Hurst Green Neighbourhood Plan Site Assessments Summary Report



Prepared for Hurst Green Parish Council by

Alison Eardley Consulting



August 2020

BACKGROUND

This report has been prepared by Alison Eardley Consultancy on behalf of Hurst Green Parish Council. It is intended to provide a summary of the work undertaken to date on the assessment of potential sites for housing development in the parish of Hurst Green. It accompanies the brief that has been issued to Landscape Consultants.

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INTRODUCTION

This Site Assessments Summary report provides information on the current status of the sites within Hurst Green parish that have been identified as potentially suitable for development. In the majority of cases, the sites that might be suitable have landscape constraints and there is a need to assess them further to determine if all or part of those sites to understand the extent of those constraints and whether they might be mitigated to enable development on all or part of the site. This report sets out which sites should be put forward for a more detailed assessment of their landscape impact.

In 2019, Hurst Green commissioned AECOM to undertake a Site Assessment Report of sites within the parish. A long-list of 26 sites had been identified through two local call for sites exercises undertaken by Hurst Green Parish Council (HGPC), a review of Rother District Council's (RDC's) SHLAA, and other sites known to RDC. A list of relevant documents is contained in Appendix A of this report.

Of the original list of 26 sites, the following nine were not assessed by AECOM because either they were 'not available' or because they overlapped or were superseded by other sites:

- HG3 Iridge Place, London Road: site has changed ownership and is no longer available.
- HG4 Land south of the community shop/park: landowner has confirmed that the site not available.
- HG5 Land south of the village hall: landowner has confirmed that the site not available.
- HG7 Land east of the Old Bakery: superseded by HG35 due to 100% overlap.
- HG10 Land r/o Meadow View Cottages, Foundry Close: superseded by HG 35 due to 100% overlap.
- HG18 Land off Foundry Close: superseded by HG35 due to partial overlap and confirmation that the non-overlapping section is not available.
- HG20 Ernst Doe site landowner has confirmed that the site not available.
- HG21 Land at Burgh Hill: landowner has confirmed that the site not available.
- HG26 Land adjacent to Hurst Green Allotments: landowner has confirmed that the site not available.

Of the 16 remaining sites, HG17 (Caravan Tech Site) was originally identified by RDC in the draft DasA. The Parish Council has since confirmed that this site is in fact not available for development; the site owner has not responded to any correspondence relating to the three local Call for Sites and therefore it is not being taken forward. This brings the number of potential sites to 15.

Since AECOM's Site Assessment Report was published, a further 7 sites have been identified by the parish council for consideration (HG39 to HG45). Of these, one site, HG44 has been confirmed by the Parish Council as unavailable. The remaining 6 new sites have been assessed by Alison Eardley Consulting using the same methodology as AECOM for continuity purposes.

This brings the total number of potentially suitable sites being considered to 21.

Alongside the high level assessments undertaken by AECOM, informal comments on some of the potentially suitable sites have been received from RDC and the High Weald AONB Unit.

A summary of the findings for each site has been compiled, drawing on the AECOM assessment (and the assessments of the 6 new sites), the informal comments received from RDC and the AONB Unit and any information on planning history to date. The main constraining factor for all potentially suitable sites related to landscape and visual impact. The summary has enabled a conclusion to be reached as to whether or not each site should be further assessed by a landscape expert; sites have been graded 'red' where they are not suitable for further assessment and 'amber' where this additional work would be helpful. The summary is contained in Appendix B and site assessment forms (using the AECOM criteria) for the 6 new sites are contained in Appendix C.

A full list of all sites submitted throughout the process is contained in Appendix D (p.56).

SUMMARY OF SITES TO BE ASSESSED FURTHER

Of the 21 potentially suitable sites, the following 12 are considered to be candidates for an initial high level landscape assessment, to ascertain whether all or part or the site might be suitable for delivery, bearing in mind the impact of development and the extent to which this might be mitigated.

The outcome of this initial assessment will lead to a short-list of sites, which can then be fully assessed, to understand the constraints and how these might be mitigated to enable development.

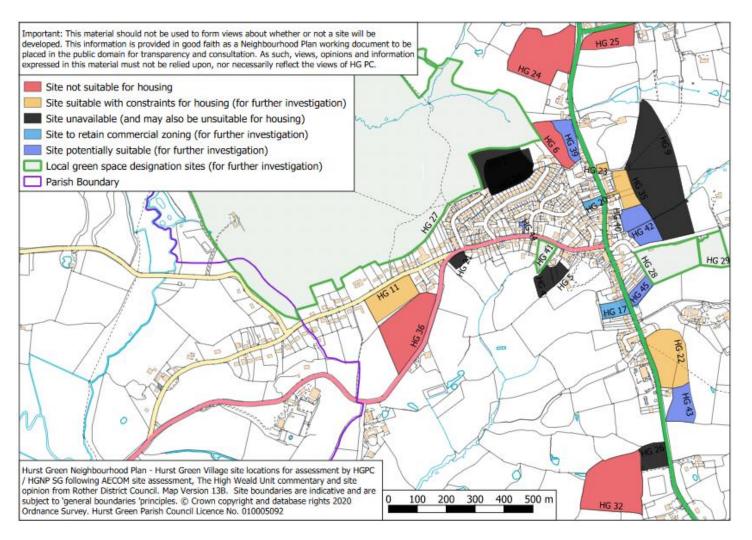
Maps of the sites are shown below the table, on pages 4 and 5.

Number	Site Ref and Name	Main constraining factor
1.	HG6 Land south of Lodge Farm	The whole site was submitted for consideration by the landowner. The main constraining factor is the potential impact of development on the landscape, in particular the presence of ancient woodland to the west of the site.
		It is considered that partial development of the east of the site may be possible. The eastern part of the site is numbered HG39 on the map on page 4 of this report.
		Availability of the partial site is yet to be confirmed, but should be assessed in terms of landscape impact.
2.	HG11 Cooks Field, Burgh Hill	Landscape impact. There may be scope to consider development of part of the site.
3.	HG22 Land off London Road	Landscape impact. The site has been submitted with a view to accommodating community green space and housing.
4.	HG23 Land north of Pentwood Place, London Road	An application for development was refused at appeal, because of the impact on the landscape and lack of adequate mitigation. Site to be further assessed to understand if mitigation can take place and impact of this on numbers of potential dwellings.
5.	HG30 Land at Silver Hill	Landscape impact and access constraints. Whole site considered: could be scope to consider part of site/ proposals for mixed use. Note that the site is outside the development boundary for Hurst Green, but is potentially well-placed for access to facilities such as the school.
6.	HG35 Land off Foundry Close	There is a live planning application for this site ¹ . There will be a need to pursue this with the case officer to understand the timescale for a decision. If it is refused, then the reasons for refusal are important in determining whether it should be on the shortlist.

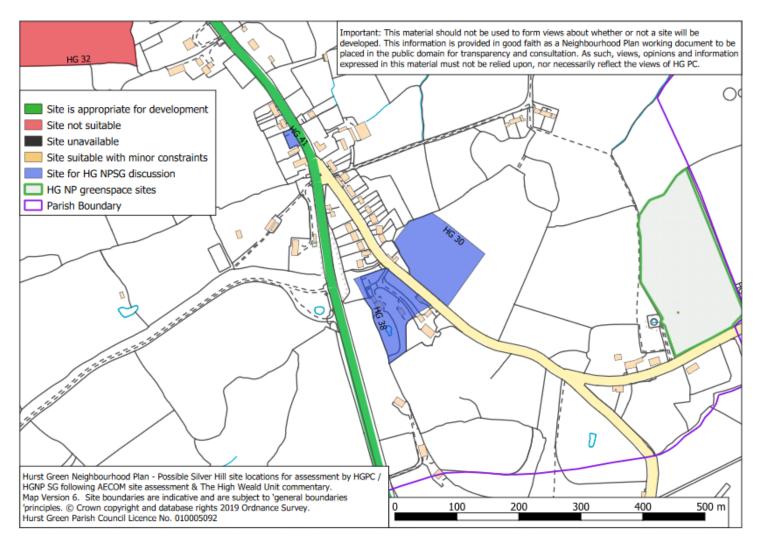
¹ http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2019/2194/P

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Number	Site Ref and Name	Main constraining factor
7.	HG38 Windmill Farm, Silver Hill	Landscape impact and access concerns. Note that the site is outside the development boundary for Hurst Green, but is potentially well-placed for access to facilities such as the school.
	HG39 Land south of Lodge Farm (circa half of HG6 site)	See HG6.
8.	HG40 Land r/o Meadow View Cottages, Foundry Close	Potential landscape impacts. This site borders HG35.
9.	HG41 Land off main road, Silver Hill	Potential landscape constraints. Note that the site is outside the development boundary for Hurst Green, but is potentially well-placed for access to facilities such as the school.
10.	HG42 Land off Foundry Close	Potential landscape constraints. The site borders HG40.
11.	HG43 Land opposite the school, London Road	The site borders, and is an extension of, site HG22, to assist in enabling the provision of housing and community green space. Potential landscape constraints.
12.	HG45 Land off London Road	Potential landscape impacts, including trees within site.



Map of Hurst Green village, showing all sites



Map of Silver Hill, showing all sites

APPENDIX A – USEFUL BACKGROUND DOCUMENTS

Hurst Green commissioned documents

- Hurst Green Neighbourhood Development Plan Site Options and Assessment, AECOM, May 2019
- Hurst Green Neighbourhood Development Plan Site Options and Assessment Appendix A Individual Site pro-formas, AECOM, May 2019
- Hurst Green Rapid Grassland Assessment, Weald Meadows Partnership & Services, November 2019
- Hurst Green Site Assessments Summary notes (attached as separate document)
- Further evidence reports contained on the Hurst Green website: https://hurstgreen2030.uk/evidence-documents/

Rother District Council documents

- Hurst Green Development Boundary
- Rother Local Plan, Core Strategy, 2014
- Development and Site Allocations Local Plan, Rother, 2019 (adopted)
- Development and Site Allocations Local Plan Options and Preferred Options for public consultation, December 2016 (contained information on 'expanded' Site HG35)
- <u>Strategic Housing Land Availability Assessment (SHLAA) 2013 Review. Part 2 Settlement Maps and Table, June 2013</u>
- Core Strategy: Market Towns and Villages Landscape Assessment, RDC, August 2009

High Weald AONB Unit document

• The High Weald AONB The High Weald AONB - An outstandingly beautiful Medieval landscape: Building for the High Weald Design Guidance for new Housing Development in the High Weald Area of Outstanding Natural Beauty, 2019

Information received from site owners

Where site owners have provided information to the Neighbourhood Plan, or to Rother District Council, these documents are shown here. Materials here do not imply approval by the Neighbourhood Plan and/or Parish Council:

Site HG 11 - Cooks Field, Burgh Hill

- HG 11 Outline concept materials January 2020
- HG 11 Letter from Site Agents to Neighbourhood Plan December 2019
- HG 11 <u>Initial outline concept materials</u> December 2019

Site HG 23 - Land near Pentwood Place

The developer of the HG 23 site has submitted their site for planning to Rother District Council outside of the Neighbourhood Plan process. For further details and additional documents please see the Rother District Council planning portal.

