
Appendix A – Individual Site Pro-formas

The individual site pro-formas should be read alongside the main report, particularly Table 3.

Site Assessment Proforma

General information

Site Reference / name	HG 2
Site Address (or brief description of broad location)	Land to the rear of Ridgeway
Current use	Scrub land
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.86 Ha
SHLAA site reference (if applicable)	HG2
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	RDC SHLAA



Map Source: 2018 Google

Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield

Brownfield

Mixture

Unknown

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

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Site planning history

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

None.

Suitability

Suitability

Is the site:

Within

Adjacent

Outside

Unknown

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

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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 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.

There is Public Right of Way that runs through the site and links the site to footways within the village.

The site is approximately 100m from the nearest bus stop which is located on Station Road and called Ridgeway.

An infrequent bus service is provided to Uckfield, Etchingham, Manor Park, Pebsham and Burwash.

The site is approximately 2.3km 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 allocation.

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>Yes within AONB, proximity to Ancient Woodland</p>	<p>Site is within the High Weald AONB.</p> <p>To the north and west of the site is Ancient Woodland.</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>High 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 comprises woodland adjoining a broader area of Ancient Woodland and is crossed by a public footpath.</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.</p> <p>The site is judged to be of high sensitivity to change because of its total coverage by woodland and designation within the AONB.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss</p>	<p>Not agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	No impact	<p>The site is not within or adjacent to any heritage designations or assets.</p> <p>Hawthorn Cottage, Grade II listed, is approximately 275m east of the site.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Observations and comments
	<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. 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>

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	Site appears to be covered by self-seeded, low quality trees.
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 but is in close proximity to Ancient Woodland which does have the potential to support protected species.
Public Right of Way	Yes	Public Right of Way Hurst Green 6b runs through the site, east-west.

Existing social or community value (provide details)	No	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 settlement	The site is an overall scale that would not change the size or character of the settlement.
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Considered available in the SHLAA.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	10 - 21
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> - The site is a greenfield site adjacent to the settlement boundary - 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
SHLAA Conclusion	<p>Burgh Wood is a large ancient woodland situated on the edge of Hurst Green, on land which slopes down to a stream. The wood is dominated by Sweet Chestnut coppice, with patches of ground flora which are rich in species indicative of ancient woodland. It is a designated SNCI, criss-crossed by footpaths that are enjoyed by local people. Whilst this area is not within the SNCI or defined ancient woodland, in practical terms the land is subject to natural restoration and re-colonisation of neighbouring ancient woodland. It is also defined BAP Habitat deciduous woodland. As such its development would bring it into conflict with policy EN5 in particular. Access presents a further difficulty, and require either a loss of a property or loss of garages (Policy TR3).</p>

Site Assessment Proforma

General information

Site Reference / name	HG 6
Site Address (or brief description of broad location)	Land south of Lodge Farm
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.70 Ha
SHLAA site reference (if applicable)	HG6
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	RDC SHLAA



Map Source: 2018 Google

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 <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None.			

Suitability

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 existing built up area 	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
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 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>There is Public Right of Way to the south of the site 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?	No allocation.			

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, proximity to Ancient Woodland</p>	<p>Site is within the High Weald AONB.</p> <p>To the west of the site is Ancient Woodland.</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.</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 woodland to the west of the site, 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.</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>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Potential impact, mitigation likely.</p>	<p>The site is adjacent to Hawthorn Cottage, Grade II listed, is approximately 275m east of the site.</p> <p>The site is not within or adjacent to any other heritage designations or assets.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Observations and comments
	<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. 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>

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 but is in close proximity to Ancient Woodland which does have the potential to support protected species.
Public Right of Way	No	Public Right of Way Hurst Green 6b runs to the south of the site.

Existing social or community value (provide details)	No	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 settlement	The site is an overall scale that would not change the size or character of the settlement.
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site was considered available in the SHLAA. However, HGPC have not been able to confirm availability with the landowner.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	11 - 41
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The site was considered available in the SHLAA. However, HGPC have not been able to confirm availability through their efforts to contact the landowner. Until evidence of availability is obtained the site cannot be considered appropriate for allocation.</p> <p>Should the site's availability be confirmed, the following conclusions have been reached in terms of suitability:</p> <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 Ancient Woodland (Burgh Wood to the west of the site) and the setting of a designated heritage asset (Grade II listed Hawthorne Cottage to the southeast of the site), mitigation is possible but may reduce the developable area (given a requirement for a buffer to the adjacent Ancient Woodland and a potential buffer to the heritage asset) and, therefore, site capacity - 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 - The results of the assessment come to different conclusions from the SHLAA conclusion (i.e. potentially suitable, subject to the mitigation of major constraints rather than unsuitable)
SHLAA Conclusion	<p>Site 'reads' as part of wider landscape, and development would constitute further ribbon development. Landscape issues - views out of site northwards. Footpath provides a natural village boundary at this point. Highways Agency indicate it is against their policy to create a new access to the A21 for safety/capacity reasons and would prefer development of sites HG7 and HG10. Issues with policies, including TR3, RA1, RA2, OSS1, OSS3, OSS4 and OSS5.</p>

Site Assessment Proforma

General information

Site Reference / name	HG 9
Site Address (or brief description of broad location)	Land at Yew Tree Farm
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	7.77 Ha
SHLAA site reference (if applicable)	HG9
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	RDC SHLAA



Map Source: 2018 Google

Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield

Brownfield

Mixture

Unknown

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.



Site planning history

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

None

Suitability

Suitability

Is the site:

Within

Adjacent

Outside

Unknown

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



Does the site have suitable access or could a suitable access be provided? (Y/N)

(provide details of any constraints)

The site boundary suggests access to the site could be taken from a track which is to the north of Pentwood Place or a track to the south of 48 London Road. Both tracks are very narrow and unlikely to be able to support a large scale residential development. If developed comprehensively with HG35 suitable access arrangements could potentially be achievable.

There are no Public Rights of Way linking the site to the centre of Hurst Green where there are pedestrian footways.

The site is approximately 431m from the nearest bus stops which are located on London Road and called Hurst Green and Royal George.

An infrequent bus service is provided to Hawkhurst, Etchingham, Tunbridge Wells, Burwash, Hastings, Pebsham and Silverhill.

The site is approximately 2.8km from Etchingham railway station.

Is the site allocated for a particular use in the adopted and/ or emerging Local Plan?

No allocation.

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>High 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 not within the defined settlement boundary of Hurst Green and comprises agricultural fields. The site has a steeply sloping landform falling from west to east towards a valley. The boundaries of the fields around the site are mature trees, and it also adjoins areas of woodland. The site is separate from the main settlement pattern at Hurst Green.</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 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 because of its designation within the AONB, location in relation to the settlement pattern, and landform.</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>Loss of Grade 3 agricultural land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	No impact	This site is not within or adjacent to any heritage designations or assets.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Observations and comments
	<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. The local bus service provides a bus service to Uplands Community College (Secondary School) and Conquest Hospital (health facilities).</p> <p>The site is detached from Hurst Green but is reasonably close to services and facilities within the village.</p>

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	A cluster of trees in HG35 are protected by a Tree Preservation Order to the west of the site.
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?	High	Historic field boundaries with potential for protected species, protected species known on site to west.
Public Right of Way	No	Public Rights of Way to the north (Hurst Green 33) and south (Hurst Green 31) of the site.

