meaning its development at the scale considered through the HELAA would harm biodiversity. Access is also a significant constraint.	Potentially available
RYE0049	Mill Salts, Tillingham Avenue, Rye	1.43	The site is wholly within Flood Zone 3 and there are small areas at risk of surface water flooding. It is adjacent to the boundary of the High Weald National Landscape. An Archaeological Notification Area lies just to the south. It is designated as a Local Green Space in the Rye Neighbourhood Plan. A public footpath crosses the site.	Council-owned land	The site is a level field at the rear of housing on Ferry Road and Tillingham Avenue. It is allocated as Local Green Space in the Rye Neighbourhood Plan and is crossed by a public footpath. The site is a valuable open space used by the local community and provides access out of Rye to the wider countryside. Development would be contrary to the Neighbourhood Plan and national planning policy which seeks to retain open space. The site also provides an important landscape buffer between the urban edge of Rye and the open countryside to the north, which is within the High Weald National Landscape. Long views are gained towards the site from higher ground to the north, and development here at the scale considered through the HELAA would adversely impact on the setting of the National Landscape and of Rye. Furthermore, the site is wholly within Flood Zone 3 and has access constraints.	Potentially available
RYE0050	Scout Hut, Land adjoining Rye College, The Grove, Rye	0.19	The site is almost wholly within Flood Zone 3 and there is also some risk of surface water flooding. Deciduous Woodland Priority Habitat surrounds the site to the south and west, and the	Council-owned land	This is a small brownfield site containing a single storey building currently used as a scout hut. It is in a sustainable location, close to services and public transport links. However, it has environmental constraints, being within Flood Zone 3 and with protected woodland and Priority Habitat on its southern and western boundaries. It contains a community facility, a use which would either need retaining or relocating should the site be redeveloped. A shared access with the adjacent leisure centre is another potential constraint. It would not be a suitable location for housing due to its access arrangements, flood risk and proximity to the woodland and while it could potentially be suitable for a small-scale employment development (subject to the relocation of the existing use), given its	Not currently available

			woodland to the south is also protected by a TPO.		constraints, the site is unlikely to be large enough to accommodate the minimum employment floorspace considered through the HELAA (500 sqm).	
RYE0051	Cinque Ports Street Car Park, Rye	0.09	The site is within an an Archaeological Notification Area and the Rye Conservation Area. There is a Grade II Listed Building on site and the Grade II Listed and Scheduled Ancient Monument Rye Town Walls are immediately adjacent. The site is within the Town Centre designated in the Neighbourhood Plan. The road to the north is at risk of surface water flooding.	Council-owned land	This is a public car park in a central and highly prominent location in Rye Town Centre. It has significant heritage sensitivities which would constrain any redevelopment proposals, being located within the Rye Conservation Area and adjacent to Grade II listed buildings including the town walls, which is also a Scheduled Ancient Monument. It is a valuable facility both for local residents and visitors using the town centre and there is no evidence that the public car park provision is no longer needed. Therefore, its loss without any proposal to replace the parking spaces elsewhere would be 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.	Potentially available
RYE0052	Factory Marsh Allotments, Rock Channel, Rye	0.99	The site is wholly within Flood Zone 3 and there are areas at risk of surface water flooding. The site is 35 metres south of the Rye Conservation Area. There is a public right of way alongside the boundary. The River Brede, where there are Priority Habitats (mudflats) is 60 metres away.	Council-owned land	These are well-used and long-established allotments identified in the Rye Neighbourhood Plan. Their loss, as open space and a community facility, would be contrary to the Neighbourhood Plan and to national planning policy which seeks to retain areas of open space, enable and support healthy lifestyles, and guard against the unnecessary loss of valued facilities and services. Furthermore, the site is wholly within Flood Zone 3 and as a greenfield site it would be unlikely to pass the exception test. There are also amenity and access constraints.	Potentially available
RYE0053	Land south of Rye Paddock, Rye Harbour Road	1.27	The site is just north of an area of Priority Habitat and the boundary of the Rye Harbour Local Nature Reserve and the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar Site and SPA. Almost wholly within Flood Zone 3b. Within the Rye and Rye Harbour Strategic Gap.	Council search	This is a level, low lying field adjacent to Harbour Road. It is within walking distance of services and public transport connections in Rye. However, it has environmental constraints, being located almost wholly within Flood Zone 3b (functional floodplain). The national Planning Practice Guidance confirms that only very limited forms of development are appropriate in Flood Zone 3b including water compatible development and essential infrastructure (subject to passing the exception test). Therefore, the site is not appropriate for housing or economic development. It is also close to the Dungeness, Romney Marsh and Rye Bay Ramsar site, SPA and SSSI and within the Strategic Gap between Rye and Rye Harbour. In landscape terms, development would be out of character with this part of Harbour Road, impacting on the open character of the area and the strategic gap.	Unknown
RYE0054	Land south of Harbour Road, Rye	10.24	The site is just north of the boundary of the Rye Harbour Local Nature Reserve and the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar Site and SPA and an area of Priority Habitat (Coastal and floodplain grazing marsh). Wholly within Flood Zone 3 and the southern half lies within Flood Zone 3b. Within the Rye and Rye Harbour Strategic Gap.	Council search	This is a large area of open land lying within the Strategic Gap between Rye and Rye Harbour. It has an important landscape function in separating the two settlements and protecting the setting of the historic Citadel at Rye. Development here at the scale considered through the HELAA would harm the open character of the area and the strategic gap. The site also adjoins the Dungeness, Romney Marsh and Rye Bay Ramsar site, SPA and SSSI, and development could harm the integrity of these protected areas. The site also has flood risk constraints, lying wholly within Flood Zone 3 and partly within Flood Zone 3b (functional floodplain). National planning policy requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding: 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. Even if the site were to be accepted through the sequential test, development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. Given the greenfield nature of the site and the landscape	Unknown

