

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following nine were not assessed by AECOM because either they were 'not available' or because they overlapped or were superseded by other sites: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- HG7 - Land east of the Old Bakery: superseded by HG35 due to 100% overlap.
- HG10 - Land r/o Meadow View Cottages, Foundry Close: superseded by HG 35 due to 100% overlap.
- HG18 – Land off Foundry Close: superseded by HG35 due to partial overlap and confirmation that the non-overlapping section is not available.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 of the site might be suitable for delivery, bearing in mind the impact of development and the extent to which this might be mitigated.

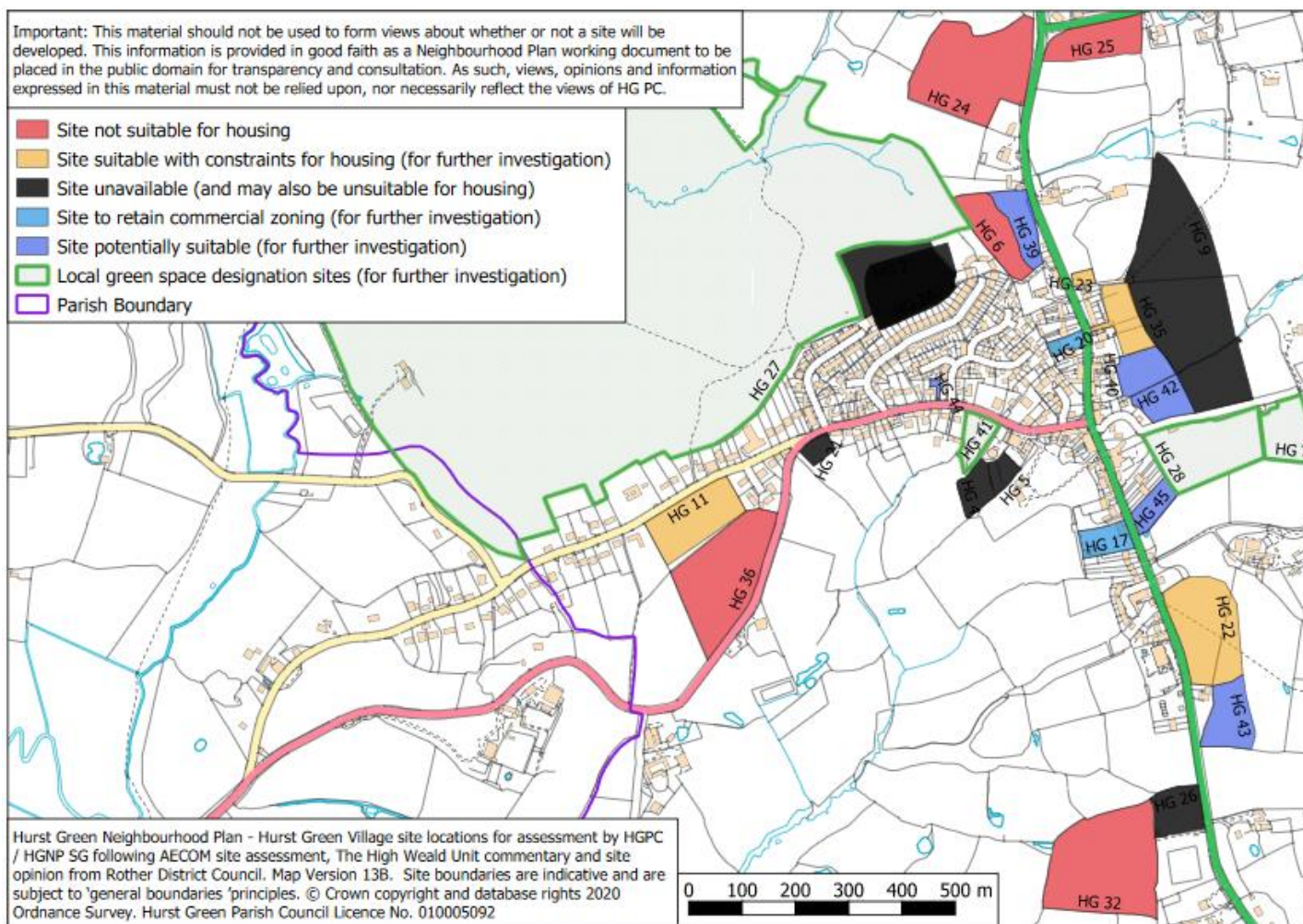
The outcome of this initial assessment will lead to a short-list of sites, which can then be fully assessed, to understand the constraints and how these might be mitigated to enable development.