Existing social or community value (provide details)	No	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Undulating
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 settlement	The site is an overall scale that would not change the size or character of the settlement.
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Considered available in the SHLAA.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	47 - 175
Key evidence (3-4 bullet points) to explain why 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 not adjacent to the settlement boundary - The site is unlikely to be able to provide adequate access - The site is judged to be of high sensitivity because of its designation within the AONB, location in relation to the settlement pattern, and landform.
SHLAA Conclusions	No. Wholly rural area, detached from built form of village and relating to the wider landscape. Forms part of valley side to the east of village and of the rural setting of the settlement, criss-crossed by historic AONB field boundaries. Issues with policies, including OSS1, OSS4, OSS5, RA1, RA2, EN1, EN5 and possibly TR3.

Site Assessment Proforma

General information

Site Reference / name	HG 11
Site Address (or brief description of broad location)	Cooks Field, Burgh Hill
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.54 Ha
SHLAA site reference (if applicable)	HG11
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	RDC SHLAA



Map Source: 2018 Google

Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield

Brownfield

Mixture

Unknown

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

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Site planning history

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

None.

Suitability

Suitability

Is the site:

Within

Adjacent

Outside

Unknown

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

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Does the site have suitable access or could a suitable access be provided? (Y/N)

(provide details of any constraints)

There is no access to the site from Burgh Hill at the northern boundary. A new access would be required if the site were developed. It is possible that a new access could be created to Burgh Hill, but this would require removal of vegetation.

No footway exists adjacent to the site on Burgh Hill.

The nearest bus stop is 500m east on Station Road at Ridgeway. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.

The site is approximately 1.6km 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?

No allocation.

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>The site is located 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>High 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 an agricultural field. The site is located across a hill, with the land falling away to its south-east towards a valley. The site is located within the existing linear settlement pattern along Burgh Hill.</p> <p>The site's location on the edge of the valley to the east, its enclosure by trees, and its views to the east are considered to reflect the special qualities of the AONB identified in the AONB Management Plan.</p> <p>The site is located within Viewpoint 2 of the "Core Strategy: Market Towns and Villages Landscape Assessment" where it concludes there a low ability to accommodate change. It notes that some development may be acceptable close to the built-up area, within the existing development boundary and in character with existing development, but not encroaching open countryside to the south.</p> <p>The site is judged to be of high sensitivity to change because of its designation within the AONB and location in relation to surrounding topography.</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 Very Good Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	No impact	There are no heritage assets on the site or in the immediate surroundings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	<p>Observations and comments</p> <p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is reasonably well located in respect of the available facilities.</p>
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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	Site is an actively farmed agricultural field with mature vegetation at the boundaries. The site could accommodate habitats given the vegetation at the boundaries.
Public Right of Way	No	

Existing social or community value (provide details)	No	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Largely flat, land slopes 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 settlement	No
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Considered available in the SHLAA.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

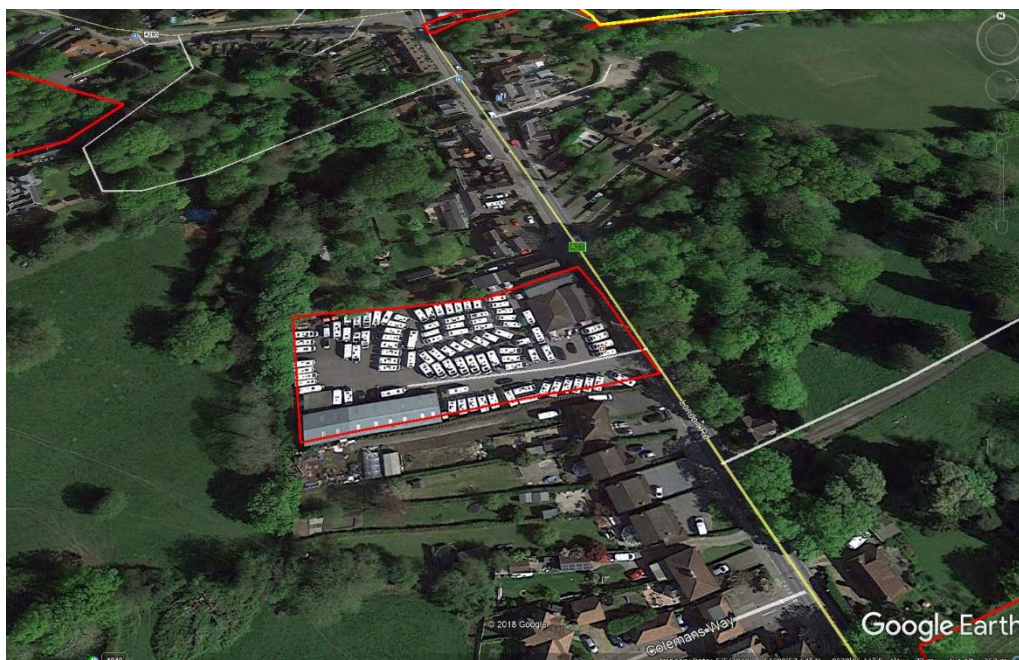
Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	10 - 37
Key evidence (3-4 bullet points) to explain why 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 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
SHELAA Conclusions	Clear constraints and obstacles to further ribbon development in AONB. Loss of critical green gap at this fringe location weighs against development. Other sites in Hurst Green relate much better to central core of village services (particularly since Etchingham primary school is relocating). Issues with Core Strategy policies, including EN1, RA1, RA2, TR3, OSS1, OSS3, OSS4, OSS5, in particular.

Site Assessment Proforma

General information

Site Reference / name	HG 17
Site Address (or brief description of broad location)	Caravan Tech site
Current use	Commercial
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.45 Ha
SHLAA site reference (if applicable)	RDC Identified
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	NP Group



Map Source: 2018 Google

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

☐

Brownfield

☒

Mixture

☐

Unknown

☐

Site planning history

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

RR/2000/2380 – Numerous planning applications for Caravan/Garage services¹.

All Approved.

Suitability

Suitability

Is the site:

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

Within

☒

Adjacent

☐

Outside

☐

Unknown

☐

Does the site have suitable access or could a suitable access be provided? (Y/N)

(provide details of any constraints)

There is an existing access to the site from the A21; it would need to be formalised as part of any redevelopment and this is likely to be achievable.

Footways link the site to the village centre.

The site is 100m from the nearest bus stop in the centre of Hurst Green. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.

The site is 2.8km from Etchingham railway station.

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

No allocation.