- HG 23 Appeal Decision (dismissal) April 2020
- HG 23 Refusal of Outline Planning Permission October 2019
- HG 23 Revised Proposed Block Plan
- HG 23 Location Plan, Existing Block Plan and Proposed Block Plan

Site HG 35 – Foundry Close

The developer of the HG 35 site has submitted their site for planning to Rother District Council outside of the Neighbourhood Plan process. For further details and additional documents please see the Rother District Council planning portal.

- HG 35 Developer Revised Site Layout April 2020
- HG 35 Developer <u>Site Layout Habitat Diagram</u> April 2020
- HG 35 Developer Affordable Homes Revision April 2020
- HG 35 Parish Council Response December 2019
- HG 35 Developer Submitted Site Layout October 2019
- HG 35 Developer Submitted Landscape Plan October 2019
- HG 35 Developer Submitted Perspective Sketch October 2019
- HG 35 Developer <u>Submitted 2nd Perspective Sketch</u> October 2019
- HG 35 Developer Submitted Financial Viability Assessment October 2019
- HG 35 proposed scaled sketch layout (not current) August 2019

HG 35 – <u>Letter with scheme details to Neighbourhood Plan Steering Group / Parish Council from Matrix Partnership</u>

HG 35 – initial proposed scaled sketch layout (not current)

HG 35 – a 3D Perspective sketch (not current)

Site HG 38 - Windmill Farm, Silver Hill

The developer of the HG 38 site has submitted their site for planning to Rother District Council outside of the Neighbourhood Plan process. For further details and additional documents please see the Rother District Council planning portal.

HG 38 – Planning statement (supplied from RDC) June 2020

HG 38 – <u>Site layout plan</u> (supplied from RDC) June 2020

HG 38 – Proposed Site Boundary Plan

APPENDIX B – FINDINGS OF THE INITIAL SITE ASSESSMENTS

Sites assessed by AECOM

The following 18 sites were assessed by AECOM in their 2019 report. Since then, some sites have received an informal commentary from RDC and the High Weald AONB Unit. The following table sets out the key findings and provides a conclusion as to whether a site should be further assessed by the landscape specialist.

HG2 Land to the Rear of Ridgeway		
Is the site available?	The landowner has not confirmed that the site is available for	
	development.	
Planning history	None	
RDC comments	2013 SHLAA: not suitable	
	2016 to 2018 DaSa: not a preferred site	
	2019 comments: The site has significant constraints. The site is	
	unsuitable for development. The site is considered of high	
	landscape sensitivity to change being a developing woodland	
	adjacent to Burgh Wood. The site has the potential to support	
	protected species due to the proximity to Ancient Woodland.	
	AECOM scored the site red and RDC would agree with this	
	conclusion.	
High Weald AONB	High impact on AONB due to loss of priority woodland and impact	
comments	on setting of the PROW.	
AECOM comments	Assessed as unsuitable for development:	
	There is no existing access to the site and it is unclear whether	
	acceptable access arrangements could be provided; this is because	
	the site does not immediately adjoin a highway and any access to	
	the site would require third party land.	
	The site is judged to be of high landscape sensitivity to change	
	because of its total coverage by woodland(which itself is not	
	Ancient Woodland but is adjacent to an area of Ancient	
	Woodland)and designation within the AONB	
	The site has the potential to support protected species due to	
	proximity to Ancient Woodland	
	The results of the assessment come to the same conclusion as the	
	SHLAA conclusion	
Site promoter	No contact	
Conclusion	As at August 2020, the site promoter had not put forward a scheme or	
	confirmed it is available, as such it will not be assessed further.	
HG9 Land at Yew Tree Farm		
Is the site available?	There is no evidence of availability	
Planning history	None	
RDC comments	2013 SHLAA: not suitable	
	2016 to 2018 DaSa: not a preferred site	
	2019 comments: The site has significant constraints. The site is	
	unsuitable for development.	
High Weald AONB	High impact on AONB due to loss of medieval field system and poor	
comments	relationship with the settlement pattern.	
AECOM comments	The site has significant constraints. The site is unsuitable for	
	development / no evidence of availability ('reject').	
Site promoter	No contact	

Conclusion	There is no site promoter for this site, the area originally being	
	identified and subsequently discounted by Rother District Council in	
	2003/2006/2016. Therefore it will not be assessed.	
HG11 Cooks Field, Burgh Hill		
Is the site available?	Yes.	
Planning history	None	
RDC comments	2013 SHLAA: not suitable	
	2016 to 2018 DaSa: not a preferred site	
	• 2019 comments: It is considered that there is scope to develop the	
	frontage of the site to Burgh Hill to complete the ribbon	
	development in the same style and character of the existing	
	development. It is also suggested that the depth of the plots and	
	allocation be reduced to accord with existing predominant plot depths to the west of the site.	
High Weald AONB	 Impact on AONB due to loss of public enjoyment of views across 	
comments	the site from Burgh Hill.	
AECOM comments	Site is a greenfield site adjacent to the settlement boundary,	
	reasonably well located in respect of local services and facilities but	
	with poor accessibility for pedestrians.	
	There is no existing access, but acceptable access arrangements	
	appear achievable.	
	The site is judged to be of high landscape sensitivity to change	
	because of its location on the edge of the valley to the east, its	
	enclosure by trees, and its views to the east which reflect the	
	special qualities of the AONB identified in the AONB Management	
	Plan. It is also within Viewpoint 2 of the "Core Strategy: Market	
	Towns and Villages Landscape Assessment" where it concludes there a low ability to accommodate change.	
	 The results of the assessment come to the same conclusion as the 	
	SHLAA conclusion.	
Site promoter	Links to further information supplied by the site promoter is	
	contained in Appendix A.	
Conclusion	Main constraint comprises landscape impacts.	
	There may be scope to develop part of the site.	
HG22 Land off London Road		
Is the site available?	Yes	
Planning history	None	
RDC comments	2019: Suitable and developable, subject to more detailed investigations and subject to now group space being greated.	
	investigations and subject to new green space being created, addition of car park for new village green and use as drop-off point	
	for school. As Hurst Green is all within the HWAONB it is not clear	
	of the extent of the landscape impact as it is adjacent to the	
	settlement boundary and reasonably well located to local services	
	and facilities. The key issue is the ability to provide a satisfactory	
	vehicular access to the housing site from the A21. In addition the	
	provision of a footpath on the eastern side of the road inside the	
	retained tree belt and a satisfactory pedestrian crossing over the	
	A21 to the school would be requirements of any development of	
	this land.	
High Weald AONB	Moderate impact on AONB due to loss of public enjoyment of the	
comments	rural setting of the PROW.	

AECOM comments	 Site is a greenfield site adjacent to the settlement boundary, reasonably well located in respect of local services and facilities. There is existing access to the site from the A21 which would need upgrading -access arrangements would need to be to the satisfaction of Highways England (i.e. satisfying the design requirements and be safe and fit for purpose without causing unacceptable delay to traffic on the A21). It is worth noting that there could be a potential conflict with the existing school opposite the site; this would need full consideration through detailed design development and transport input. The site is judged to be of high landscape sensitivity to change because of its designation within the AONB, the presence of mature trees within the site and the lack of screening vegetation at its north, east and south boundaries. There is also a Public Right of Way to the south of the site which indicates that it is more readily perceived as part of the countryside of the AONB. In addition, whilst the site is of a scale that is unlikely to change the size and character of the settlement, the boundary relates poorly to the existing settlement and prevailing pattern of development. The "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a moderate ability to accommodate change but not encroaching into the open countryside to the south or east.
Site promoter	The promoter is keen to develop the site and work with the
Site promoter	·
	community as required. This includes the provision of community
	facilities – a village green – as part of the development.
Conclusion	The site has the potential to deliver housing and a community facility.
	The main constraints are access and landscape impact.
He	G23 Land north of Pentwood Place, London Road
11	
Is the site available?	Yes
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	Yes RR/2019/1784/P
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Conclusion	The site was refused at appeal predominantly because of the impact on the countryside/AONB. This was due to the failing of the proposed screening to mitigate the impact. It may be difficult, given the size of the site, to mitigate impacts without limiting the potential number of dwellings that could be allocated. Further assessment should be undertaken to understand this.
	HG24 Land west of Coopers Corner
Is the site available?	Yes
Planning history	None
RDC comments	2019: The site is unsuitable for development.
High Weald AONB	High impact on AONB due to loss of medieval field system and poor
comments	relationship with settlement.
AECOM comments	 Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site of high landscape sensitivity to change as a result of its location in open countryside away from the main area of
	settlement, its landform, and its designation in the AONB.
	Not suitable for development.
Site promoter	No comments
Conclusion	Constraints likely to be too great to mitigate, hence not shortlisted.
	HG25 Land south of Coopers Corner
	11025 Land South of Coopers Corner
Is the site available?	Yes
Is the site available? Planning history	
	Yes
Planning history	Yes None • 2019: The site is unsuitable for development.
Planning history RDC comments	Yes None • 2019: The site is unsuitable for development.
Planning history RDC comments High Weald AONB	Yes None • 2019: The site is unsuitable for development. • High impact on AONB due to loss of medieval field system and poor
Planning history RDC comments High Weald AONB comments	 Yes None 2019: The site is unsuitable for development. High impact on AONB due to loss of medieval field system and poor relationship with settlement. Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site is of high landscape sensitivity to change as a result of its location in open countryside away from the main area of settlement, its location across elevated landform, and its designation in the AONB.
Planning history RDC comments High Weald AONB comments AECOM comments	 Yes None 2019: The site is unsuitable for development. High impact on AONB due to loss of medieval field system and poor relationship with settlement. Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site is of high landscape sensitivity to change as a result of its location in open countryside away from the main area of settlement, its location across elevated landform, and its designation in the AONB. Not suitable for development.
Planning history RDC comments High Weald AONB comments AECOM comments	 Yes None 2019: The site is unsuitable for development. High impact on AONB due to loss of medieval field system and poor relationship with settlement. Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site is of high landscape sensitivity to change as a result of its location in open countryside away from the main area of settlement, its location across elevated landform, and its designation in the AONB. Not suitable for development. No comments.
Planning history RDC comments High Weald AONB comments AECOM comments	 Yes None 2019: The site is unsuitable for development. High impact on AONB due to loss of medieval field system and poor relationship with settlement. Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site is of high landscape sensitivity to change as a result of its location in open countryside away from the main area of settlement, its location across elevated landform, and its designation in the AONB. Not suitable for development. No comments. Constraints likely to be too great to mitigate, hence not shortlisted.
Planning history RDC comments High Weald AONB comments AECOM comments Site promoter Conclusion	 Yes None 2019: The site is unsuitable for development. High impact on AONB due to loss of medieval field system and poor relationship with settlement. Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site is of high landscape sensitivity to change as a result of its location in open countryside away from the main area of settlement, its location across elevated landform, and its designation in the AONB. Not suitable for development. No comments. Constraints likely to be too great to mitigate, hence not shortlisted.
Planning history RDC comments High Weald AONB comments AECOM comments Site promoter Conclusion Is the site available?	 Yes None 2019: The site is unsuitable for development. High impact on AONB due to loss of medieval field system and poor relationship with settlement. Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site is of high landscape sensitivity to change as a result of its location in open countryside away from the main area of settlement, its location across elevated landform, and its designation in the AONB. Not suitable for development. No comments. Constraints likely to be too great to mitigate, hence not shortlisted. HG30 Land at Silver Hill
Planning history RDC comments High Weald AONB comments AECOM comments Site promoter Conclusion Is the site available? Planning history	 Yes None 2019: The site is unsuitable for development. High impact on AONB due to loss of medieval field system and poor relationship with settlement. Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. There is existing access to the A21 which would need to be upgraded and this is likely to be achievable (although there is potential for conflict with the existing junction of the A21 and A229). The site is of high landscape sensitivity to change as a result of its location in open countryside away from the main area of settlement, its location across elevated landform, and its designation in the AONB. Not suitable for development. No comments. Constraints likely to be too great to mitigate, hence not shortlisted. HG30 Land at Silver Hill