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

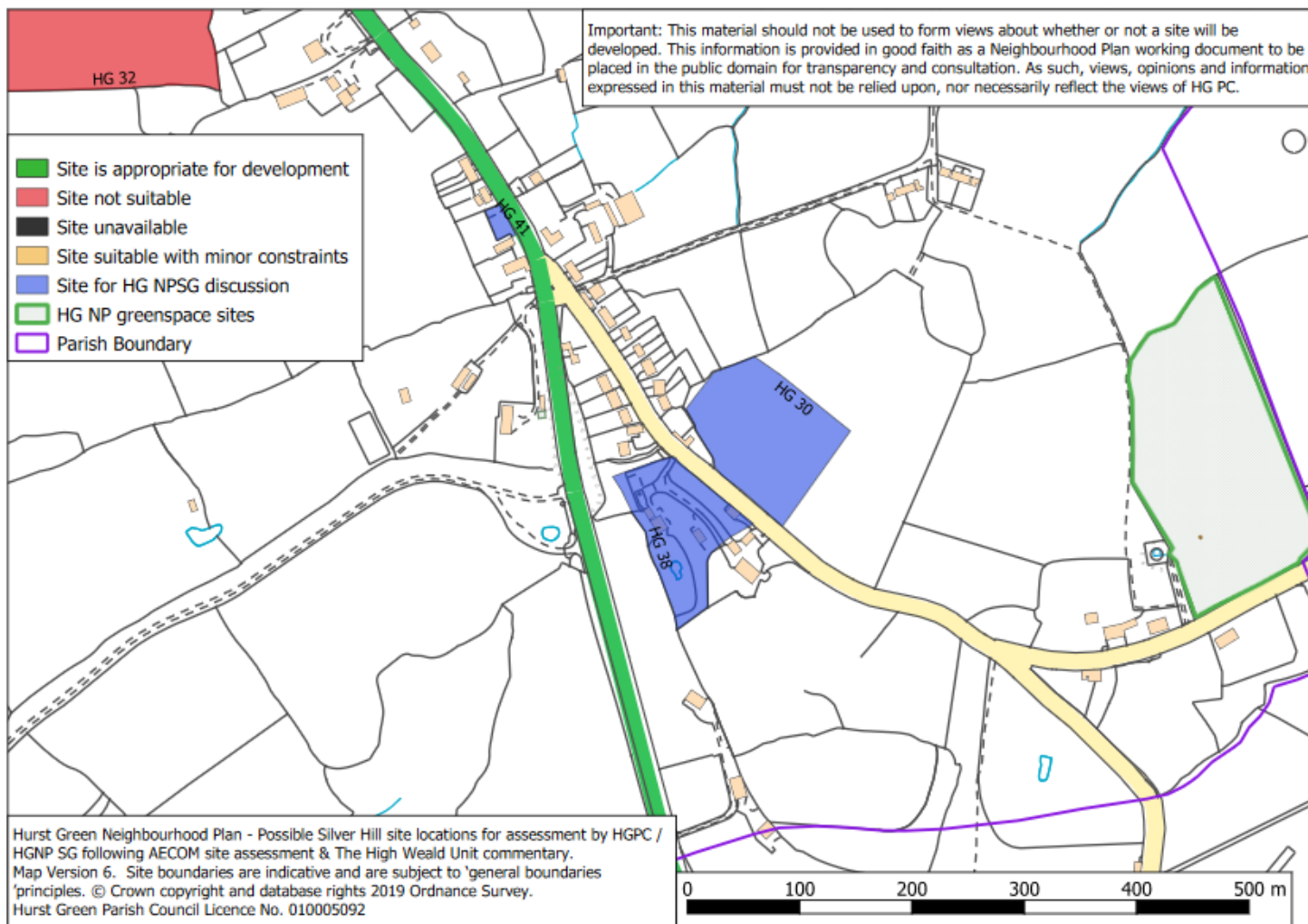
Number	Site Ref and Name	Main constraining factor
1.	HG6 Land south of Lodge Farm	<p>The whole site was submitted for consideration by the landowner. The main constraining factor is the potential impact of development on the landscape, in particular the presence of ancient woodland to the west of the site.</p> <p>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.</p> <p>Availability of the partial site is yet to be confirmed, but should be assessed in terms of landscape impact.</p>
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>

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)
- [Strategic Housing Land Availability Assessment \(SHLAA\) 2013 Review. Part 2 - Settlement Maps and Table, June 2013](#)
- [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 – [Initial outline concept materials](#) 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 [Site Layout Habitat Diagram](#) 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 [Submitted 2nd Perspective Sketch](#) October 2019

HG 35 – Developer [Submitted Financial Viability Assessment](#) October 2019

HG 35 – [proposed scaled sketch layout](#) (not current) August 2019

HG 35 – [Letter with scheme details to Neighbourhood Plan Steering Group / Parish Council from Matrix Partnership](#)

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 – [Site layout plan](#) (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	<ul style="list-style-type: none"> • 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 comments	<ul style="list-style-type: none"> • High impact on AONB due to loss of priority woodland and impact on setting of the PROW.
AECOM comments	<p>Assessed as unsuitable for development:</p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 comments	<ul style="list-style-type: none"> • High impact on AONB due to loss of medieval field system and poor relationship with the settlement pattern.
AECOM comments	<ul style="list-style-type: none"> • The site has significant constraints. The site is unsuitable for development / no evidence of availability ('reject').
Site promoter	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 comments	<ul style="list-style-type: none"> • Impact on AONB due to loss of public enjoyment of views across the site from Burgh Hill.
AECOM comments	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 2019: Suitable and developable, subject to more detailed 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 comments	<ul style="list-style-type: none"> • Moderate impact on AONB due to loss of public enjoyment of the rural setting of the PROW.