¹ <http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2000/2380/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>Yes 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>Low 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 within the defined settlement boundary of Hurst Green and comprises a commercial caravan yard. The site is within the existing settlement pattern along the A21.</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 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 low sensitivity to change as despite its designation within the AONB, it is a brownfield site already characterised by commercial development, and within the existing settlement boundary.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>No loss</p>	<p>Not agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Some impact, mitigation possible</p>	<p>Immediately north of the site is 93 London Road, which is a Grade II listed building.</p> <p>Development of the site would need to consider this heritage asset; mitigation is likely to be possible.</p>

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is well located in respect of the available facilities.</p>

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?	Low	None as the site is a brownfield site.
Public Right of Way	No	
Existing social or community	No	

value (provide details)			
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Given the commercial use of the site there is potential for ground contamination. Mitigation is likely to be feasible.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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.	N/A
Scale and nature of development would be large enough to significantly change size and character of settlement	The site is an overall scale that would not change the size or character of the settlement.
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

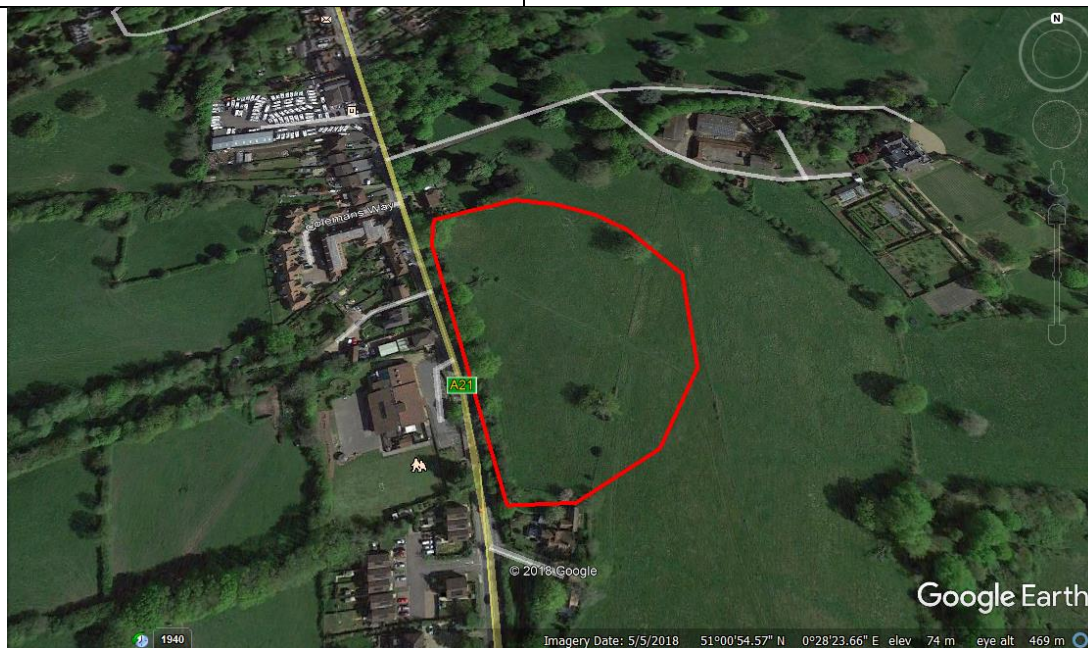
Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	3 - 11
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> - Site is a brownfield site within the settlement boundary, well located in respect of local services and facilities - There is existing access to the A21 if the access arrangements need upgrading they 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 low landscape sensitivity to change as, despite its designation within the AONB, it is a brownfield site already characterised by commercial development, and within the existing settlement boundary. - Redevelopment of the site would result in a loss of employment floor space within Hurst Green

Site Assessment Proforma

General information

Site Reference / name	HG 22
Site Address (or brief description of broad location)	Land off London Road
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential and community facilities
Gross area (Ha) Total area of the site in hectares	2.05
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Call for Sites



Map Source: 2018 Google

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

Brownfield

Mixture

Unknown



Site planning history

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

None.

Suitability

Suitability

Is the site:

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

Within

Adjacent

Outside

Unknown



Does the site have suitable access, or could a suitable access be provided? (Y/N)

(provide details of any constraints)

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.

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

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

The site is approximately 3.0km from Etchingam 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
<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>Site is within the AONB</p>	<p>The site sits 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>High 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. The boundaries between the site and the A21, and the site and a property it adjoins to the north are lined by mature hedgerows with hedgerow trees. There are several mature scattered trees within the site.</p> <p>The site located to the east of London Road where the “Core Strategy: Market Towns and Villages Landscape Assessment¹” 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>In addition, the site is crossed by a public footpath such that it more readily perceived as part of the countryside of the AONB.</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>	

¹ <http://www.rother.gov.uk/CHttpHandler.ashx?id=11822&p=0>

Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	Loss of agricultural land	Potentially contains Grade 2 Very Good Agricultural Land.
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Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, mitigation possible</p>	<p>To the north of the site is 76 London Road, a Grade II listed building. Northeast of the site is Iridge Place, which is Grade II* listed and its associated stable building which is Grade II listed in its own right.</p> <p>Opposite the site 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

Relationship with facilities	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is reasonably well located in respect of the available facilities.</p>
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
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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 is an agricultural field with some potential for protected species given the presence of hedgerows and vegetation at the perimeter of the site.
Public Right of Way	Adjacent	Hurst Green 29 Footpath is to the south of the site.
Existing social or community value (provide details)	None	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope rising to the east
Coalescence	No
Scale and nature of development would be large enough to significantly change size and character of 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

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to call for sites exercise by landowner.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

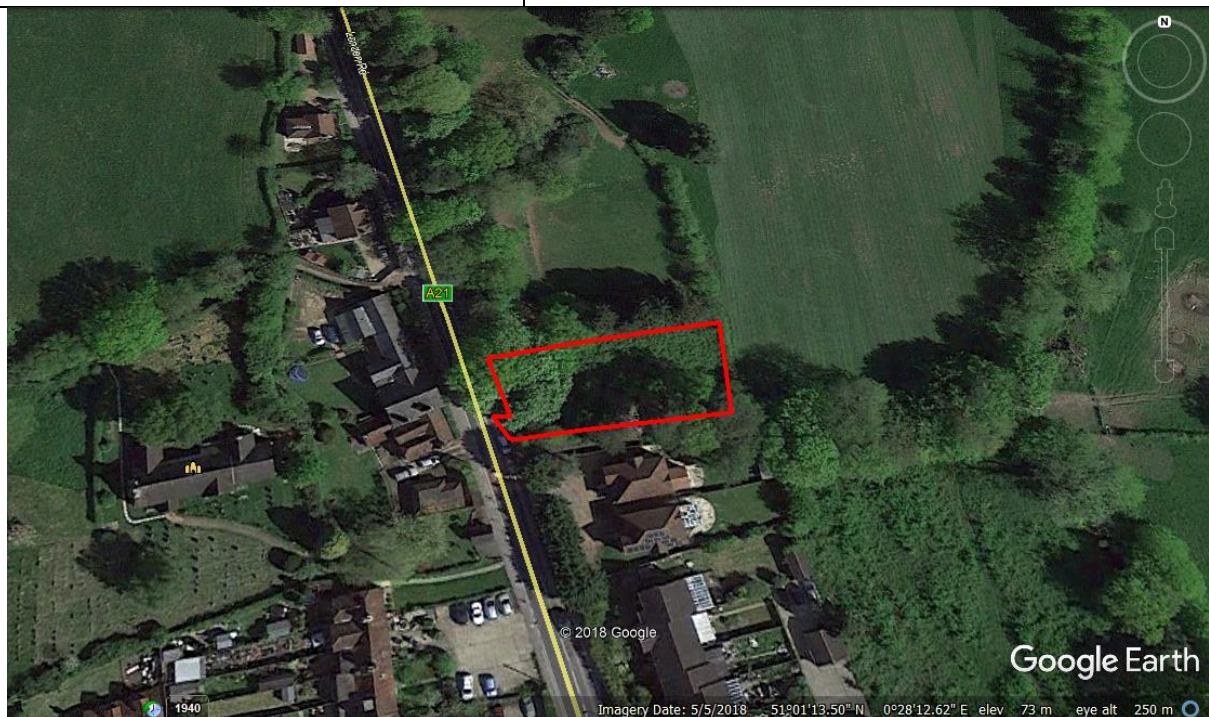
Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	12 - 46
Key evidence (3-4 bullet points) to explain why 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 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 Assessment Proforma