AECOM comments	 Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. If the whole site was developed it would significantly change the size and character of Silver Hill. A new access would be required, and it is unclear whether the adjoining road would have the ability to accommodate the traffic. The site is of high landscape sensitivity as a result of its designation within the AONB, its elevated landform, location in relation to existing settlement patterns, and extent of visibility. Not suitable for development.
Site promoter Conclusion	Constraints related to landscape sensitivity.
	HG32 Slaughter House Field
Is the site available?	Yes
Planning history	None
RDC comments	The site has significant constraints. The site is unsuitable for development.
High Weald AONB	High impact on AONB due to loss of medieval field system and poor
comments	relationship with settlement.
AECOM comments	 Site is a greenfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. The site does not adjoin the highway; access is currently taken via a track to the north of the allotments across what is assumed to be third party land. There is potential for access to be taken via site HG 26, should that site be allocated, but again this would require agreement and cooperation of a third party (assumed). The site is of high landscape sensitivity to change as a result of its designation within the AONB, its steeply sloping landform, and its location away from existing settlement patterns. Not suitable for development.
Site promoter	No comments.
Conclusion	Constraints likely to be too great to mitigate, hence not shortlisted.
	HG33 Swiftsden
Is the site available?	Yes
Planning history RDC comments	None None
High Weald AONB	NoneNone
comments	NOTE
AECOM comments	Site is a greenfield site, outside and remote from the settlement
	 boundary and poorly located in respect of local services and facilities. If the whole site was developed it would significantly change the size and character of Swiftsden. Site does not adjoin a highway and it is assumed that access to the site requires third party land. The site of medium landscape sensitivity due to its relationship with the existing settlement pattern, and its designation within the AONB, vegetation around its boundary, and mature trees within the site. Not suitable for development.

Unlikely to be suitable, due to remote location from settlement. Not shortlisted	Site promoter	
HG34 Land west of Bordyke Smallholding, Swiftsden	Conclusion	Unlikely to be suitable, due to remote location from settlement. Not
Is the site available? Yes		shortlisted.
Planning history RDC comments • n/a		HG34 Land west of Bordyke Smallholding, Swiftsden
High Weald AONB comments AECOM comments - Site is a brownfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. - Existing access may need upgrading, likely to be achievable. - The site is judged to be of low landscape sensitivity. - Planning permission (RR/2018/2364/P) has been refused on the site for four dwellings. The reasons for refusal relate to the site being outside of the defined development boundary for Hurst Green and its inaccessibility to essential services and facilities which demonstrate that the site is not in a sustainable location; failure to conserve or enhance the landscape and scenic beauty of the AONB; and the impact on the existing commercial premises. Not suitable for development. Not suitable for development. - In/a Conclusion - In/a Unlikely to be suitable, due to remote location from settlement. Not shortlisted. - Higs Land off Foundry Close Is the site available? RR/2019/2194/P Residential development of 20 houses, associated parking and landscaping on vacant land Foundry Close - Land East, Foundry Close, Hurst Green TN19 7QW This is a reduced part of the site applied for in 2017. Undecided RR/2016/1577/P Residential development of site to provide 60 dwellings Foundry Close - Land at, Hurst Green TN19 7QW Refused and refusal upheld at appeal, October 2017 http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=R R/2016/1577/P&from=planningSearch - SHLAX: Suitable and developable, subject to more detailed investigations. It should be able to provide circa 19 dwellings. - BASA: Preferred site 2019: Suitable and developable, subject to more detailed investigations it should be able to provide circa 19 dwellings. - Woderate impact on AONB due to loss of open land and potential impact on setting of PROW. AECOM comments - Site is adjacent to the defined settlement boundary of Hurst Green and comprises self-set scrub and ruderal weeds. The site has an access from Foundary Of the site		Yes
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AECOM comments • Site is a brownfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. • Existing access may need upgrading, likely to be achievable. • The site is judged to be of low landscape sensitivity. • Planning permission (RR/2018/2364/P) has been refused on the site for four dwellings. The reasons for refusal relate to the site being outside of the defined development boundary for Hurst Green and its inaccessibility to essential services and facilities which demonstrate that the site is not in a sustainable location; failure to conserve or enhance the landscape and scenic beauty of the AONB; and the impact on the existing commercial premises. Not suitable for development. Site promoter 7/2 Conclusion Unlikely to be suitable, due to remote location from settlement. Not shortlisted. HG35 Land off Foundry Close Is the site available? Yes RR/2019/2194/P Residential development of 20 houses, associated parking and landscaping on vacant land Foundry Close - Land East, Foundry Close, Hurst Green TN19 7QW This is a reduced part of the site applied for in 2017. Undecided RR/2016/1577/P Residential development of site to provide 60 dwellings Foundry Close - Land at, Hurst Green TN19 7QW Refused and refusal upheld at appeal, October 2017 https://planweb01.rother.gov.uk/Ocella/Web/planningDetails?reference=R R/2016/1577/P&from=planningSearch RDC comments • SHLAA: Suitable and developable, subject to more detailed investigations. • DaSA: Preferred site. • 2019: Suitable and developable, subject to more detailed investigations. • SHAA: Suitable and developable, subject to more detailed investigations. • SHAA: Sintable and developable, subject to more detailed investigations. • SHAA: Sintable and developable, subject to more detailed investigations it should be able to provide circa 19 dwellings. High Weald AONB comments • Site is adjacent to the defined settlement boundary of Hurst Green and comprises self-set scruel and r	RDC comments	• n/a
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Not suitable for development. Site promoter		· · · · · · · · · · · · · · · · · · ·
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Foundry Close - Land at, Hurst Green TN19 7QW Refused and refusal upheld at appeal, October 2017 http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=R R/2016/1577/P&from=planningSearch SHLAA: Suitable and developable, subject to more detailed investigations. DaSA: Preferred site. 2019: Suitable and developable, subject to more detailed investigations. It should be able to provide circa 19 dwellings. High Weald AONB of Moderate impact on AONB due to loss of open land and potential impact on setting of PROW. AECOM comments Site is adjacent to the defined settlement boundary of Hurst Green and comprises self-set scrub and ruderal weeds. The site has an access from Foundry Close, which in turn provides access from the A21. The western boundary of the site is made up by the open residential edge of Hurst Green. The eastern boundary of the site is defined by a belt of mature trees. The poor condition of the site reduces its scenic		
RPC comments **Refused and refusal upheld at appeal, October 2017* http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=R R/2016/1577/P&from=planningSearch **SHLAA: Suitable and developable, subject to more detailed investigations. **DaSA: Preferred site. **2019: Suitable and developable, subject to more detailed investigations. It should be able to provide circa 19 dwellings. **High Weald AONB comments** **Moderate impact on AONB due to loss of open land and potential impact on setting of PROW. **AECOM comments** **Site is adjacent to the defined settlement boundary of Hurst Green and comprises self-set scrub and ruderal weeds. The site has an access from Foundry Close, which in turn provides access from the A21. **The western boundary of the site is made up by the open residential edge of Hurst Green. The eastern boundary of the site is defined by a belt of mature trees. The poor condition of the site reduces its scenic		, ,
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1 - 1 parama na aparama parama na manama na	AECOM comments	 comprises self-set scrub and ruderal weeds. The site has an access from Foundry Close, which in turn provides access from the A21. The western boundary of the site is made up by the open residential edge of Hurst Green. The eastern boundary of the site is defined by a belt of mature trees. The poor condition of the site reduces its scenic

	T
Site promoter Conclusion	 The site is located to the east of London road where the "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a moderate ability to accommodate change; some development would be acceptable close to the built up area and in character with existing development, but not encroaching open countryside to the south or east. The site is judged to be of medium sensitivity to change as a result of the balance between its designation within the AONB and its greenfield location, and its current poor condition and good relationship with the existing settlement pattern. Links to further information supplied by the site promoter is contained in Appendix A. Currently subject to planning application.
Is the site available?	HG36 Land south of Cooks Field, Burgh Hill
Planning history	Yes
RDC comments	None.
RDC comments	2019: The site has significant constraints. The site is unsuitable for development. AECOM scores the site red on the basis of lack of vehicular access and difficulties of achieving one in highway and landscape terms along with the high landscape sensitivity and topography of the site. RDC would agree with this conclusion.
High Weald AONB	High impact on AONB due to poor relationship to settlement and
comments	potential impact on setting of PROW.
AECOM comments	 Site is a brownfield site, outside and remote from the settlement boundary and poorly located in respect of local services and facilities. Existing access may need upgrading, likely to be achievable. The site is judged to be of low landscape sensitivity. Planning permission (RR/2018/2364/P) has been refused on the site for four dwellings. The reasons for refusal relate to the site being outside of the defined development boundary for Hurst Green and its inaccessibility to essential services and facilities which demonstrate that the site is not in a sustainable location; failure to conserve or enhance the landscape and scenic beauty of the AONB; and the impact on the existing commercial premises.
Site promoter Conclusion	No comments.
Conclusion	Significant Landscape and access issues.
	HG37 Swiftsden Lodge
Is the site available?	Yes
Planning history	None.
RDC comments	None None
High Weald AONB comments	None
AECOM comments	Site is a brownfield site, outside and remote from the settlement
	 boundary and poorly located in respect of local services and facilities. There is an existing access to the site which is likely to be suitable for the intended use. The site is of medium landscape sensitivity because of the balance between its designation within the AONB, and its relationship with the settlement pattern and current brownfield use. Not suitable for development.
Site promoter	No comments.