AECOM comments	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • The promoter is keen to develop the site and work with the 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.
HG23 Land north of Pentwood Place, London Road	
Is the site available?	Yes
Planning history	RR/2019/1784/P Outline application for a new dwelling with all matters reserved except access Pentwood Place - Land Adjacent, London Road, Hurst Green TN19 7QP <i>Refused and refusal upheld at appeal, April 2020</i>
RDC comments	<ul style="list-style-type: none"> • 2019: Potentially Suitable.
High Weald AONB comments	<ul style="list-style-type: none"> • Low impact on AONB due to small scale.
AECOM comments	<ul style="list-style-type: none"> • Site is a greenfield site adjacent to the settlement boundary, well located in respect of local services and facilities. • There is existing access to the A21 which would need to be upgraded -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 judged to be of medium landscape sensitivity because of the vegetation at the boundaries, and its location within the AONB. • The development of this site could have an impact on the setting of designated heritage assets (Grade II listed Yew Tree House and Grade II listed The Woolpack Inn to the west of the site), mitigation is possible.
Site promoter	Links to further information supplied by the site promoter is contained in Appendix A.

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	<ul style="list-style-type: none"> 2019: The site is unsuitable for development.
High Weald AONB comments	<ul style="list-style-type: none"> High impact on AONB due to loss of medieval field system and poor relationship with settlement.
AECOM comments	<ul style="list-style-type: none"> 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. <p>Not suitable for development.</p>
Site promoter	No comments
Conclusion	Constraints likely to be too great to mitigate, hence not shortlisted.
HG25 Land south of Coopers Corner	
Is the site available?	Yes
Planning history	None
RDC comments	<ul style="list-style-type: none"> 2019: The site is unsuitable for development.
High Weald AONB comments	<ul style="list-style-type: none"> High impact on AONB due to loss of medieval field system and poor relationship with settlement.
AECOM comments	<ul style="list-style-type: none"> 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. <p>Not suitable for development.</p>
Site promoter	No comments.
Conclusion	Constraints likely to be too great to mitigate, hence not shortlisted.
HG30 Land at Silver Hill	
Is the site available?	Yes
Planning history	None
RDC comments	
High Weald AONB comments	

AECOM comments	<ul style="list-style-type: none"> • 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. <p>Not suitable for development.</p>
Site promoter	
Conclusion	Constraints related to landscape sensitivity.
HG32 Slaughter House Field	
Is the site available?	Yes
Planning history	<ul style="list-style-type: none"> • None
RDC comments	<ul style="list-style-type: none"> • The site has significant constraints. The site is unsuitable for development.
High Weald AONB comments	<ul style="list-style-type: none"> • High impact on AONB due to loss of medieval field system and poor relationship with settlement.
AECOM comments	<ul style="list-style-type: none"> • 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. <p>Not suitable for development.</p>
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	<ul style="list-style-type: none"> • None
RDC comments	<ul style="list-style-type: none"> • None
High Weald AONB comments	<ul style="list-style-type: none"> • None
AECOM comments	<ul style="list-style-type: none"> • 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. <p>Not suitable for development.</p>

Site promoter	
Conclusion	Unlikely to be suitable, due to remote location from settlement. Not shortlisted.
HG34 Land west of Bordyke Smallholding, Swiftsden	
Is the site available?	Yes
Planning history	None
RDC comments	<ul style="list-style-type: none"> n/a
High Weald AONB comments	<ul style="list-style-type: none"> n/a
AECOM comments	<ul style="list-style-type: none"> 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. <p>Not suitable for development.</p>
Site promoter	n/a
Conclusion	Unlikely to be suitable, due to remote location from settlement. Not shortlisted.
HG35 Land off Foundry Close	
Is the site available?	Yes
Planning history	<p>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</p> <p>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=RR/2016/1577/P&from=planningSearch</p>
RDC comments	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Moderate impact on AONB due to loss of open land and potential impact on setting of PROW.
AECOM comments	<ul style="list-style-type: none"> 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 quality. A public footpath passes the northern boundary of the site.

	<ul style="list-style-type: none"> 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.
Site promoter	Links to further information supplied by the site promoter is contained in Appendix A.
Conclusion	Currently subject to planning application.
HG36 Land south of Cooks Field, Burgh Hill	
Is the site available?	Yes
Planning history	None.
RDC comments	<ul style="list-style-type: none"> 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 comments	<ul style="list-style-type: none"> High impact on AONB due to poor relationship to settlement and potential impact on setting of PROW.
AECOM comments	<ul style="list-style-type: none"> 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. <p>Not suitable for development.</p>
Site promoter	No comments.
Conclusion	Significant Landscape and access issues.
HG37 Swiftsden Lodge	
Is the site available?	Yes
Planning history	None.
RDC comments	<ul style="list-style-type: none"> None
High Weald AONB comments	<ul style="list-style-type: none"> None
AECOM comments	<ul style="list-style-type: none"> 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. <p>Not suitable for development.</p>
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	<ul style="list-style-type: none"> None
High Weald AONB comments	<ul style="list-style-type: none"> None
AECOM comments	<ul style="list-style-type: none"> 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 <p>Not suitable for development.</p>
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