General information

Site Reference / name	HG 23
Site Address (or brief description of broad location)	Land north of Pentwood Place, London Road (TN21 0QD)
Current use	Scrub
Proposed use (in Neighbourhood Plan)	Residential – suitable for 1 or 2 houses.
Gross area (Ha) Total area of the site in hectares	0.1 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for Sites



Map Source: 2018 Google

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

Brownfield

Mixture

Unknown



Site planning history

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

None.

Suitability

Suitability

Is the site:

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

Within

Adjacent

Outside

Unknown



Does the site have suitable access, or could a suitable access be provided? (Y/N)

(provide details of any constraints)

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).

Footways link the site to the village centre.

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

The site is approximately 2.9km 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 allocation.

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>The site sites with 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.</p> <p>The site is adjacent to the defined settlement boundary of Hurst Green and has mature trees and other vegetation at the site boundaries.</p> <p>The site located to the east of London Road where the “Core Strategy: Market Towns and Villages Landscape Assessment¹” 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 open countryside to the south or east.</p> <p>The site is judged to be of medium sensitivity as a result of the vegetation at the boundaries, and its location within the AONB.</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>The site is greenfield and whilst it appears not to be farmed, it would result in the loss of agricultural land.</p>

¹ <http://www.rother.gov.uk/CHttpHandler.ashx?id=11822&p=0>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Some impact, mitigation possible</p>	<p>There are no listed buildings within the site.</p> <p>Opposite the site are The Woolpack Inn and Yew Tree House which are both Grade II listed.</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

Relationship with facilities	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is well located in respect of the available facilities.</p>
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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?	Moderate	There are trees and hedgerows present on the site with some biodiversity/ecology potential.
Public Right of Way	Adjacent	Hurst Green 33 Footpath adjacent to the south of the site

Existing social or community value (provide details)	No	
--	----	--

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 settlement	The scale and nature of development would not be large enough to significantly change the size and character of the settlement.
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to call for sites exercise by landowner
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	1 - 3
Key evidence (3-4 bullet points) to explain why 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 - 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 Assessment Proforma

General information

Site Reference / name	HG 24
Site Address (or brief description of broad location)	Land west of Coopers Corner
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	3.17 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HG NP Identified



Map Source: 2018 Google

Context

Is the site:

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield

Brownfield

Mixture

Unknown

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

☒☐☐☐

Site planning history

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

None.

Suitability

Suitability

Is the site:

Within

Adjacent

Outside

Unknown

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

☐☐☒☐

Does the site have suitable access, or could a suitable access be provided? (Y/N)

(provide details of any constraints)

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).

There is an unlit footway on the opposite side of London Road which links the site to Hurst Green.

Bus stops are located adjacent to the site on the A21 and A229. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.

The site is approximately 3.3km 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 allocation.

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>The site sits 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>High 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 the defined settlement boundary of Hurst Green and comprises an agricultural field adjoining the A21 to its east. The field is bounded by mature hedgerows and trees. There is a house and outbuildings in the south-east corner of the field next to the A21. The site is situated across a ridgeline at Cooper's Corner, with the landform falling away sharply to the west towards a small valley.</p> <p>The site is located outside of the study area of the "Core Strategy: Market Towns and Villages Landscape Assessment¹".</p> <p>The site is judged to be of high sensitivity to change because of its location in open countryside away from the main area of settlement, its landform, and its designation in the AONB.</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 2 Very Good Agricultural Land</p>

¹ <http://www.rother.gov.uk/CHttpHandler.ashx?id=11822&p=0>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Some impact, mitigation possible</p>	<p>There are no listed buildings within the site. To the east of the site, across London Road, are Cooper's Corner Farmhouse and Bellhurst Oast Cooper's Farm Oast which are 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

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is poorly located in respect of the available facilities.</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>The site is managed agricultural land with hedgerows and mature trees around the perimeter of the site that could contain biodiversity/ecological value.</p>

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 (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope towards the south west
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 settlement	The site is disproportionate in scale to the character of Cooper's Corner
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to call for sites exercise by landowner
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

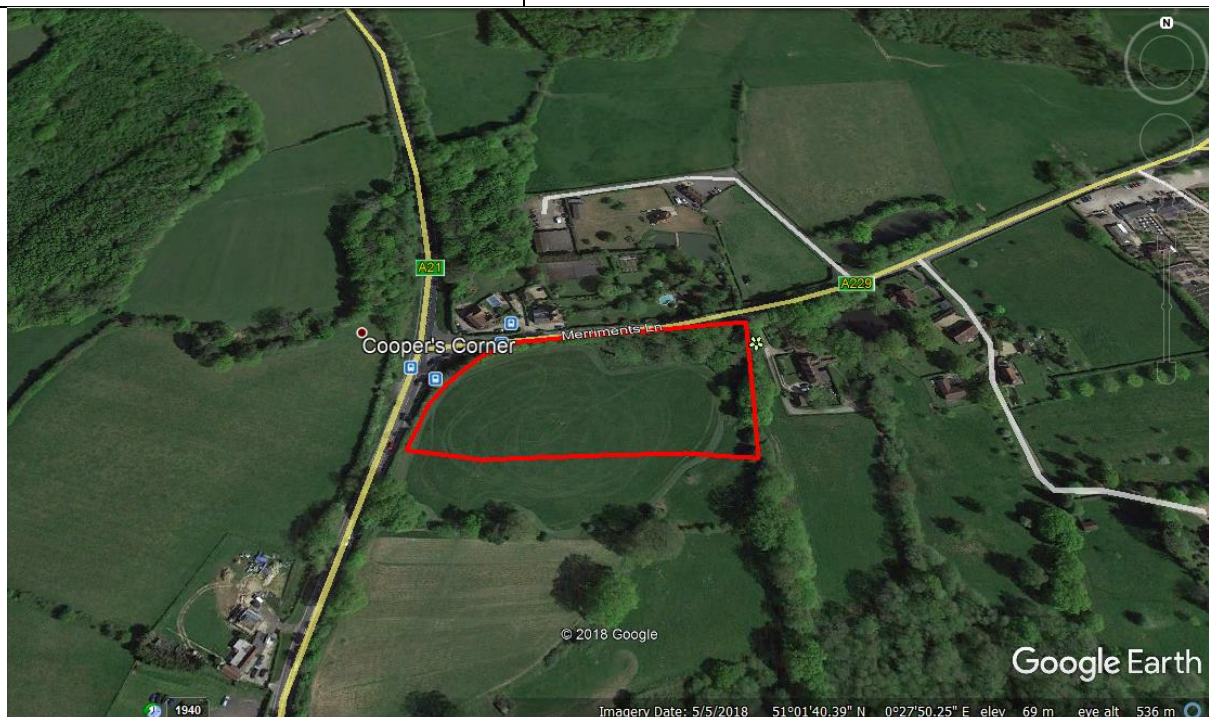
Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	19 - 71
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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