Conclusion	Unlikely to be suitable, due to remote location from settlement. Not
	shortlisted. Site may be suitable to deliver future local housing need in the
	hamlet of Swiftsden itself.
	HG38 Windmill Farm, Silver Hill
Is the site available?	Yes
Planning history	Part - RR/2019/1956/P
	Outline: Erection of three dwellings, new access and parking
	Windmill Farm - Land adj, Silverhill, Hurst Green TN19 7QB
	Undecided
RDC comments	• None
High Weald AONB	None
comments	
AECOM comments	Site is a brownfield site, outside and remote from the settlement
	boundary and poorly located in respect of local services and facilities.
	The existing accesses would need to be upgraded to facilitate the
	proposed development and this is achievable; although it is unclear
	whether the adjoining road would have the ability to accommodate
	the traffic.
	The site is of medium landscape sensitivity because of the balance
	between its designation within the AONB, and its relationship with the
	settlement pattern and current brownfield use
	Not suitable for development.
Site promoter	Links to further information supplied by the site promoter is contained in
	Appendix A.
Conclusion	Shortlist, although currently subject to planning application.

Additional sites submitted post the AECOM report

Five additional sites were put forward for consideration since the AECOM Site Assessment Report was published. These have been assessed using the AECOM methodology and a summary of the findings are presented below. The full assessments are contained in Appendix C.

HG39 Land south of Lodge Farm (circa half of HG6 site)	
Is the site available?	Availability to be confirmed.
Planning history	None
RDC comments	2019: Need to provide a wide buffer between the housing development and the ancient woodland and car parking within the site to serve the church. Whilst the site is within the AONB it is well located in relation to the village and is a natural extension to the existing development. Suitable and developable, subject to more detailed investigations.
High Weald AONB comments	n/a
AECOM comments	Not assessed
Further assessment	Assessed as potentially suitable subject to mitigation of impacts on the heritage asset adjacent to the site and enabling access.
Site promoter	
Conclusion	Potential heritage mitigation required.
	Access would need to be resolved.

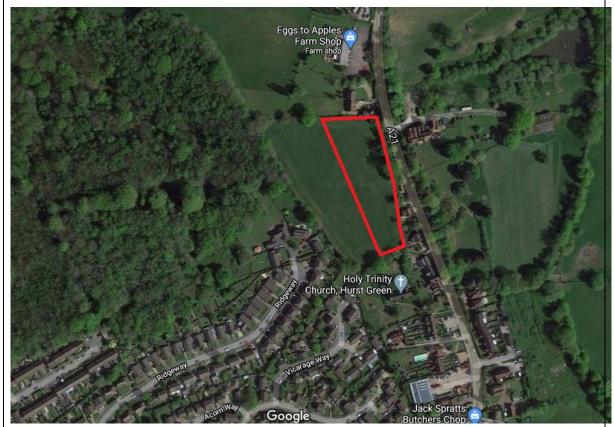
	Could provide car parking for the church.			
HG40 Land r/o Meadow View Cottages, Foundry Close				
Is the site available?	Yes			
Planning history	None.			
RDC comments	n/a			
High Weald AONB	Moderate impact on AONB due to loss of open land.			
comments				
AECOM comments	Not assessed.			
Site promoter				
Conclusion	Potential for development, main constraint is landscape.			
	HG41 Land off main road, Silver Hill			
Is the site available?	Yes			
Planning history	None.			
RDC comments				
High Weald AONB				
comments				
AECOM comments	Not assessed.			
Site promoter				
Conclusion	Potential for development, main constraint is landscape.			
	HG42 Land off Foundry Close			
Is the site available?	Yes			
Planning history	None.			
RDC comments				
High Weald AONB	Moderate impact on AONB due to loss of open land.			
comments				
AECOM comments	Not assessed.			
Site promoter				
Conclusion	Potential for development, main constraint is landscape.			
	HG43 Land opposite the school, London Road			
Is the site available?	Yes			
Planning history	None.			
RDC comments	•			
High Weald AONB	Moderate impact on AONB due to loss of public enjoyment of the rural			
comments	setting of the PROW.			
AECOM comments	Not assessed.			
Site promoter				
Conclusion	Potential for development, as an extension of HG22; main constraint is			
	landscape.			
	HG45 Land of London Road			
Is the site available?	Yes			
Planning history	None			
RDC comments	None			
High Weald AONB	None			
comments				
AECOM comments	None			
Site promoter	No comments			
Conclusion	Need to understand landscape constraints – including impact on trees			
	within the site. Shortlist.			

APPENDIX C – SITE ASSESSMENT PROFORMAS

Assessments for the five sites submitted since the publication of the AECOM Site Assessment Report are below, following the assessment methodology of the AECOM report.

General Information	
Site reference / name	HG39
Site address (or brief description of broad location)	Land south of Lodge Farm (circa half of
	the existing HG6 site)
Current use	Agriculture
Proposed use (in the Neighbourhood Plan)	Residential
Gross area (Ha)	Approximately 0.85 ha
Total area of the site in hectares	
SHLAA site ref (if applicable)	Part of HG6
Method of site identification (e.g. proposed by NP	SHLAA / Local Call for Sites
group/ SHLAA/ Call for sites etc.)	

Plan of proposed site:



Map source: GoogleEarth

Context	
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	Greenfield
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	

Site planning history			None	None		
Have there been any previous applications for development on this land? What was the outcomes the site have an extant planning permission						
Suitability						
Is the site: - within the existing built up area - Adjacent to and connected with the existing built up area - Outside the built up area Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)	On the edge, adjacent to the settlement There is existing access to the site from the A21 which would need upgrading - access arrangements would need to be to the satisfaction of the highway authority (i.e. satisfying the design requirements and be safe and fit for					
	purpose without causing unacceptable delay to traffic on the A21). There is Public Right of Way to the south of the site, and access to this might be created as part of the development, and there is an unlit footway from the site into the centre of Hurst Green. The site is approximately 480m from the nearest bus stops which are located on London Road and called Hurst Green and Royal George. An infrequent bus service is provided to Hawkhurst,					
	Etchingham, Tunbridge Wells, Burwash, H. Pebsham and Silverhill. The site is approximately 3.0km from Etch station.			Burwash, Hastin	gs,	
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/or emerging Local Plan? (Y/N) (Provide details)	No allocation					
Environmental considerations		1 -				
Questions		Assess guide		Obs	ervations and c	omments
Is the site within or adjacent to the following policy or environmental designations:		-		Site is	within the High	Weald

(Frethe details)					
Environmental considerations					
Questions	Assessment guidelines	Observations and comments			
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area)		Site is within the High Weald AONB. To the west of the site, beyond the remainder of the field (HG6) is Ancient Woodland, but it is not adjacent to this site. Site is within Flood Zone 1.			
SSSI Impact Risk Zone Ancient Woodland					

- Site of Importance for Nature Conservation
- Site of Geological Importance
- Flood Zones 2 or 3

Landscape

Is the site low, medium or high sensitivity in terms of landscape?

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.

Medium sensitivity to development

The site is within the High Weald Area of Outstanding Natural Beauty, a statutory designated landscape given the highest level of protection, as per Paragraph 172 of the NPPF.

The site is adjacent to the defined settlement boundary of Hurst Green and comprises an agricultural field. The site adjoins the A21 to the east but is separated from the A21 by a mature hedgerow and trees. There is a further agricultural field to the west, beyond which is ancient woodland, and existing built form to its north and south. The site adjoins the existing linear settlement pattern along the A21.

The site is located to the north of Station Road where the "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a moderate ability to accommodate change. Some development would be acceptable close to built-up area and in character with existing development, but not encroaching on the amenity value of the woodland. There would be a need to provide a wide buffer between the housing development and the ancient woodland. Whilst the site is within the AONB it is well located in relation to the village and is a natural extension to the existing development.

The site is judged to be of medium sensitivity to change as a balance between its designation within the AONB, and its location within the existing settlement pattern.

Agricultural Land

Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)

Loss of Grade 3 agricultural land

Site appears to be Grade 3 agricultural land.

Heritage Considerations

Is the site within or adjacent to one or more of the following heritage designations or assets?

- Conservation area
- Scheduled monument
- Registered Park or Garden
- Registered Battlefield

Potential impact, mitigation likely.

The site is adjacent to Hawthorn Cottage, Grade II listed, is adjacent to the site to the east.

The site is not within or adjacent to any other heritage designations or assets.

 Listed building Known archaeology Locally listed building **Community facilities and services** What access is there to the following **Observations and comments** facilities: The village of Hurst Green has a limited number of Village / local centre / shop amenities which include: Hurst Green Shop and Café Public transport (with at least a half which includes a post office, Hurst Green Local (basic hourly service during the day) shopping goods), Eurasia (restaurant), Holy Trinity School(s) Church, the Hurst Green Village Hall and Hurst Green Health centre facility C of E Primary School. Amenity footpath Cycleway The local bus service provides a bus service to Open space/recreation/play Uplands Community College (Secondary School) and facilities Conquest Hospital (health facilities). The site is reasonably well located in terms of facilities. Does the site have the potential to Potential to provide small amount of car parking to provide additional open serve the church. space/recreation/ community facilities? The remainder of the original HG6 site could be retained as an open space for the village, while providing a buffer between this development and the ancient woodland.