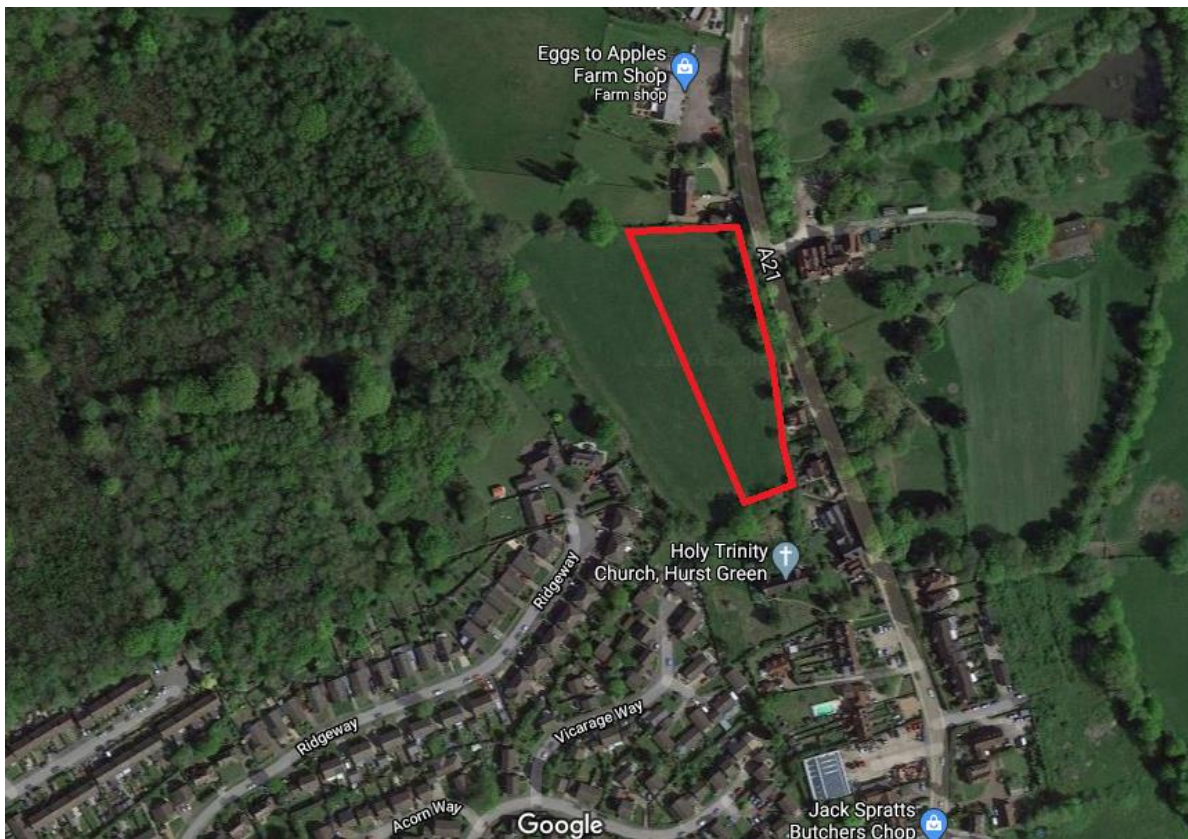
Five additional sites were put forward for consideration since the AECOM Site Assessment Report was published. These have been assessed using the AECOM methodology and a summary of the findings are presented below. The full assessments are contained in Appendix C.

HG39 Land south of Lodge Farm (circa half of HG6 site)	
Is the site available?	Availability to be confirmed.
Planning history	None
RDC comments	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Potential heritage mitigation required. Access would need to be resolved.

	<ul style="list-style-type: none"> • 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 comments	<ul style="list-style-type: none"> • Moderate impact on AONB due to loss of open land.
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 comments	<ul style="list-style-type: none"> • Moderate impact on AONB due to loss of open land.
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	<ul style="list-style-type: none"> •
High Weald AONB comments	<ul style="list-style-type: none"> • Moderate impact on AONB due to loss of public enjoyment of the rural 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	<ul style="list-style-type: none"> • None
High Weald AONB comments	<ul style="list-style-type: none"> • None
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) Total area of the site in hectares	Approximately 0.85 ha
SHLAA site ref (if applicable)	Part of HG6
Method of site identification (e.g. proposed by NP group/ SHLAA/ Call for sites etc.)	SHLAA / Local Call for Sites
Plan of proposed site:	
 <p>Map source: GoogleEarth</p>	
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 <i>Have there been any previous applications for development on this land? What was the outcome?</i> <i>Does the site have an extant planning permission?</i>		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		On the edge, adjacent to the settlement	
Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)	<p>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).</p> <p>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.</p> <p>The site is approximately 480m from the nearest bus stops which are located on London Road and called Hurst Green and Royal George.</p> <p>An infrequent bus service is provided to Hawkhurst, Etchingham, Tunbridge Wells, Burwash, Hastings, Pebsham and Silverhill.</p> <p>The site is approximately 3.0km from Etchingham railway station.</p>		
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			
Questions	Assessment guidelines	Observations and comments	
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • 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	<p>Site is within the High Weald AONB.</p> <p>To the west of the site, beyond the remainder of the field (HG6) is Ancient Woodland, but it is not adjacent to this site.</p> <p>Site is within Flood Zone 1.</p>	

<ul style="list-style-type: none"> • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>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.</p>	<p>Medium sensitivity to development</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Loss of Grade 3 agricultural land</p>	<p>Site appears to be Grade 3 agricultural land.</p>
<p>Heritage Considerations</p>		
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park or Garden • Registered Battlefield 	<p>Potential impact, mitigation likely.</p>	<p>The site is adjacent to Hawthorn Cottage, Grade II listed, is adjacent to the site to the east.</p> <p>The site is not within or adjacent to any other heritage designations or assets.</p>