Site Assessment Proforma

General information

Site Reference / name	HG 25
Site Address (or brief description of broad location)	Land south of Coopers Corner, Hurst Green
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.43 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HG NP Identified



Map Source: 2018 Google

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 <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None.			

Suitability

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 existing built up area	Within <input type="checkbox"/>	Adjacent <input type="checkbox"/>	Outside <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access, or could a suitable access be provided? (Y/N) (provide details of any constraints)	There is an existing access on to the A21, it would need to be upgraded and there is potential for conflict between a new access and the existing junction of the A21 with the A229. There is an unlit footway adjacent to the site which links the site to Hurst Green. Bus stops are located adjacent to the site on the A21 and A229. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings. The site is approximately 3.3km 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 allocation.			

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>The site sits with 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>High 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 boundary of Hurst Green and comprises part of an agricultural field that adjoins the A229 to its north and A21 to its west. There are hedgerows and intermittent mature trees around its boundary. The site is situated across a ridgeline at Cooper's Corner, with the landform falling away to the east towards a valley. There is existing farm development to the site's north on the opposite side of the A229.</p> <p>The site is located outside of the study area of the "Core Strategy: Market Towns and Villages Landscape Assessment".</p> <p>The site is judged to be of high sensitivity to change because 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>	
<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 2 Very Good Agricultural Land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Some impact, mitigation possible</p>	<p>There are no listed buildings within the site.</p> <p>To the north of the site across the A229 are Cooper's Corner Farmhouse and Bellhurst Oast Cooper's Farm Oast which are both 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

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is poorly located in respect of the available facilities.</p>

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 managed agricultural land with hedgerows and mature trees around the perimeter of the site that could contain biodiversity/ecological value.

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 (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat but slightly elevated
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 settlement	The site is disproportionate in scale to the character of Cooper's Corner
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Submitted to call for sites exercise by landowners.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	9 - 34
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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

Site Assessment Proforma

General information

Site Reference / name	HG 30
Site Address (or brief description of broad location)	Land at Silver Hill (TQ 73904 25923)
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	3.15 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HG NP Identified



Map Source: 2018 Google

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

Brownfield

Mixture

Unknown



Site planning history

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

None.

Suitability

Suitability

Is the site:

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

Within

Adjacent

Outside

Unknown



Does the site have suitable access, or could a suitable access be provided? (Y/N)

(provide details of any constraints)

There is currently no access to the site and a new access would be required to facilitate the proposed use.

Access could be achieved but the ability of the road to be able to accommodate the traffic is not clear (single track lane).

The nearest bus stop is 260m north of the site located in the Hamlet of Silver Hill. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.

The site is approximately 4.0km from Etchingham railway station.

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

(provide details)

No allocation.

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>The site is located 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 can accommodate minimal change.</p>	<p>High 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 located at Silver Hill, outside the defined settlement boundary of Hurst Green. It comprises part of an agricultural field adjoining a minor lane to the south-west, and a wooded area to the north. It is located across elevated land rising from north-west to south-east on a hill, and as such is visible from the landscape to the north.</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 judged to have a high sensitivity to change because of its designation within the AONB, its elevated landform, location in relation to existing settlement patterns, and extent of visibility.</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 2 Very Good Agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Some impact, mitigation possible</p>	<p>There are no listed buildings within this site. However, Stangate, a Grade II listed building immediately adjoins the site to the north.</p> <p>The development of the site has the potential to impact the setting of some of the surrounding listed buildings.</p> <p>In addition, land to the east of the site is Silver Hill Archaeological Notification Area with Medieval and Post-Medieval farm, Napoleonic barracks.</p>

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is poorly located in respect of the available facilities.</p>

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	<p>The site appears to be managed agricultural land with hedgerows and mature trees around the perimeter of the site that could contain ecological value.</p> <p>To the north and north east of the site are ancient and semi-natural woodland known as the Troughwoods.</p>
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 (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Elevated and gently sloping away from the road
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 settlement	If the whole site was developed it would significantly change the size and character of Silver Hill
Other (provide details)	

Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to call for Sites exercise by landowner.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	19 - 71
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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

Site Assessment Proforma

General information

Site Reference / name	HG 32
Site Address (or brief description of broad location)	Slaughter House Field, Silver Hill
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	3.69 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HG NP Identified Site



Map Source: 2018 Google

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 <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None.			

Suitability

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 existing built up area 	Within <input type="checkbox"/>	Adjacent <input type="checkbox"/>	Outside <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	<p>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).</p> <p>The nearest bus stop is 400m south along the A21 in the hamlet of Silver Hill. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.</p> <p>The site is approximately 3.4km 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
<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>The site is located 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>High 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 comprises an agricultural field enclosed by a boundary of mature trees. The landform across the site falls steeply from east to west, and is part of a valley side. The site is located away from existing roads and the existing settlement pattern at Hurst Green and along the A21.</p> <p>The site is located outside of the study area of the “Core Strategy: Market Towns and Villages Landscape Assessment”. On the basis of the above the site is considered to be high sensitivity to development.</p> <p>The site is judged to have a high 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>	
<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 2 Very Good Agricultural Land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	No impact and no requirement for mitigation	There are no listed buildings within or surrounding the site.