Other key considerations Are there any known Tree Preservation **None** Orders on the site? Could development lead to the loss of Medium The development of the site is key biodiversity habitats with the unlikely to lead to the loss of key potential to support protected species, biodiversity habitats. such as, for example, mature trees, woodland, hedgerows and waterbodies? **Public Right of Way** No Existing social or community value No (provide details) Is the site likely to be affected by any Yes / No **Comments** of the following? **Ground contamination** No Significant infrastructure crossing the No site i.e. power lines/ pipe lines, or in close proximity to hazardous

installations Characteristics

Characteristics which may affect development on the site:	Com	iments		
Topography:				
Flat/ plateau/steep gradient	· iac			
Coalescence	No			
Development would result in				
neighbouring settlements merging into				
one another				
Scale and nature of development	The	site is an ov	verall scale that would not change the	
would be large enough to significantly	size	ze or character of the settlement.		
change size and character of the	Whi	Whilst the site is within the AONB it is well located in		
settlement	rela	tion to the	village and would be a natural	
	exte	nsion to th	e existing development.	
Other (provide details)				
Availability				
		Yes/No	Comments	
Is the site available for sale or developm	ent			
(if known)?		Yes		
		.55		
Please provide supporting evidence.				
Are there any known legal or ownership				
problems such as unresolved multiple		No		
ownerships, ransom strips, tenancies or				
operational requirements of landowners				
Is there a known timeframe for availabil 0-5/6-10/11-15 years	ity?	No		
Any other comments?				
Summary and conclusions				
Sammary and conclusions				
Tick those which apply:				
The site is suitable and available for			,	
development ('accept')			✓	
This site has minor constraints			✓	
This site has significant constraints				
The site is unsuitable for development /	no			
evidence of availability ('reject')				
Potential development capacity				
Key evidence (3-4 bullet points) to expla	in	Site is a greenfield site which is adjacent to the		
why the site has been accepted or reject	ed	settlement boundary.		
as suitable/available or		• There is existing access to the site from the A21		
unsuitable/unavailable.		which would need upgrading - access		
		arrangements would need to be to the		
		satisfaction of Highways England (i.e. satisfying		
		the design requirements and be safe and fit for		
		purpose without causing unacceptable delay to		
		traffic on the A21).		
		The development of this site could result in an		
		impact on the setting of a designated heritage		
		asset (Grade II listed Hawthorne Cottage to the southeast of the site); mitigation is possible.		
		The site is judged to be of medium landscape		
			ity to change as a balance between its	
		SCHOLLIA	ity to change as a balance between its	

	designation within the AONB, and its location adjacent to the existing settlement pattern.
SHLAA Conclusion (if applicable)	n/a

General Information	
Site reference / name	HG40
Site address (or brief description of broad location)	Land r/o Meadow View Cottages, Foundry Close
Current use	Scrubby land / Agriculture
Proposed use (in the Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	
SHLAA site ref (if applicable)	Part of HG7 in SHLAA
Method of site identification (e.g. proposed by NP group/ SHLAA/ Call for sites etc.)	SHLAA

Plan of proposed site:



Source: GoogleEarth

Context	
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield
Site planning history	RR/2016/1577/P
	Residential development of site to provide 60 dwellings

Have there been any previous Foundry Close - Land at, Hurst Green TN19 7QW applications for development on this Refused and refusal upheld at appeal, October 2017 land? What was the outcome? Does the site have an extant planning The site applied for included this site, along with HG35 and HG42. permission? Residential site of providing 60 dwellings. Refused and appeal dismissed: Site lies within AONB, where according to NPPF great weight is to be given to conserving its landscape and scenic beauty. Proposal fails to deliver high quality design as required by the NPPF and by the Rother Local Plan Core Strategy. Proposal will harm amenities and joining properties. Proposal did not meet range of housing needs contrary to Policy LHN1 of the Rother Local Plan Core Strategy. Suitability Is the site: - within the existing built up area On the edge, - Adjacent to and connected with adjacent to the the existing built up area settlement - Outside the built up area Does the site have suitable There is no existing access to the site, although access would access, or could a suitable be taken via Foundry Close. The suggested access access be provided (Y/N) arrangements are likely to be acceptable for the proposed (provide details of any constraints) The nearest bus stop is on the A21. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings. The site is located approximately 2.8km from Etchingham railway station. Is the site allocated for a The site appears (along with HG35 and HG42) in the RDC DaSA particular use (e.g. Options and Preferred Options 2016 as a preferred site: housing/employment/open https://www.rother.gov.uk/wpspace) in the adopted and/or content/uploads/2020/01/Development and Site Allocation emerging Local Plan? (Y/N) s Local Plan - Options and Preferred Options1.pdf It was not allocated in the published version however. (Provide details) **Environmental considerations** Questions Assessment **Observations and** guidelines comments Is the site within or adjacent to the following policy or environmental Site is within the High Weald designations: Within AONB AONB.

• Green Belt

(AONB)

Area of Outstanding Natural Beauty

Site is within Flood Zone 1.

- National Park
- European nature site (Special Area of Conservation or Special Protection Area)
- SSSI Impact Risk Zone
- Ancient Woodland
- Site of Importance for Nature Conservation
- Site of Geological Importance
- Flood Zones 2 or 3

Landscape

Is the site low, medium or high sensitivity in terms of landscape?

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.

Medium sensitivity to development

The site is within the High Weald Area of Outstanding Natural Beauty, a statutory designated landscape given the highest level of protection, as per Paragraph 172 of the NPPF.

The site is adjacent to the defined settlement boundary of Hurst Green and comprises self-set scrub and ruderal weeds. The site does not have an access point to the A21.

The western boundary of the site borders HG35. The eastern boundary of the site is defined by a belt of mature trees. The poor condition of the site reduces its scenic quality.

The site is located to the east of London road where the "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a moderate ability to accommodate change; some development would be acceptable close to the built up area and in character with existing development, but not encroaching open countryside to the south or east.

The site is judged to be of medium sensitivity to change as a result of the balance between its designation within the AONB and its greenfield location, and its current poor condition and good relationship with the existing settlement pattern. Development could have a moderate impact on the AONB due to loss of open land.

Agricultural Land

Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)

Grade 3/4

Potentially contains Grade 3 Agricultural Land.

Heritage Considerations

Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area		tential impact,	There are several listed buildings which front London Road; they are approximately 30 metres
 Scheduled monument Registered Park or Garden Registered Battlefield Listed building Known archaeology Locally listed building 	mi	tigation likely.	from the western site boundary.
Community facilities and services			
What is to the following facilities (measured from the edge of the site): • Village / local centre / shop • Public transport (with at least a half hourly service during the day) • School(s)	Observations and comments The village of Hurst Green has a limited number of amenities which include: Hurst Green Shop and Café which includes a post office, Hurst Green Local (basic shopping goods), Eurasia (restaurant), Holy		
Health centre facilityAmenity footpath	Trini		st Green Village Hall and
 Cycleway Open space/recreation/play facilities 	The local bus service provides a bus service to Uplands Community College (Secondary School) and Conquest Hospital (health facilities). The site is reasonably well located in terms of facilities.		
Does the site have the potential to provide additional open space/recreation/ community facilities?	No		
Other key considerations			
Are there any known Tree Preservation Ord	ers	None	
on the site?			
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for exammature trees, woodland, hedgerows and waterbodies?	nple,	Medium	There are mature hedgerows to the eastern and southern borders of the site. The development of the site may impact key biodiversity habitats which have the potential to support protected species, based on the

		findings of the appeal
		decision in 2016.
Public Right of Way	No	
Existing social or community value (provide details)	No	
Is the site likely to be affected by any of the following?	Yes / No	Comments
Ground contamination	No	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	No	
Characteristics		
Characteristics which may affect development on the site:	Comments	
Topography: Flat/ plateau/steep gradient	Largely flat, s	slopes down gently to the east
Coalescence Development would result in neighbouring settlements merging into one another	No	
Scale and nature of development would be	The site is an overall scale that would not	
large enough to significantly change size and	_	ize or character of the
located in relation to t		te is within the AONB it is well lation to the village and would
		extension to the existing
	be a natural development	
Other (provide details)		
Other (provide details) Availability	development	t.
Availability		
	development	t.
Availability Is the site available for sale or development (if known)? Please provide supporting evidence.	development Yes/No	t.
Availability Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or	development Yes/No	t.
Availability Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple	Yes/No Yes	t.
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-	Yes/No Yes No	t.
Availability Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years	Yes/No Yes No	t.
Availability Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments?	Yes/No Yes No	t.
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions	Yes/No Yes No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply:	Yes/No Yes No	t.
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for	Yes/No Yes No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept')	Yes/No Yes No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept') This site has minor constraints	Yes/No Yes No	Comments

Key evidence (3-4 bullet points) to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.

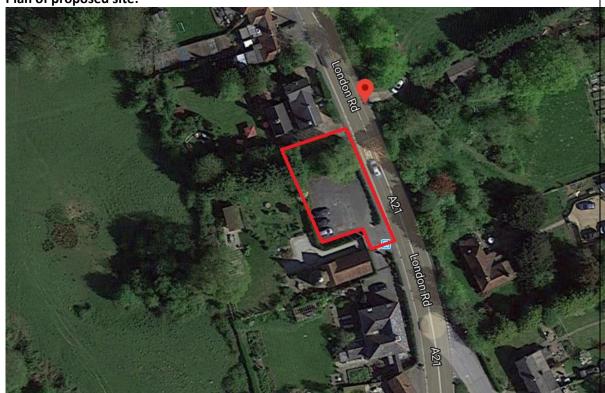
- Site is a greenfield site adjacent to the settlement boundary, well located in respect of local services and facilities
- Access would need to be considered and agreed – potential to provide from Foundry Close, through site HG35.
- The site is of medium landscape sensitivity because of the balance between its designation within the AONB and greenfield use, and its location in respect of the settlement pattern
- The reasons for refusal for the recently refused planning application would need to be overcome by any future development; there is potential for design requirements through a specific site allocation policy in the NDP to assist with this

SHLAA Conclusion (if applicable)

HG7: Yes, broad compliance with Core Strategy policies. Potential for residential and/or employment, possibly a car park to serve village. A strong wooded edge would be required to contain new development from the wider countryside, along the east boundary which is a historic field boundary. Good existing access to satisfaction of HA (via Foundry Close), and relates well to settlement and services therein. Developer contributions would be sought towards highways improvements and traffic management on Station Road (in accordance with Policies TR3 and IM2). Should be considered comprehensively alongside HG10. A small portion of the site requires further clarification of owner's aspirations