<ul style="list-style-type: none"> • Listed building • Known archaeology • Locally listed building 		
Community facilities and services		
What access is there to the following facilities: <ul style="list-style-type: none"> • 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 	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 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 site is reasonably well located in terms of facilities.	
Does the site have the potential to provide additional open space/recreation/ community facilities?	Potential to provide small amount of car parking to serve the church. 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 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 development of the site is unlikely to lead to the loss of key biodiversity habitats.
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	Flat	
Coalescence Development would result in neighbouring settlements merging into one another	No	
Scale and nature of development would be large 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. Whilst the site is within the AONB it is well located in relation to the village and would be a natural extension to the existing development.	
Other (provide details)		
Availability		
	Yes/No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	Yes	
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? 0-5/ 6-10/ 11-15 years	No	
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 the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Site is a greenfield site which is adjacent to the settlement boundary. • 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). • 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 sensitivity 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	
<p>Is the site:</p> <p>Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield
Site planning history	<p>RR/2016/1577/P</p> <p>Residential development of site to provide 60 dwellings</p>


Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Foundry Close - Land at, Hurst Green TN19 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 dwellings. Refused and appeal dismissed: <ul style="list-style-type: none">• 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: <ul style="list-style-type: none">- within the existing built up area- Adjacent to and connected with the existing built up area- Outside the built up area		On the edge, adjacent to the settlement		
Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)	There is no existing access to the site, although access would be taken via Foundry Close. The suggested access arrangements are likely to be acceptable for the proposed use. 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) (Provide details)	The site appears (along with HG35 and HG42) in the RDC DaSA Options and Preferred Options 2016 as a preferred site: https://www.rother.gov.uk/wp-content/uploads/2020/01/Development and Site Allocation s Local Plan - Options and Preferred Options1.pdf It was not allocated in the published version however.			
Environmental considerations				
Questions	Assessment guidelines	Observations and comments		
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none">• Green Belt• Area of Outstanding Natural Beauty (AONB)	Within AONB	Site is within the High Weald AONB. Site is within Flood Zone 1.		

<ul style="list-style-type: none"> • 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 		
<p>Landscape Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>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.</p>	<p>Medium sensitivity to development</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Grade 3/ 4</p>	<p>Potentially contains Grade 3 Agricultural Land.</p>
Heritage Considerations		

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none">• Conservation area• Scheduled monument• Registered Park or Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Potential impact, mitigation likely.</p>	<p>There are several listed buildings which front London Road; they are approximately 30 metres from the western site boundary.</p>
<p>Community facilities and services</p>		
<p>What is to the following facilities (measured from the edge of the site):</p> <ul style="list-style-type: none">• 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	<p>Observations and comments</p> <p>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 Trinity Church, the Hurst Green Village Hall and Hurst Green C of E Primary School.</p> <p>The local bus service provides a bus service to Uplands Community College (Secondary School) and Conquest Hospital (health facilities).</p> <p>The site is reasonably well located in terms of facilities.</p>	
<p>Does the site have the potential to provide additional open space/recreation/ community facilities?</p>	<p>No</p>	
<p>Other key considerations</p>		
<p>Are there any known Tree Preservation Orders on the site?</p>	<p>None</p>	
<p>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?</p>	<p>Medium</p>	<p>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</p>

		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, slopes down gently to the east and south	
Coalescence Development would result in neighbouring settlements merging into one another	No	
Scale and nature of development would be large enough to significantly change size and character of the settlement	<p>The site is an overall scale that would not change the size or character of the settlement.</p> <p>Whilst the site is within the AONB it is well located in relation to the village and would be a natural extension to the existing development.</p>	
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? 0-5/ 6-10/ 11-15 years	No	
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		

<p>Key evidence (3-4 bullet points) to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<ul style="list-style-type: none"> • 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
<p>SHLAA Conclusion (if applicable)</p>	<p>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</p>