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is poorly located in respect of the available facilities.</p>

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 appears to be managed agricultural land with hedgerows and mature trees around the entire perimeter of the site that could contain biodiversity / ecological value.
Public Right of Way	No	

Existing social or community value (provide details)	No	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 settlement	Site is not related to existing settlements
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to Call for Sites exercise by landowners.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

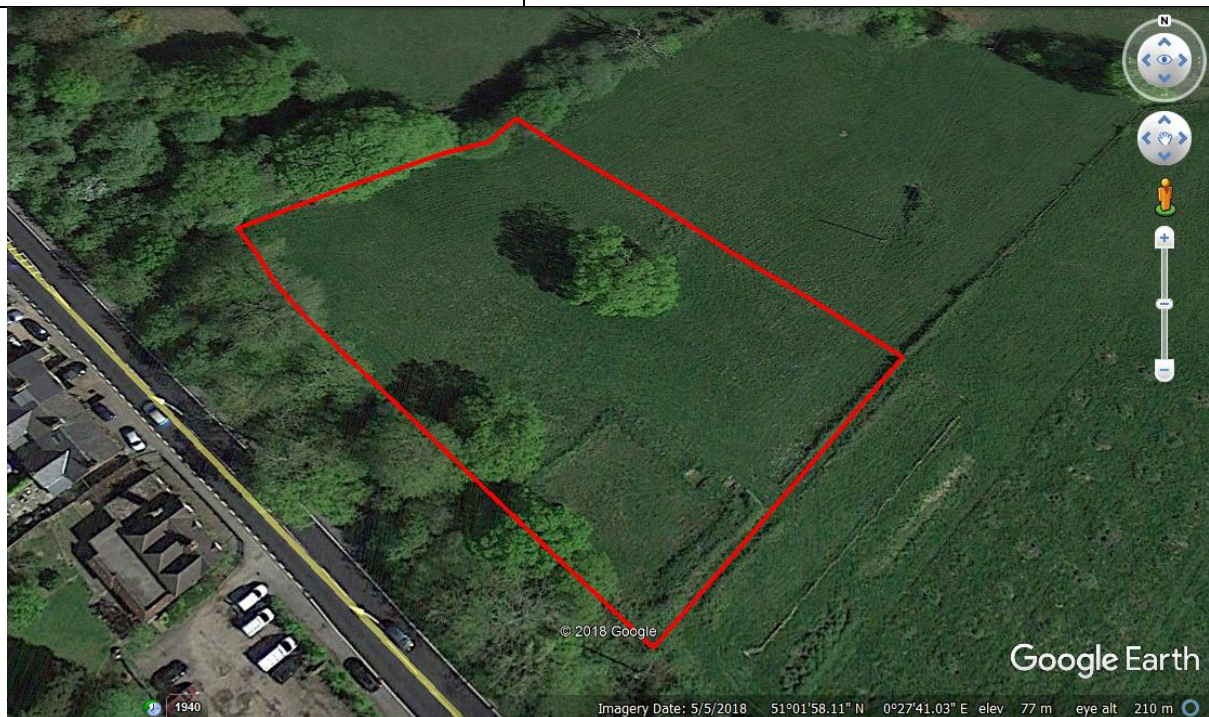
Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	22 - 83
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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

Site Assessment Proforma

General information

Site Reference / name	HG 33
Site Address (or brief description of broad location)	Land south of Swiftsden Lodge, Swiftsden
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.54 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	HG NP Identified Site



Map Source: 2018 Google

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

Brownfield

Mixture

Unknown



Site planning history

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

None.

Suitability

Suitability

Is the site:

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

Within

Adjacent

Outside

Unknown



Does the site have suitable access, or could a suitable access be provided? (Y/N)

(provide details of any constraints)

The site does not adjoin the highway. Access to the site would require agreement and cooperation of a third party (assumed).

The nearest bus stop is 880m south on the A21 located at Coopers Corner. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.

The site is approximately 4.3km from Etchingam 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 allocation.

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>The site is located 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.</p> <p>The site is outside of the defined settlement boundary of Hurst Green and comprises part of an agricultural field at Swiftsden. The site adjoins the A21 along its south-west boundary and has a field boundary of mature trees along its north-west boundary. The boundary to the A21 is lined by mature trees and hedgerow vegetation. The north-east boundary of the site is open to the rest of the field, and the south-east boundary appears to be a fence-line. The landform across the site falls from the south-west to north-east. There is a single mature tree within the site. The site is not crossed by any public rights of way and is located within the dispersed linear settlement pattern alongside the A21 at Swiftsden.</p> <p>The site is located outside of the study area of the "Core Strategy: Market Towns and Villages Landscape Assessment".</p> <p>The site is judged to be of medium sensitivity to change because of the balance between its relationship with the existing settlement pattern, and 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>Loss of agricultural land</p>	<p>Potentially contains Grade 2 Very Good Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Some impact, mitigation possible</p>	<p>There are no listed buildings within the site. 80m north of the site is Swiftsden Lodge, a Grade II listed building.</p> <p>There is ample screening between the site and the listed building and mitigation is possible.</p>

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>Planters, a garden centre and café (with delicatessen), is located in Swiftsden but otherwise the site is poorly located in respect of the available facilities of Hurst Green.</p>

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	<p>The site appears to be managed agricultural land with hedgerows and mature trees around the south and east corner of the site that could have ecological value.</p> <p>There is also one large mature tree near the centre of the site.</p>

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 (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Some overhead infrastructure but not significant

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Slopes away from the road to the northeast
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 settlement	If the whole site was developed it would significantly change the size and character of Swiftsden
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to Call for Sites exercised by landowner.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	3 - 13
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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 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

Site Assessment Proforma

General information

Site Reference / name	HG 34
Site Address (or brief description of broad location)	Land west of Bordyke Smallholding, Swiftsden
Current use	Commercial
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.15 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	HP NP Identified



Map Source: 2018 Google

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>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>RR/2018/2365/P¹ – Change of use of redundant commercial land and erection of a pair of 3 bed dwellings and a pair of 2 bed dwellings REFUSED</p> <p>Refusal²: The site is outside the defined development boundary for Hurst Green.</p> <p>Site lies within AONB, where policy EN1 of the Rother Local Plan (2014) indicates all new developments will be carefully controlled to protect quality of AONB.</p> <p>Housing located directly adjacent to 'Planters' café area which could potentially affect economic vitality.</p>			

Suitability

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 existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access, or could a suitable access be provided? (Y/N)</p> <p>(provide details of any constraints)</p>	<p>There is existing access to the site at the eastern boundary from London Road (A21). The existing access is a gravel track and may require upgrading to be suitable for the intended use. Upgrading to an acceptable standard is considered to be achievable.</p> <p>The nearest bus stop is 800m south down the A21 located at Cooper's Corner. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and</p>			

¹ <http://planweb01.rother.gov.uk/OcellaWeb/showDocuments?reference=RR/2018/2365/P&module=pl>

² http://planweb01.rother.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5CRR_2018_2365_P%5CRR_2018_2365_P-DN.pdf&module=pl

	Hastings. The site is located approximately 4.2km 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 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 • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Within AONB	<p>The site is located 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? <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 can accommodate minimal change.</p>	<p>Low 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 the defined settlement boundary of Hurst Green and comprises part of an existing garden centre site, such that it is considered brownfield land. The site has an existing access to the A21 and there are existing buildings for the garden centre adjoining the site. It is not individually representative of the wider characteristics or special qualities of the High Weald AONB and is considered able to accommodate change without adversely impacting the AONB.</p> <p>The site is located outside of the study area of the "Core Strategy: Market Towns and Villages Landscape</p>	

	Assessment". The site is judged to be of low sensitivity.	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	The site is not agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No impact and no requirement for mitigation	There are no listed buildings within the site or in its immediate vicinity.