General Information	
Site reference / name	HG41
Site address (or brief description of broad location)	Land off main road, Silver Hill
Current use	
Proposed use (in the Neighbourhood Plan)	Residential
Gross area (Ha)	
Total area of the site in hectares	
SHLAA site ref (if applicable)	n/a
Method of site identification (e.g. proposed by NP group/ SHLAA/ Call for sites etc.)	Via the NP process

Plan of proposed site:



Context	
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Brownfield
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None

Suitability				
Is the site:				
 within the existing built up area Adjacent to and connected with the existing built up area Outside the built up area 	Outside			
	Thor	o is accoss to the site f	from the A21	
Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)	There is access to the site from the A21. The nearest bus stop is on the A21, adjacent to the site. Bus services from Hurst Green go to Hawkhurst,			
(provide details of any constraints)	Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings. The site is located approximately 3.2km from Etchingham railway station.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/or emerging Local Plan? (Y/N)	No			
(Provide details)				
Environmental considerations				
Questions		Assessment	Observations and	
Is the site within or adjacent to the follo	•	guidelines	comments	
 Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area Conservation or Special Protection Area) SSSI Impact Risk Zone Ancient Woodland Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 		Within AONB	Site is within the High Weald AONB. Site is within flood zone 1.	
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.		Medium sensitivity to development The site is within the High Weald Area of Outstanding Natural Beauty, a statutory designated landscape given the highest level of protection, as per Paragraph 172 of the NPPF. The site is located at Silver Hill, outside the defined settlement boundary of Hurst Green.		
Medium sensitivity: the site has many val features, and/or valued features that are susceptible to development but could	ued	The site is bordered to the east by the A21 and surrounded on all other sides by existing		

potentially accommodate some change with development (residential and a public house appropriate mitigation. beyond). High sensitivity: the site has highly valued It currently comprises a tarmacked space, features, and/or valued features that are possibly used for parking. highly susceptible to development. The site is capable of accommodating minimal change. The site is located outside of the scope of the "Core Strategy: Market Towns and Villages Landscape Assessment". The site is considered to have a moderate impact on the AONB due to loss of open land. **Agricultural Land** No Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) **Heritage Considerations** Is the site within or adjacent to one or more of the following heritage designations or There is a listed building to assets? the south of the site, approximately 0.26km Conservation area Potential impact, from the site boundary - Scheduled monument mitigation likely. another building sits • Registered Park or Garden between. • Registered Battlefield Listed building Known archaeology Locally listed building **Community facilities and services** What is to the following facilities (measured **Observations and comments** from the edge of the site): Village / local centre / shop The site is located in Silver Hill, to the south of the village of Hurst Green. • Public transport (with at least a half hourly service during the day) Silver Hill is a small hamlet, very limited in local School(s) facilities and is predominately residential. It has a • Health centre facility local bus service and a public house. • Amenity footpath Cycleway Hurst Green is approximately 1km to the north Open space/recreation/play facilities along the A21. It has a limited number of amenities which include: Hurst Green Shop and Café which includes a post office, Hurst Green Local (basic shopping goods), Eurasia (restaurant), Holy Trinity Church, the Hurst Green Village Hall and Hurst Green C of E Primary School. The local bus service provides a bus service to

Uplands Community College (Secondary School)

and Conquest Hospital (health facilities).

	The	The site is detached from Hurst Green.		
Does the site have the potential to provide additional open space/recreation/community facilities?	No	No		
Other key considerations				
Are there any known Tree Preservation Orders on the site?		None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?		Medium		The site is currently tarmacked but is surrounded to the north, west and south by hedgerows.
Public Right of Way		No		
Existing social or community value (provide details)				
Is the site likely to be affected by any of the following?		Yes / No		Comments
Ground contamination		No		
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		No		
Characteristics				
Characteristics which may affect development on the site:	•	Comments		
Topography: Flat/ plateau/steep gradient		Largely flat.		
Coalescence Development would result in neighbouring settlements merging into one another		No		
Scale and nature of development would be lar enough to significantly change size and character of the settlement	_	The site is an overall scale that would not change the size or character of the settlement.		
Other (provide details)				
Availability				
	•	Yes/No		Comments
Is the site available for sale or development (if known)?		Yes		
Please provide supporting evidence.				
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?		No		
Is there a known timeframe for availability? 0-6-10/11-15 years	-5/	No		
Any other comments?				
Summary and conclusions				

Tick those which apply:	
The site is suitable and available for	1
development ('accept')	•
This site has minor constraints	✓
This site has significant constraints	
The site is unsuitable for development / no evidence of availability ('reject')	
Potential development capacity	
Key evidence (3-4 bullet points) to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	 The site is located in Silver Hill, which is detached from the village of Hurst Green and in an area with very limited facilities. It is an area of land currently tarmacked and therefore could be considered as infill development. Based on the recommendations of the HNA, the site could be suitable as a rural exception site to address housing needs.
SHLAA Conclusion (if applicable)	n/a

General Information	
Site reference / name	HG42
Site address (or brief description of broad location)	Land off Foundry Close
Current use	Scrub land / agriculture
Proposed use (in the Neighbourhood Plan)	Residential
Gross area (Ha)	
Total area of the site in hectares	
SHLAA site ref (if applicable)	Part of HG7 in SHLAA
Method of site identification (e.g. proposed by NP group/ SHLAA/ Call for sites etc.)	SHLAA

Plan of proposed site:



Context	
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield
Site planning history	RR/2016/1577/P

Have there been any previous applications for 60 dwellings development on this land? What was the outcome? Foundry Close - Land at, Hurst Green TN19 Does the site have an extant planning permission? 7QW Refused and refusal upheld at appeal, October 2017 The site applied for included this site, along with HG35 and HG42. Residential site of providing 60 dwellings1. Refused and appeal dismissed: Site lies within AONB, where according to NPPF great weight is to be given to conserving its landscape and scenic beauty. Proposal fails to deliver high quality design as required by the NPPF and by the Rother Local Plan Core Strategy. Proposal will harm amenities and joining properties. Proposal did not meet range of housing needs contrary to Policy LHN1 of the Rother Local Plan Core Strategy. **Suitability** Is the site: - within the existing built up area Outside - Adjacent to and connected with the existing built up area - Outside the built up area Does the site have suitable access, or could a There is no existing access to the site, suitable access be provided (Y/N) although access could either be taken via (provide details of any constraints) Foundry Close (although this would need negotiation with neighbouring land owners) or via a small entry way, which again would need additional work to ensure it could be suitably accessed and widened. There is a Public Right of Way (FP31) to the south of the site. The nearest bus stop is on the A21. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings. The site is located approximately 2.8km from Etchingham railway station. Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/or emerging Local Plan? (Y/N) No

(Provide details)

Residential development of site to provide

Environmental considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Ancient Woodland Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3	Within AONB	Site is within the High Weald AONB. Site is within flood zone 1.
Landscane	Medium	sensitivity to development

Landscape

Is the site low, medium or high sensitivity in terms of landscape?

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.

Medium sensitivity to development

The site is within the High Weald Area of Outstanding Natural Beauty, a statutory designated landscape given the highest level of protection, as per Paragraph 172 of the NPPF.T

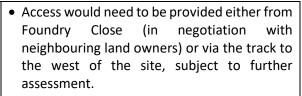
The site is adjacent to the defined settlement boundary of Hurst Green and comprises self-set scrub and ruderal weeds. The site would need to be accessed either from Foundry Close (in conjunction with neighbouring landowners), or via the widening of an existing track leading to the site; both in turn would provide access from the A21.

The western boundary of the site borders the residential edge of Hurst Green, with a cluster of trees located here. The eastern and southern boundaries are defined by a belt of mature trees, beyond which is a public right of way. The poor condition of the site reduces its scenic quality.

The site is located to the east of London road where the "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a moderate ability to accommodate change; some development would be acceptable close to the built up

	The site is jud sensitivity to balance betw AONB and its current poor	haracter with existing but not encroaching open to the south or east. Iged to be of medium change as a result of the een its designation within the greenfield location, and its condition and good with the existing settlement	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Loss of agricultural land	Potentially contains Grade 3 Agricultural Land	
Heritage Considerations			
Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park or Garden Registered Battlefield Listed building Known archaeology Locally listed building	Potential impact, mitigation likely.	There are a number of Grade II listed buildings fronting the A21, although set approximately 50m away from the site itself.	
Community facilities and services			
What is to the following facilities (measured from the edge of the site): Village / local centre / shop Public transport (with at least a half hourly service during the day) School(s) Health centre facility Amenity footpath	Hurst Green h amenities wh and Café whic Green Local (I (restaurant), Green Village	Observations and comments Hurst Green has a limited number of amenities which include: Hurst Green Shop and Café which includes a post office, Hurst Green Local (basic shopping goods), Eurasia (restaurant), Holy Trinity Church, the Hurst Green Village Hall and Hurst Green C of E Primary School. The local bus service provides a bus service to Uplands Community College (Secondary School) and Conquest Hospital (health facilities).	
 Cycleway Open space/recreation/play facilities 	The local bus to Uplands Co School) and C facilities).	service provides a bus service ommunity College (Secondary	
	The local bus to Uplands Co School) and C	service provides a bus service ommunity College (Secondary	
Open space/recreation/play facilities Does the site have the potential to provide additional open space/recreation/ community	The local bus to Uplands Co School) and C facilities).	service provides a bus service ommunity College (Secondary	
Open space/recreation/play facilities Does the site have the potential to provide additional open space/recreation/ community facilities?	The local bus to Uplands Co School) and C facilities).	service provides a bus service ommunity College (Secondary	

support protected species, such as, for		biodiversity habitats which
example, mature trees, woodland, hedgerows		have the potential to
and waterbodies?		support protected species.
Public Right of Way	No	FP31 runs east west to the
The state of the s		south of the site, but not
		within the site itself.
Existing social or community value (provide	No	
details)		
Is the site likely to be affected by any of the	Yes / No	Comments
following?		
Ground contamination	No	
Significant infrastructure crossing the site i.e.	No	
power lines/ pipe lines, or in close proximity to		
hazardous installations		
Characteristics		
Characteristics which may affect development	Comments	
on the site:		
Topography:	Largely flat, slope	es down to the east and south
Flat/ plateau/steep gradient		
Coalescence	No	
Development would result in neighbouring		
settlements merging into one another		
Scale and nature of development would be		rall scale that would not
large enough to significantly change size and	change the size or character of the settlemen	
character of the settlement		
Other (provide details)		
Availability		
	Yes/No	Comments
Is the site available for sale or development (if	Yes/No	Comments
	Yes/No Yes	Comments
Is the site available for sale or development (if known)?		Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.		Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership		Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple		Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or	Yes	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Yes	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-	Yes	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Yes	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years	Yes	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments?	Yes	Comments
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Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions	Yes	
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply:	Yes	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for	Yes	
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept') This site has minor constraints This site has significant constraints	Yes	✓
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept') This site has minor constraints This site has significant constraints The site is unsuitable for development / no	Yes	✓
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept') This site has minor constraints This site has significant constraints The site is unsuitable for development / no evidence of availability ('reject')	Yes	✓
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept') This site has minor constraints The site is unsuitable for development / no evidence of availability ('reject') Potential development capacity	Yes No	✓ ✓
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept') This site has minor constraints This site has significant constraints The site is unsuitable for development / no evidence of availability ('reject') Potential development capacity Key evidence (3-4 bullet points) to explain why	Yes No No Site is a gree	enfield site adjacent to the
Is the site available for sale or development (if known)? Please provide supporting evidence. Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners? Is there a known timeframe for availability? 0-5/6-10/11-15 years Any other comments? Summary and conclusions Tick those which apply: The site is suitable and available for development ('accept') This site has minor constraints The site is unsuitable for development / no evidence of availability ('reject') Potential development capacity	Yes No No Site is a gree	enfield site adjacent to the undary, well located in respect