					harm that would result from its development, it is not considered that such sustainability benefits could be demonstrated	
RYE0055	Rock Channel (northern section), Rye	0.97	The site is adjacent to the Dungeness, Romney Marsh and Rye Bay SSSI, Ramsar, and SPA and areas of Priority Habitat. Partly within Flood Zones 2 and 3. Adjacent to the Rye Conservation Area and a Listed Building. Further west is an Archaeological Notification Area. There is a Public Right of Way adjacent to the boundary.	Previously assessed	This is an area of brownfield land adjacent to the Rivers Brede and Rother. It forms part of the broad location "Rock Channel" identified through the previous Rother Local Plan (2006) and considered through the Rye Neighbourhood Plan (NP). The NP did not allocate this part of Rock Channel but found that it may deliver some small windfall development over the Plan period. The site accommodates existing uses and buildings including a boatyard and related industrial uses and it has no identifiable scope for significant redevelopment. Therefore, it is unlikely to have scope to accommodate the level of development considered through the HELAA.	Unknown
RYE0058	Holland of Rye, 145 South Undercliff, Rye	0.09	The site is adjacent to the Rye Conservation Area and an Archaeological Notification Area. Close to a Grade II listed building. Adjacent land has some surface water flood risk.	Planning application	The site comprises a general industrial building providing some 789 sqm of employment floorspace. It is not considered suitable for residential use as this would involve the loss of employment floorspace which has not been shown to be unviable. Additionally it is unlikely to be possible to intensify the site's existing employment use by an additional 500 sqm of floorspace, as considered through the HELAA. The impact on the character and appearance of the immediate area, including the setting of the nearby Grade II listed Ferry Cottage, are further considerations.	Unknown

UDIMORE

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
UDI0001	Workshops adjacent to School House, Float Lane, Udimore	0.13	The site is within the High Weald National Landscape.	Council-owned land	This is a small employment site accommodating three workshops within a converted former school. While there is a small 20th century housing estate to the south, the character of the area is rural, with scattered dwellings and historic buildings set within rolling National Landscape countryside. The site is not sustainably located for additional residential development at the scale considered through the HELAA, there being very few services in Udimore, and no pedestrian footways to link this site to any services. Furthermore, the loss of employment floorspace would be contrary to adopted Local Plan policies. Other potential constraints are the small size of the site; the potential impact on the existing building (which could be considered to be an undesignated heritage asset); and the landscape impact of additional built development on the open landscape. It would not be appropriate to extend the site into the adjoining field due to the impact on the landscape and character of the National Landscape.	Potentially available
UDI0002	Land north of Vines Farm, Udimore Road	0.94	The site is within the High Weald National Landscape. A Grade II Listed Building lies to the east of the site.	Submitted site	The site forms part of a larger field on the northern side of Udimore Road. It occupies a ridge-top position and is exposed to wide views across the landscape of the Tillingham Valley to the north, within the High Weald National Landscape. Development here at the scale considered through the HELAA would have an adverse impact on the landscape and character of the High Weald National Landscape. The sustainability of the location and safe access are additional concerns, there being very few services in Udimore and no pedestrian footways to link this site to any services.	Potentially available
UDI0003	Field west of Float Lane, Udimore	0.14	The site is within the High Weald National Landscape.	Council search	The site forms a small corner of an open field adjacent to a small cluster of development on Float Lane, south of the B2089. Development here at the scale considered through the HELAA would represent inappropriate encroachment into the countryside, harming the landscape and character of the High Weald National Landscape in a prominent ridge-top location. The sustainability of the location and safe access are additional concerns, there being very few services in Udimore and no pedestrian footways to link this site to any services.	Unknown
UDI0004	Land at Udimore Road, Rye	29.00	The site is within the High Weald National Landscape. Partly within Flood Zone 3 with some small areas at risk of surface water flooding. Groundwater Source Protection Zone nearby. Historic field boundaries. Public footpath.	Submitted site	This is a large area of undulating countryside on the western edge of Rye. It is prominent in local views including from the Leasam Ridge to the north. Development of the whole site would represent a significant and harmful intrusion into the open countryside, impacting the landscape and character of the National Landscape and the rural setting of Rye. Development of a smaller part of the site is also considered inappropriate due to the landscape impact and effect on the National Landscape, conflict with the established settlement pattern and in the northern part, flood risks.	Potentially available
UDI0005	Land to the south of Udimore Road	1.81	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent land. Partly within an archaeological notification area. Listed buildings nearby. Public footpath nearby.	Submitted site	The site comprises two fields on the southern side of Udimore Road, at the rear of road-fronting development, one which was formerly a cricket pitch. It is an undeveloped area important to the historic character of the small settlement, situated between small clusters of development alongside the main road and further south, centred around a grade I listed church and a historic farmstead. Development here at the scale considered through the HELAA would be contrary to the rural and historic character of the settlement, impacting on the setting of nearby heritage assets and the landscape and character of the National Landscape. The sustainability of the location and safe access are additional concerns, there being very few services in Udimore and no pedestrian footways to link this site to services.	Potentially available