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>Planters, a garden centre and café (with delicatessen), is located in Swiftsden but otherwise the site is poorly located in respect of the available facilities of Hurst Green.</p>

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
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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?	Low	The site appears to be half commercial tarmac land half grass land. Potential to have low ecological value.
Public Right of Way	No	
Existing social or community value (provide details)	None	<p>The site is part of the existing Planters site which is a garden centre, farm shop and café, providing some social and community value.</p> <p>The redevelopment of this part of the site is unlikely to impact the operations of Planters.</p>

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site submitted to Call for Sites exercise by landowner.
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

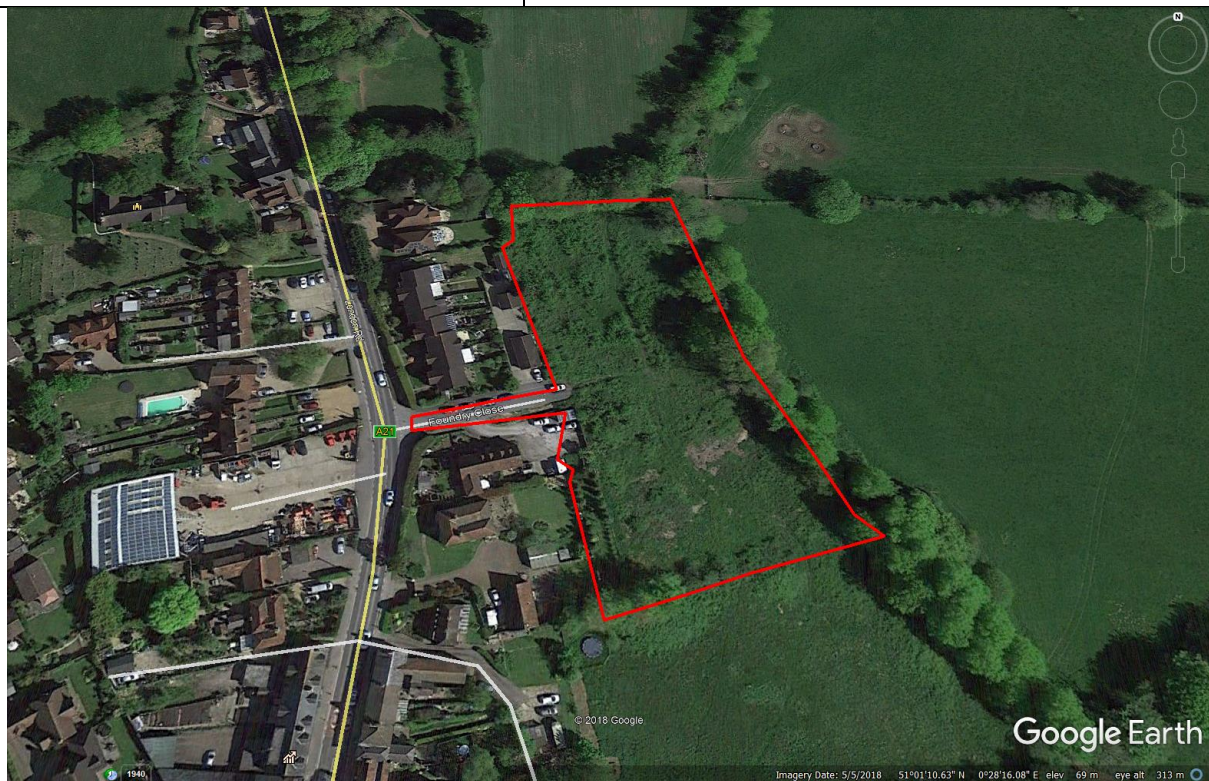
Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	1 - 4
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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.

Site Assessment Proforma

General information

Site Reference / name	HG 35
Site Address (or brief description of broad location)	Land off Foundry Close, Hurst Green
Current use	Scrubby land / Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.81 Ha
SHLAA site reference (if applicable)	Includes: HG7 and HG10
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	HG NP Identified



Map Source: 2018 Google

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>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>RR/2016/1577/P – Residential site of providing 60 dwellings¹.</p> <p>Refused and appeal dismissed²:</p> <p>Site lies within AONB, where according to NPPF great weight is to be given to conserving its landscape and scenic beauty.</p> <p>Proposal fails to deliver high quality design as required by the NPPF and by the Rother Local Plan Core Strategy.</p> <p>Proposal will harm amenities and joining properties.</p> <p>Proposal did not meet range of housing needs contrary to Policy LHN1 of the Rother Local Plan Core Strategy.</p>			

Suitability

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 existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N)</p> <p>(provide details of any constraints)</p>	<p>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.</p> <p>There is a Public Right of Way to the north of the site.</p> <p>The nearest bus stop is on the A21. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.</p>			

¹ <http://planweb01.rother.gov.uk/OcellaWeb/showDocuments?reference=RR/2016/1577/P&module=pl>

² http://planweb01.rother.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5CRR_2016_1577_P%5CRR_2016_1577_P-DN.pdf&module=pl

	The site is located approximately 2.8km 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/)</p> <p>(provide details)</p>	No allocation.

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>The site is located 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.</p> <p>The 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.</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</p>	

	<p>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.</p>	
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	Loss of agricultural land	Potentially contains Grade 2 Very Good Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Potential impact, mitigation likely.	There are several listed buildings which front London Road; they are approximately 50 metres from the western site boundary.

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is well located in respect of the available facilities.</p>

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	None on site but a cluster of trees to the north of the site are subject to a Tree Preservation Order
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 may impact key biodiversity habitats which have the potential to support protected species
Public Right of Way	No	Two Public Rights of Way run to the north (Hurst Green 33) and south (Hurst Green 31) of the site.
Existing social or community value (provide details)	No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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	No

merging into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	5 - 19
Key evidence (3-4 bullet points) to explain why 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 would need to be provided from Foundry Close, this is considered achievable - The site is of medium landscape sensitivity because of the balance between its designation within the AONB and greenfield use, and its location in respect of the settlement pattern - The reasons for refusal for the recently refused planning application would need to be overcome by any future development; there is potential for design requirements through a specific site allocation policy in the NDP to assist with this
SHLAA Conclusions	<p>HG7 SHLAA conclusions:</p> <p>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. Developers 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> <p>HG10 SHLAA conclusions:</p> <p>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 Highways Agency (via Foundry Close) and relates well to settlement and services therein. Developers 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 HG7.</p>

Site Assessment Proforma

General information

Site Reference / name	HG 36
Site Address (or brief description of broad location)	Land south of Cooks Field, Burgh Hill (TQ 726270) (TN19 7PE)
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.86 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	HG NP identified



Map Source: 2018 Google

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 <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None.			

Suitability

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 existing built up area 	Within <input type="checkbox"/>	Adjacent <input checked="" type="checkbox"/>	Outside <input type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	<p>There is no access to the site from the A265 at the southern boundary of the site. A new access would be required if the site were developed. It is possible that a new access could be created to the A265 although it may require the removal of vegetation at the southern boundary to achieve the required visibility splays, this is potentially undesirable. It is also not clear whether a bend in the road would prevent suitable visibility splays being achieved.</p> <p>No footway exists between the site and the junction with Station Road.</p> <p>The nearest bus stop is 500m east on Station Road at Ridgeway. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.</p> <p>The site is located approximately 1.7km from Etchingham railway station.</p>			
Is the site allocated for a particular use in the adopted and/ or emerging Local Plan?	No allocation.			