- The site is of medium landscape sensitivity because of the balance between its designation within the AONB and greenfield use, and its location in respect of the settlement pattern
- The reasons for refusal for the recently refused planning application (which included this site and neighbouring sites) would need to be overcome by any future development; there is potential for design requirements through a specific site allocation policy in the NDP to assist with this

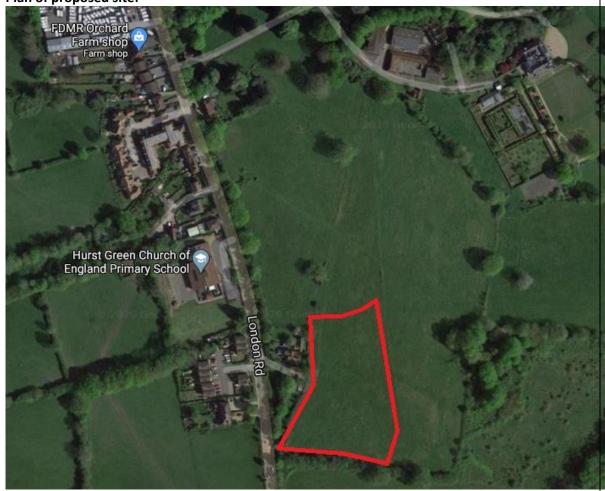
SHLAA Conclusion (if applicable)

HG7 SHLAA conclusions: Yes, broad compliance with Core Strategy policies.

Potential for residential and/or employment, possibly a car park to serve village. A strong wooded edge would be required to contain new development from the wider countryside, along the east boundary which is a historic field boundary. Good existing access to satisfaction of HA (via Foundry Close) and relates well to settlement and services therein. Developer contributions would be sought towards highways improvements and traffic management on Station Road (in accordance with Policies TR3 and IM2). Should be considered comprehensively alongside HG10. A small portion of the site requires further clarification of owner's aspirations.

General Information	
Site reference / name	HG43
Site address (or brief description of broad location)	Land opposite the school, London Road
Current use	Agriculture
Proposed use (in the Neighbourhood Plan)	Residential/ community use
Gross area (Ha)	
Total area of the site in hectares	
SHLAA site ref (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/ Call for sites etc.)	Call for Sites

Plan of proposed site:



Context	
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield
Site planning history	None

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

Suitability

Is the site:

- within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the built up area

Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)

Adjacent

There is existing access to the site from the A21 to the north of the site (which is also submitted for consideration) which would need upgrading - access arrangements would need to be to the satisfaction of Highways England (i.e. satisfying the design requirements and be safe and fit for purpose without causing unacceptable delay to traffic on the A21).

It is worth noting that there could be a potential conflict with the existing school opposite the site; this would need full consideration through detailed design development and transport input.

There is a footway on the opposite side of London Road that links the site to the village centre.

The nearest bus stop is 270m north of the site. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.

The site is approximately 3.0km from Etchingham railway station.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/or emerging Local Plan? (Y/N) (Provide details)

No

Environmental considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations:		
 Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Ancient Woodland 	Within AONB	Site is within the High Weald AONB. Site is within flood zone 1.

- Site of Importance for Nature Conservation
- Site of Geological Importance
- Flood Zones 2 or 3

Landscape

Is the site low, medium or high sensitivity in terms of landscape?

Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.

Moderate sensitivity to development

The site is within the High Weald Area of Outstanding Natural Beauty, a statutory designated landscape given the highest level of protection, as per Paragraph 172 of the NPPF.

The site is outside of the defined settlement boundary of Hurst Green and comprises part of an agricultural field which extends to its south and east, accessed from the A21 which it adjoins to the west. The site is flat with a gentle slope rising from west to east.

The boundaries between the site and the A21, and the site and a property it adjoins to the west are lined by mature hedgerows with hedgerow trees. There are several mature scattered trees within the site.

The site is located to the east of London Road where the "Core Strategy: Market Towns and Villages Landscape Assessment" states that there is a moderate ability to accommodate change -some development would be acceptable close to the built-up area and in character with existing development, but not encroaching open countryside to the south or east.

Public footpath 29 crosses to the north of the site, such that it may be more readily perceived as part of the countryside of the AONB. The site is judged to be of high sensitivity to change because of its designation within the AONB, vegetation around its boundary, and mature trees within the site.

The site is considered to have a moderate impact on the AONB due to loss of public enjoyment of the rural setting of the PROW.

Agricultural Land

Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)

Heritage Considerations

Loss of agricultural land

Potentially contains Grade 3 Agricultural Land.

Is the site within or adjacent to one or more of the following heritage designations or assets? Conservation area Scheduled monument Registered Park or Garden Registered Battlefield Listed building Known archaeology Locally listed building	Potential impact, mitigation likely.	To the north of the site is 76 London Road, a Grade II listed building. Northeast of the site is Iridge Place, which is Grade II* listed and its associated stable building which is Grade II listed in its own right. To the north west are a number of Grade II listed buildings. The development of the site has the potential to impact the setting of some of the surrounding listed buildings.
Community facilities and services		
What is to the following facilities (measured from the edge of the site): • Village / local centre / shop • Public transport (with at least a half hourly service during the day) • School(s) • Health centre facility • Amenity footpath • Cycleway • Open space/recreation/play facilities	amenities which incoming and Café which is reasonable the available facilities.	has a limited number of clude: Hurst Green Shop udes a post office, Hurst hopping goods), Eurasia rinity Church, the Hurst nd Hurst Green C of E e provides a bus service to y College (Secondary est Hospital (health
Does the site have the potential to provide	Yes – open space	
additional open space/recreation/ community facilities?		
Other key considerations		
Are there any known Tree Preservation Orders of the site?	n None	
Could development lead to the loss of key biodiversity habitats with the potential to suppor protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?		This is an agricultural field with some potential for protected species given the presence of hedgerows and vegetation at the perimeter of the site.
Public Right of Way	Adjacent	FP29 runs to the north of the site.

Existing social or community value (provide details)	No	
Is the site likely to be affected by any of the following?	Yes / No	Comments
Ground contamination	No	
Significant infrastructure crossing the site i.e.	No	
power lines/ pipe lines, or in close proximity to		
hazardous installations		
Characteristics		
Characteristics which may affect development on	Comments	
the site:		
Topography:	Gentle slope rising to the east	
Flat/ plateau/steep gradient		
Coalescence	No	
Development would result in neighbouring		
settlements merging into one another		
Scale and nature of development would be large	-	nge the size and character
enough to significantly change size and character		ent but site boundary
of the settlement		related to the existing
		I prevailing pattern of
Other (provide details)	development.	
Other (provide details)		
Availability	Voc/No	Commonts
Is the site available for sale or development (if	Yes/No	Comments
known)?		Site submitted to call for
Kilowilj:	Yes	sites exercise by landowner
Please provide supporting evidence.		sites exercise by landowner
Are there any known legal or ownership problems		
such as unresolved multiple ownerships, ransom		
strips, tenancies or operational requirements of	No	
landowners?		
Is there a known timeframe for availability? 0-5/	No	
6-10/ 11-15 years	110	
Any other comments?		
Summary and conclusions		
Tick those which apply		
Tick those which apply: The site is suitable and available for development		
('accept')		✓
This site has minor constraints		
This site has significant constraints		✓
The site is unsuitable for development / no		
evidence of availability ('reject')		
Potential development capacity		
Key evidence (3-4 bullet points) to explain why the	Site is a gree	enfield site adjacent to the
site has been accepted or rejected as	settlement b	ooundary, reasonably well
suitable/available or unsuitable/unavailable.	located in re	espect of local services and
	facilities.	
	There is exist	sting access to the site from
		ch would need upgrading -
I and the second se	accoss arran	gements would need to be

(i.e. satisf and be sa causing up the A21). Could be a existing so would need detailed dot transport. The site is a landscape of its desi presence and the latis north, There is a north of to more react countrysic. In addition that is unlicharacter boundary settlement developm Market To Assessme moderate change but the action of the country to the	isfaction of Highways England ying the design requirements fe and fit for purpose without nacceptable delay to traffic on It is worth noting that there a potential conflict with the chool opposite the site; this ed full consideration through design development and input. Is judged to be of moderate essensitivity to change because gnation within the AONB, the of mature trees within the site ack of screening vegetation at least and south boundaries. Iso a Public Right of Way to the he site which indicates that it is dily perceived as part of the de of the AONB. In, whilst the site is of a scale likely to change the size and of the settlement, the relates poorly to the existing at and prevailing pattern of the interest and villages Landscape into states that there is a sability to accommodate at not encroaching into the intryside to the south or east.
Tital Conclusion (ii applicable)	

General Information	
Site reference / name	HG45
Site address (or brief description of broad location)	Land on London Road
Current use	Greenfield/ mature trees
Proposed use (in the Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.42
SHLAA site ref (if applicable)	n/a
Method of site identification (e.g. proposed by NP group/ SHLAA/ Call for sites etc.)	NP Call for Sites

Plan of proposed site:



Context	
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None

Suitability	
Is the site: - within the existing built up area - Adjacent to and connected with the existing built up area - Outside the built up area Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)	Access to the site would be from the A21 to the west of the site - access arrangements would need to be to the satisfaction of Highways England (i.e. satisfying the design requirements and be safe and fit for purpose without causing unacceptable delay to traffic on the A21). The site is adjacent to the pavement on London Road that links the site to the village centre to the north and the school to the south. The nearest bus stop is approximately 85m north of the site. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.
	The site is approximately 3.0km from Etchingham railway station.
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/or emerging Local Plan? (Y/N) (Provide details)	No

(Provide details)		
Environmental considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park	ng	Cita is within the High
 European nature site (Special Area of Conservation or Special Protection Area) SSSI Impact Risk Zone Ancient Woodland Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Within AONB	Site is within the High Weald AONB. Site is within flood zone 1.
Landscape Is the site low, medium or high sensitivity in terms of landscape?		sitivity to development

The site is within the High Weald Area of Low sensitivity: the site has few or no valued Outstanding Natural Beauty, a statutory features, and/or valued features that are less designated landscape given the highest level of susceptible to development and can protection, as per Paragraph 172 of the NPPF. accommodate change. The site is adjacent to the defined settlement Medium sensitivity: the site has many valued boundary of Hurst Green and comprises part of a features, and/or valued features that are field planted with tree. susceptible to development but could potentially accommodate some change with To the north are houses, to the east and south is appropriate mitigation. open green space. High sensitivity: the site has highly valued The site is located to the east of London Road features, and/or valued features that are where the "Core Strategy: Market Towns and highly susceptible to development. The site is Villages Landscape Assessment" states that there capable of accommodating minimal change. is a moderate ability to accommodate change some development would be acceptable close to the built-up area and in character with existing development, but not encroaching open countryside to the south or east. The site is judged to be of high sensitivity to change because of its designation within the AONB, vegetation around its boundary, and mature trees within the site. **Agricultural Land** Land within the parish is Grade 3 /4 Land classified as the best and most versatile either Grade 3 or 4. agricultural land (Grades 1, 2 or 3a) **Heritage Considerations** Is the site within or adjacent to one or more There are two Grade II of the following heritage designations or listed buildings to the west assets? of the site, across the A21. Grade II* listed Iridge Place • Conservation area is located southeast of the · Scheduled monument Potential impact, site. Registered Park or Garden mitigation likely. • Registered Battlefield The development of the Listed building site has the potential to Known archaeology impact the setting of some Locally listed building of the surrounding listed buildings. Community facilities and services **Observations and comments** What is to the following facilities (measured from the edge of the site): • Village / local centre / shop Hurst Green village has a limited number of amenities which include: Hurst Green Shop and • Public transport (with at least a half Café which includes a post office, Hurst Green hourly service during the day) Local (basic shopping goods), Eurasia School(s)

Health centre facility

(restaurant), Holy Trinity Church, the Hurst Green

 Amenity footpath Cycleway Open space/recreation/play facilities Does the site have the potential to provide additional open space/recreation/community facilities?	Sch The Up and	illage Hall and Hurst Green C of E Primary chool. he local bus service provides a bus service to Iplands Community College (Secondary School) and Conquest Hospital (health facilities). he site is well located in respect of the available acilities. lo.		
Other key considerations				
Are there any known Tree Preservation Orders on the site?	5	None		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?		Medium	This is a field currently planted with mature trees, with some potential for protected species given this and the presence of hedgerows and vegetation at the perimeter of the site.	
Public Right of Way		No	perimeter of the site.	
Existing social or community value (provide details)		No		
Is the site likely to be affected by any of the		Yes / No	Comments	
following?				
Ground contamination		No		
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	0	No		
Characteristics				
Characteristics which may affect development on the site:		Comments		
Topography: Flat/ plateau/steep gradient		Gentle slope rising to the east		
Coalescence Development would result in neighbouring settlements merging into one another		No		
Scale and nature of development would be lar enough to significantly change size and charactof the settlement	_	The site is an overall scale that would not change the size or character of the settlement.		
Other (provide details)				
Availability				
	•	Yes/No	Comments	
Is the site available for sale or development (if known)? Please provide supporting evidence.	Ī	Yes	Site submitted to call for sites exercise by landowner	
		I		

		T	
Are there any known legal or ownership			
problems such as unresolved multiple	No		
ownerships, ransom strips, tenancies or			
operational requirements of landowners?			
Is there a known timeframe for availability? 0-5/	No		
6-10/ 11-15 years	INO		
Any other comments?			
Summary and conclusions			
Tick those which apply:			
The site is suitable and available for		√	
development ('accept')		V	
This site has minor constraints			
This site has significant constraints		✓	
The site is unsuitable for development / no			
evidence of availability ('reject')			
Potential development capacity			
Key evidence (3-4 bullet points) to explain why	Site is a greenfield site adjacent to the		
the site has been accepted or rejected as	settlement boundary, well located in		
suitable/available or unsuitable/unavailable.	respect of local services and facilities.		
	Access from the A21 would need to be to		
		ction of Highways England (i.e.	
	satisfying t	he design requirements and be	
		for purpose without causing	
	unacceptable delay to traffic on the A21).		
	The site is judged to be of moderate		
	landscape sensitivity to change because o		
	its designation within the AONB, the		
	presence of mature trees within the site		
	and the potential for it to be visible from		
	the Grade II* listed Iridge Place.		
	The site is of a scale that is unlikely to		
	•	size and character of the	
		. The "Core Strategy: Market	
		Villages Landscape	
		t" states that there is a	
		ability to accommodate change	
		croaching into the open	
	countryside	e to the south or east.	
SHLAA Conclusion (if applicable)	n/a		

APPENDIX D – FULL LIST OF SITES SUBMITTED

1. Land to rear of Ridgeway RDC (SHLAA) Unavailable 3. Iridge Place 4. Land south of community shop RDC SHLAA Unavailable 5. Land south of Village Hall RDC SHLAA Unavailable 6. Land south of Lodge Farm RDC SHLAA Unavailable 10. Land south of Lodge Farm RDC SHLAA Inc. HG39 as potential partial site. Unsure of availability — will be pursued. Shortlisted. 7. Land east of Old Bakery RDC SHLAA Now part of HG35 8. Shortlisted Now part of HG35 10. Land t/O Meadow View Cottages, RDC SHLAA Now part of HG35 11. Cooks Field, Burgh Hill RDC SHLAA Shortlisted. 12. Shortlisted RDC SHLAA Shortlisted. 13. Land at Jensen RDC SHLAA Shortlisted. 14. Shortlisted RDC Unavailable Unavailable RDC SHLAA Shortlisted. 15. Shortlisted RDC Unavailable RDC Unavailable RDC Now part of HG35 19. Unavailable RDC Unavailable RDC Now part of HG35 19. Land off Foundry Close RDC Now part of HG35 19. Unavailable RDC Unavailable RDC Shortlisted RDC Shortlisted RDC Now part of HG35 19. Land at Burgh Hill NP Unavailable RDC Shortlisted RDC Shortl	Site Ref	Name	Where identified	Reason
3. Iridge Place 4. Land south of community shop 5. Land south of Village Hall 6. Land south of Lodge Farm 8. RDC SHLAA 9. Land south of Lodge Farm 8. RDC SHLAA 1. Land south of Lodge Farm 8. RDC SHLAA 1. Land south of Lodge Farm 8. RDC SHLAA 1. Land south of Lodge Farm 8. RDC SHLAA 1. Land south of Lodge Farm 1. Land east of Old Bakery 8. RDC SHLAA 1. Land as the Wartee Farm 1. Land the Wartee Farm 1. Cooks Field, Burgh Hill 1. RDC SHLAA 1. Shortlisted 1. Shortlisted 1. Land the Wartee Farm 1. Caravan Tech Site 1. Land and Gf Foundry Close 1. Land off Foundry Close 1. Land the Wartee Farm 1. Caravan Tech Site 1. Land the Wartee Farm 1. L	1.			
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5. Land south of Village Hall 6. Land south of Lodge Farm 7. Land east of Old Bakery 8. PC SHLAA 9. Land ast of Old Bakery 10. Land r/o Meadow View Cottages, Foundry Close 11. Cooks Field, Burgh Hill 12. 13. 14. 15. 16. 17. Caravan Tech Site 18. Land off Foundry Close 19. De First Doe Site 19. De First Doe Site 21. Land at Burgh Hill 22. Land at Burgh Hill 22. Land off Pentwood Place, London Road 24. Land west of Coopers Corner 25. Land south of Coopers Corner 26. Land adjacent to HG Allotments 27. (Local Green Space) 28. (Local Green Space) 29. (Local Green Space) 30. Land at Silver Hill NP Ionaway Coopers Lore In NP Ionaway Coopers Corner NP Too many constraints	3.			Unavailable
6. Land south of Lodge Farm RDC SHLAA Inc. HG39 as potential partial site. Unsure of availability — will be pursued. Shortlisted. 7. Land east of Old Bakery RDC SHLAA Now part of HG35 8. 9. Land at Yew Tree Farm RDC SHLAA RDC SHLAA Now part of HG35 10. Land r/o Meadow View Cottages, Foundry Close 11. Cooks Field, Burgh Hill RDC SHLAA Shortlisted. 12. 13. 14. 15. 16. 17. Caravan Tech Site RDC Unavailable 18. Land off Foundry Close RDC Now part of HG35 19. 20. Ernst Doe Site NP Unavailable 21. Land at Burgh Hill NP Unavailable 22. Land off London Road NP Shortlisted NP Shortlisted 23. Land west of Coopers Corner NP Shortlisted 24. Land west of Coopers Corner NP Too many constraints 26. Land adjacent to HG Allotments PROC NP Shortlisted NP Too many constraints NP Shortlisted NP Too many constraints NP Too many constraints NP Shortlisted NP Too many constraints	4.		RDC SHLAA	Unavailable
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36. Land off Cooks Field, Burgh Hill NP Significant constraints				
37. Swiftsden Lodge NP Too remote				
38. Windmill Farm, Silver Hill NP Shortlisted (currently		,		
subject to planning				
application)				
39. Land south of Lodge Farm (circa half Considered as part of	39.	Land south of Lodge Farm (circa half		
of HG6 site) HG6.				-

40.	Land r/o Meadow View Cottages,	NP	Shortlisted
	Foundry Close		
41.	Land off main road, Silver Hill	NP	Shortlisted
42.	Land off Foundry Close	NP	Shortlisted
43.	Land opposite the school, London	NP	Shortlisted
	Road		
44.	Land of A265	NP	Unavailable
45.	Land off London Road		Shortlisted