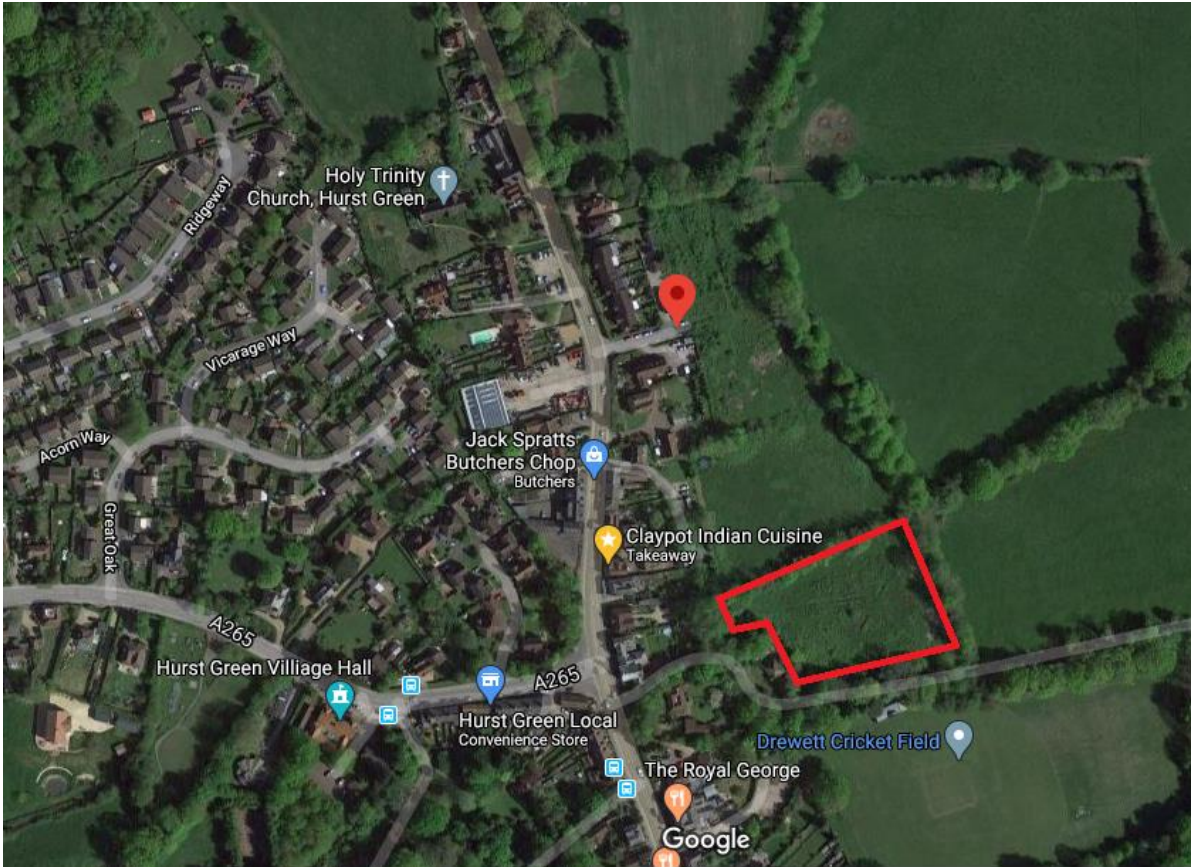
General Information	
Site reference / name	HG41
Site address (or brief description of broad location)	Land off main road, Silver Hill
Current use	
Proposed use (in the Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	
SHLAA site ref (if applicable)	n/a
Method of site 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 <i>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</i>	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	
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, 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) (Provide details)	No	
Environmental considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • 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.
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	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. The site is bordered to the east by the A21 and surrounded on all other sides by existing	

<p>potentially accommodate some change with appropriate mitigation.</p> <p>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.</p>	<p>development (residential and a public house beyond).</p> <p>It currently comprises a tarmacked space, possibly used for parking.</p> <p>The site is located outside of the scope of the “Core Strategy: Market Towns and Villages Landscape Assessment”.</p> <p>The site is considered to have a moderate impact on the AONB due to loss of open land.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>No</p>	
<p>Heritage Considerations</p>		
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none">• Conservation area• Scheduled monument• Registered Park or Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Potential impact, mitigation likely.</p>	<p>There is a listed building to the south of the site, approximately 0.26km from the site boundary – another building sits between.</p>
<p>Community facilities and services</p>		
<p>What is to the following facilities (measured from the edge of the site):</p> <ul style="list-style-type: none">• 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	<p>Observations and comments</p> <p>The site is located in Silver Hill, to the south of the village of Hurst Green.</p> <p>Silver Hill is a small hamlet, very limited in local facilities and is predominately residential. It has a local bus service and a public house.</p> <p>Hurst Green is approximately 1km to the north 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.</p> <p>The local bus service provides a bus service to Uplands Community College (Secondary School) and Conquest Hospital (health facilities).</p>	

	The site is detached from Hurst Green.	
Does the site have the potential to provide additional open space/recreation/community facilities?	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)	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.	
Coalescence Development would result in neighbouring settlements merging into one another	No	
Scale and nature of development would be large 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)? Please provide supporting evidence.	Yes	
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? 0-5/ 6-10/ 11-15 years	No	
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 the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • 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