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>The site is located 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>High 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 an agricultural field adjoining the A265 along its south-eastern boundary. The landform across the site steeply rises from south-east to north-west away from the A265. The site is not crossed by any public footpaths and is somewhat separate from the existing settlement pattern.</p> <p>The site is located within the view from Viewpoint 2 of the “Core Strategy: Market Towns and Villages Landscape Assessment” but is beyond the boundary of the study.</p> <p>The site is judged to be of high sensitivity to change as a result of its designation within the AONB, its steep landform, and its location in relation to 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 2 Very Good Agricultural Land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	No impact and no requirement for mitigation	There are no listed buildings within the site or in the immediate surroundings.

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is reasonably well located in respect of the available facilities.</p>

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	Site is an actively farmed agricultural field with mature vegetation at the boundaries. The site could accommodate habitats given the vegetation at the boundaries.
Public Right of Way	No	

Existing social or community value	No	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Slope rises to the north
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 settlement	No
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	17 - 64
Key evidence (3-4 bullet points) to explain why 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 no access to the site from the A265 at the southern boundary of the site. A new access would be required if the site were developed. It is possible that a new access could be created to the A265 although it may require the removal of vegetation at the southern boundary to achieve the required visibility splays, this is potentially undesirable. It is also not clear whether a bend in the road would prevent suitable visibility splays being achieved - The site is judged to be of high landscape sensitivity to change because of its designation within the AONB and its steep landform which is visible from various vantage points surrounding the site. 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, particularly if it encroaches into open countryside to the south

Site Assessment Proforma

General information

Site Reference / name	HG 37
Site Address (or brief description of broad location)	Swiftsden Lodge, Swiftsden
Current use	Residential / commercial
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.31 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HG NP Identified



Map Source: 2018 Google

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 <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	None.			

Suitability

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 existing built up area 	Within <input type="checkbox"/>	Adjacent <input type="checkbox"/>	Outside <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Does the site have suitable access, or could a suitable access be provided? (Y/N) (provide details of any constraints)	There is an existing access via a side road coming off the A21. An additional/new access is unlikely to be required. The nearest bus stop is 1.2km south of the site, down the A21. It is located at Cooper's Corner bus stop. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings. The site is located approximately 4.5km 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 allocation.			

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>The site is located 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 can accommodate 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 outside of the defined settlement boundary of Hurst Green and comprises existing buildings and a garden. The site is accessed from the A21 to its south-east, which is separated from the site by a mature hedgerow and intermittent trees. There is a further house to the north-east of the site. The site is not crossed by any public rights of way and is located within the dispersed linear settlement pattern alongside the A21 at Swiftsden.</p> <p>The site is located outside of the study area of the "Core Strategy: Market Towns and Villages Landscape Assessment".</p> <p>The site is judged to be of medium sensitivity to change because of the balance between its designation within the AONB, and its relationship with the settlement pattern and current brownfield use.</p>	
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>Site is not agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden• Registered Battlefield• Listed building• Known archaeology• Locally listed building	<p>Impact likely and mitigation possible</p>	<p>Within the site is Swiftsden Lodge a Grade II listed building.</p> <p>Mitigation is possible given careful design consideration.</p>

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>Planters, a garden centre and café (with delicatessen), is located in Swiftsden but otherwise the site is poorly located in respect of the available facilities of Hurst Green.</p>

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?	Low	Active residential and commercial site, biodiversity / ecological potential limited.
Public Right of Way	No	

Existing social or community value (provide details)	No	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope away from road 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 settlement	The scale and nature of the development would not have a significant impact on the size and character of the settlement.
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	2 - 8
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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 as a result of the balance between its designation within the AONB, and its relationship with the settlement pattern and current brownfield use

Site Assessment Proforma

General information

Site Reference / name	HG 38
Site Address (or brief description of broad location)	Windmill Farm, Silver Hill
Current use	Vacant mobile homes, outbuildings and hardstanding ¹²
Proposed use (in Neighbourhood Plan)	Residential (five homes)
Gross area (Ha) Total area of the site in hectares	0.81 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	HG NP Identified



Map Source: 2018 Google

¹ <http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2011/345/P>

² <http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2016/615/P>

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>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input checked="" type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history</p> <p>Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>RR/2006/69/P - Change of use of land from grazing to residential for one gypsy family with two mobile caravans and one tourer caravan. (retrospective application³).</p> <p>Status: Refused</p> <p>RR/2007/3343/O – Stationing of static caravan for residential purposes with associated hardstanding and septic tank⁴.</p> <p>Status: Lawful DC approved</p>			

Suitability

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 existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access, or could a suitable access be provided? (Y/N)</p> <p>(provide details of any constraints)</p>	<p>There are two access points to the site:</p> <ul style="list-style-type: none"> • At the northern end of the east boundary is a field gate • At the eastern end of the south boundary is a driveway <p>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.</p> <p>The nearest bus stop is "Silver Hill Farm" on the A21 which is approximately 200m from the site. Bus services from Hurst Green go to Hawkhurst, Ticehurst, Wadhurst, Tunbridge Wells, Battle and Hastings.</p>			

³ <http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2006/69/P>

⁴ <http://planweb01.rother.gov.uk/OcellaWeb/planningDetails?reference=RR/2007/3343/O>

	The site is approximately 4.0km from Etchingham 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)</p> <p>(provide details)</p>	No allocation.

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>The site is located 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 can accommodate 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 outside of the defined settlement boundary of Hurst Green and comprises several buildings and a garden. The site is accessed from a minor road to the east and has an area of woodland to its west. The site is on a steep gradient falling from west to east. The site is located within the linear settlement pattern at Silver Hill alongside the road.</p> <p>The site is located outside of the study area of the “Core Strategy: Market Towns and Villages Landscape Assessment”.</p> <p>The site is judged to be of medium sensitivity to change because of the balance between its designation within the AONB, and its relationship with the settlement pattern and current brownfield use.</p>	

Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	No loss	Site is not agricultural land.
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Heritage considerations

Question	Assessment guidelines	Comments
<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 and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, mitigation possible	<p>Stangate is a Grade II listed building to the northeast of the site.</p> <p>Mitigation of any impacts of the site being developed is likely to be achievable.</p>

Community facilities and services

Relationship with facilities	Observations and comments
	<p>The village of Hurst Green has some local facilities including: Hurst Green Shop and Café with 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).</p> <p>The site is poorly located in respect of the available facilities.</p>

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,	Low	Brownfield site with low ecological / biodiversity potential.

hedgerows and waterbodies?		
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Site is on a gradient
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 settlement	The scale and nature of the development would not have a significant impact on the size and character of the settlement.
Other (provide details)	

Availability

Availability

	Yes	No	Comments
<p>Is the site available for sale or development (if known)?</p> <p>Please provide supporting evidence.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
<p>Any other comments?</p>			

Summary

Conclusions

Please tick a box

The site is suitable and available for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential development capacity	<p>5 - 19</p> <p>Landowner has expressed an interest to provide five homes</p>
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<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