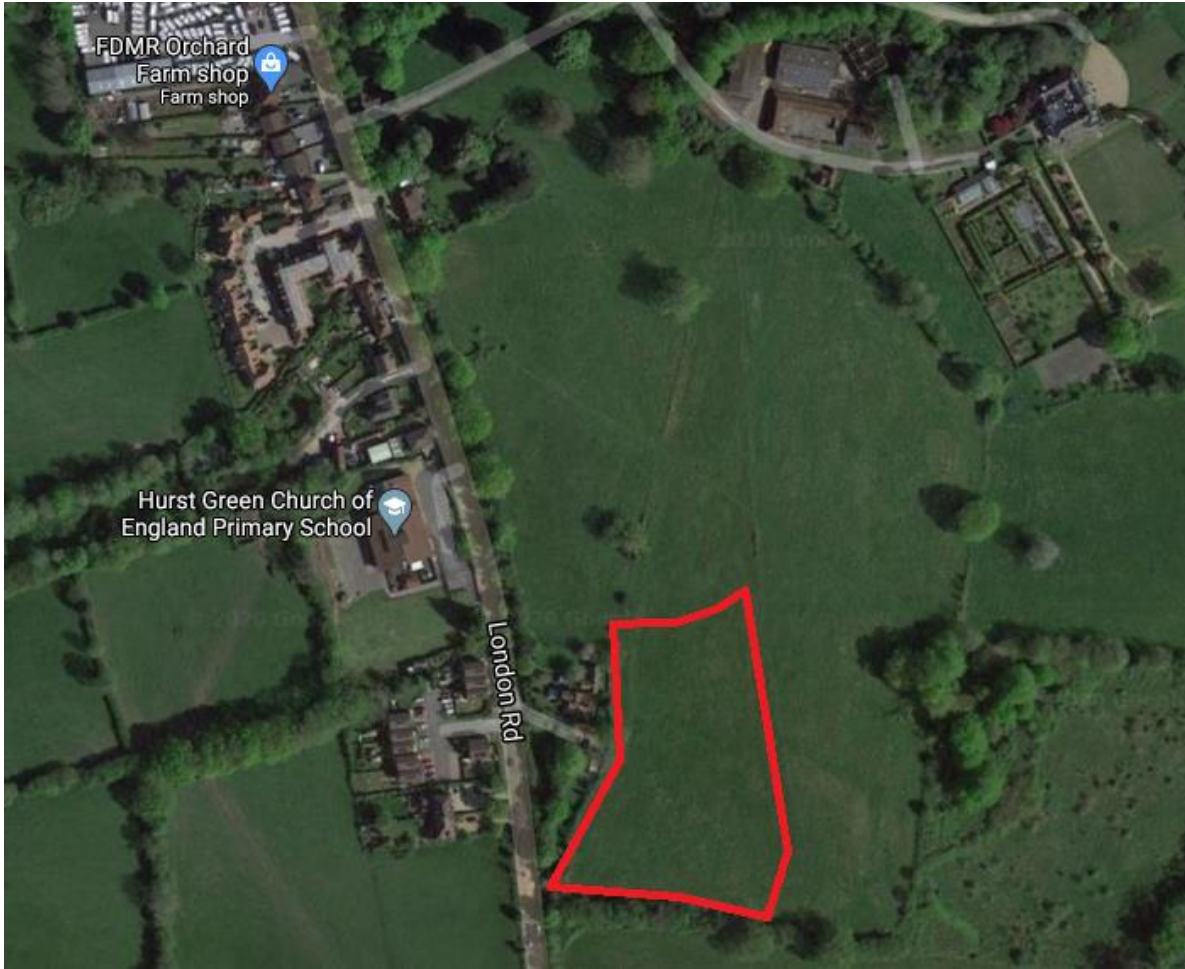
<p><i>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</i></p>	<p>Residential development of site to provide 60 dwellings Foundry Close - Land at, Hurst Green TN19 7QW <i>Refused and refusal upheld at appeal, October 2017</i></p> <p>The site applied for included this site, along with HG35 and HG42.</p> <p>Residential site of providing 60 dwellings1. Refused and appeal dismissed:</p> <ul style="list-style-type: none"> • 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. <p>Proposal did not meet range of housing needs contrary to Policy LHN1 of the Rother Local Plan Core Strategy.</p>
Suitability	
<p>Is the site:</p> <ul style="list-style-type: none"> - within the existing built up area - Adjacent to and connected with the existing built up area - Outside the built up area 	<p style="text-align: center;">Outside</p>
<p>Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)</p>	<p>There is no existing access to the site, although access could either be taken via 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.</p> <p>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.</p> <p>The site is located approximately 2.8km from Etchingham railway station.</p>
<p>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)</p>	<p>No</p>

Environmental considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • 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 	<p>Within AONB</p>	<p>Site is within the High Weald AONB.</p> <p>Site is within flood zone 1.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>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.</p>	<p>Medium sensitivity to development</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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</p>	

	<p>area and in character with existing development, but not encroaching open countryside to the south or east.</p> <p>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.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Loss of agricultural land</p>	<p>Potentially contains Grade 3 Agricultural Land</p>
<p>Heritage Considerations</p>		
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none">• Conservation area• Scheduled monument• Registered Park or Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Potential impact, mitigation likely.</p>	<p>There are a number of Grade II listed buildings fronting the A21, although set approximately 50m away from the site itself.</p>
<p>Community facilities and services</p>		
<p>What is to the following facilities (measured from the edge of the site):</p> <ul style="list-style-type: none">• 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	<p>Observations and comments</p> <p>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.</p> <p>The local bus service provides a bus service to Uplands Community College (Secondary School) and Conquest Hospital (health facilities).</p>	
<p>Does the site have the potential to provide additional open space/recreation/ community facilities?</p>	<p>Potentially</p>	
<p>Other key considerations</p>		
<p>Are there any known Tree Preservation Orders on the site?</p>	<p>None</p>	
<p>Could development lead to the loss of key biodiversity habitats with the potential to</p>	<p>Medium</p>	<p>The development of the site may impact key</p>

support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?		biodiversity habitats which have the potential to support protected species.
Public Right of Way	No	FP31 runs east west to the south of the site, but not within the site itself.
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, slopes down to the east and south	
Coalescence Development would result in neighbouring settlements merging into one another	No	
Scale and nature of development would be large 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)? Please provide supporting evidence.	Yes	
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? 0-5/ 6-10/ 11-15 years	No	
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 the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> Site is a greenfield site adjacent to the settlement boundary, well located in respect of local services and facilities 	

	<ul style="list-style-type: none"> • Access would need to be provided either from Foundry Close (in negotiation with neighbouring land owners) or via the track to the west of the site, subject to further assessment. • 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)	<p>HG7 SHLAA conclusions: Yes, broad compliance with Core Strategy policies.</p> <p>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.</p>

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	Adjacent	
Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)	<p>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).</p> <p>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.</p> <p>There is a footway on the opposite side of London Road that links the site to the village centre.</p> <p>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.</p> <p>The site is approximately 3.0km from Etchingham railway station.</p>	
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: <ul style="list-style-type: none"> • 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	<p>Site is within the High Weald AONB.</p> <p>Site is within flood zone 1.</p>

<ul style="list-style-type: none"> • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Landscape Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>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.</p>	<p>Moderate sensitivity to development</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Loss of agricultural land</p>	<p>Potentially contains Grade 3 Agricultural Land.</p>
<p>Heritage Considerations</p>		

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none">• Conservation area• Scheduled monument• Registered Park or Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Potential impact, mitigation likely.</p>	<p>To the north of the site is 76 London Road, a Grade II listed building.</p> <p>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.</p> <p>The development of the site has the potential to impact the setting of some of the surrounding listed buildings.</p>
Community facilities and services		
<p>What is to the following facilities (measured from the edge of the site):</p> <ul style="list-style-type: none">• 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	<p>Observations and comments</p> <p>Hurst Green village 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.</p> <p>The local bus service provides a bus service to Uplands Community College (Secondary School) and Conquest Hospital (health facilities).</p> <p>The site is reasonably well located in respect of the available facilities.</p>	
<p>Does the site have the potential to provide additional open space/recreation/ community facilities?</p>	<p>Yes – open space</p>	
Other key considerations		
<p>Are there any known Tree Preservation Orders on the site?</p>	<p>None</p>	
<p>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?</p>	<p>Medium</p>	<p>This is an agricultural field with some potential for protected species given the presence of hedgerows and vegetation at the perimeter of the site.</p>
<p>Public Right of Way</p>	<p>Adjacent</p>	<p>FP29 runs to the north of the site.</p>

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	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 large enough to significantly change size and character of the settlement	Unlikely to change the size and character of the settlement but site boundary appears poorly related to the existing settlement and prevailing pattern of development.	
Other (provide details)		
Availability		
	Yes/No	Comments
Is the site available for sale or development (if known)?	Yes	Site submitted to call for sites exercise by landowner
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? 0-5/ 6-10/ 11-15 years	No	
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 the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> 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 	

	<p>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.</p> <ul style="list-style-type: none"> • The site is judged to be of moderate 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 north 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.
SHLAA Conclusion (if applicable)	n/a

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 <i>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</i>	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	Adjacent	
Does the site have suitable access, or could a suitable access be provided (Y/N) (provide details of any constraints)	<p>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).</p> <p>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.</p> <p>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.</p> <p>The site is approximately 3.0km from Etchingham railway station.</p>	
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: <ul style="list-style-type: none"> • 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	<p>Site is within the High Weald AONB.</p> <p>Site is within flood zone 1.</p>
Landscape Is the site low, medium or high sensitivity in terms of landscape?	Moderate sensitivity to development	

<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>The site is adjacent to the defined settlement boundary of Hurst Green and comprises part of a field planted with tree.</p> <p>To the north are houses, to the east and south is open green space.</p> <p>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.</p> <p>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.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Grade 3 /4</p>	<p>Land within the parish is either Grade 3 or 4.</p>
<p>Heritage Considerations</p>		
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park or Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Potential impact, mitigation likely.</p>	<p>There are two Grade II listed buildings to the west of the site, across the A21.</p> <p>Grade II* listed Iridge Place is located southeast of the site.</p> <p>The development of the site has the potential to impact the setting of some of the surrounding listed buildings.</p>
<p>Community facilities and services</p>		
<p>What is to the following facilities (measured from the edge of the site):</p> <ul style="list-style-type: none"> • Village / local centre / shop • Public transport (with at least a half hourly service during the day) • School(s) • Health centre facility 	<p>Observations and comments</p> <p>Hurst Green village 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</p>	

<ul style="list-style-type: none"> • Amenity footpath • Cycleway • Open space/recreation/play facilities 	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 site is well located in respect of the available 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 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	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	
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	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 large 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	Site submitted to call for sites exercise by landowner
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? 0-5/ 6-10/ 11-15 years	No	
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 the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • Site is a greenfield site adjacent to the settlement boundary, well located in respect of local services and facilities. • Access from the A21 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 judged to be of moderate landscape sensitivity to change because of 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 change the size and character of the settlement. 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. 	
SHLAA Conclusion (if applicable)	n/a	

APPENDIX D – FULL LIST OF SITES SUBMITTED

Site Ref	Name	Where identified	Reason
1.			
2.	Land to rear of Ridgeway	RDC (SHLAA)	Unavailable
3.	Iridge Place		Unavailable
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	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	Unavailable
10.	Land r/o Meadow View Cottages, Foundry Close	RDC SHLAA	Now part of HG35
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
23.	Land off Pentwood Place, London Road	NP	Shortlisted
24.	Land west of Coopers Corner	NP	Too many constraints
25.	Land south of Coopers Corner	NP	Too many constraints
26.	Land adjacent to HG Allotments	NP	Unavailable
27.	(Local Green Space)		
28.	(Local Green Space)		
29.	(Local Green Space)		
30.	Land at Silver Hill	NP	Shortlisted
31.	(Local Green Space)		
32.	Slaughter House Field	NP	Too many constraints
33.	Swiftsden	NP	Too remote
34.	Land west of Bordyke Smallholding, Swiftsden	NP	Too remote
35.	Land off Foundry Close	NP	Shortlisted
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 of HG6 site)		Considered as part of HG6.

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