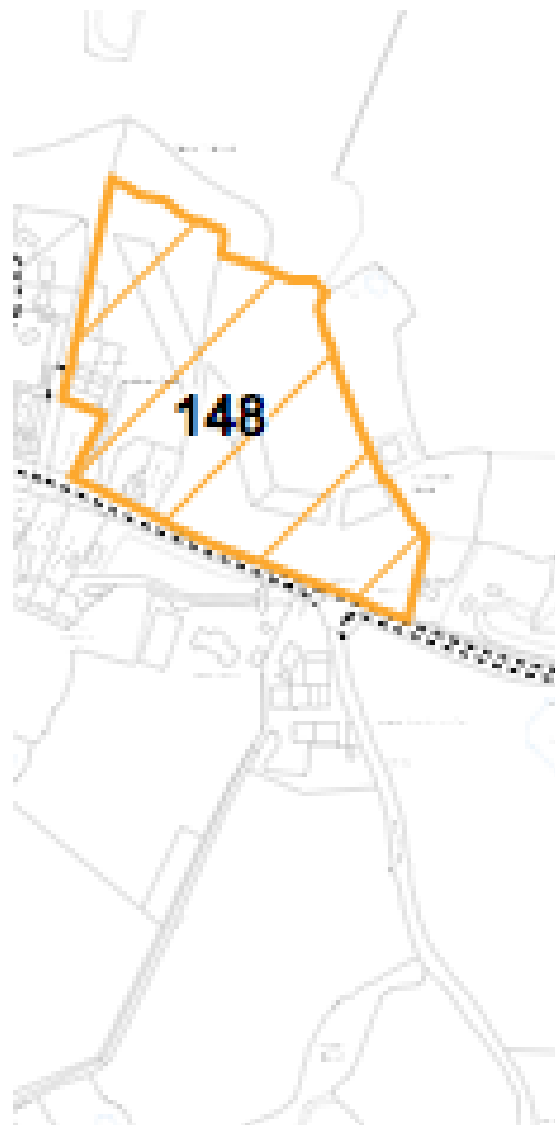
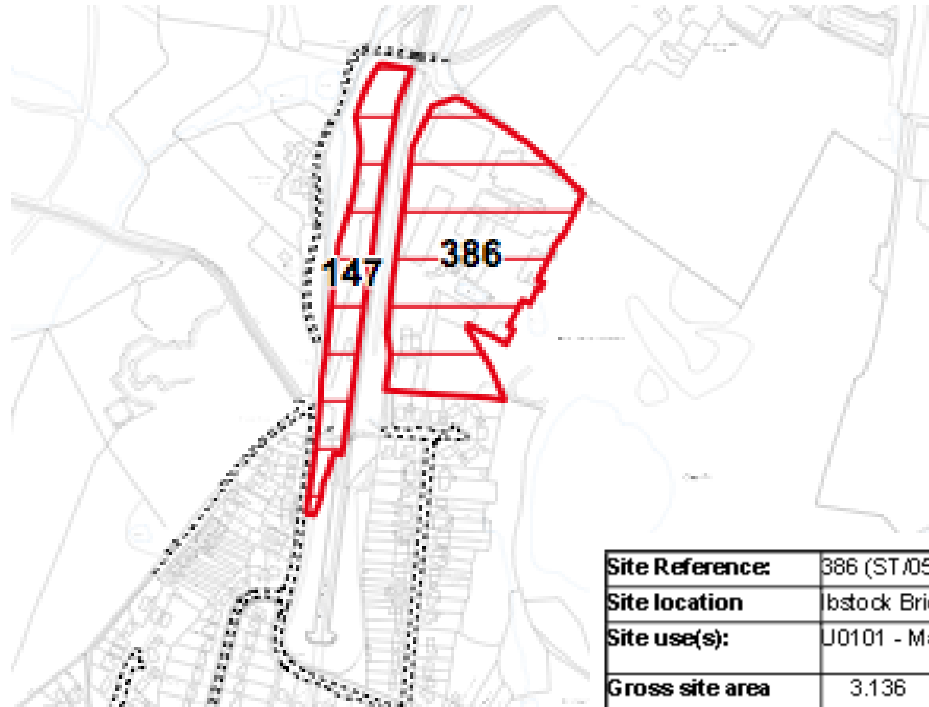


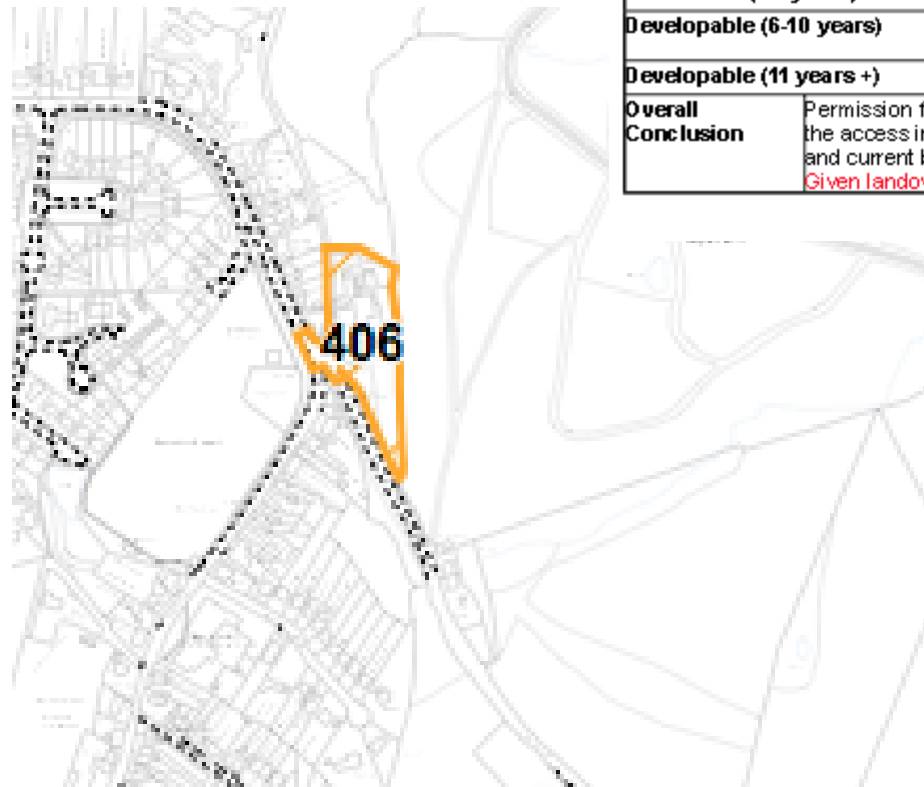
Site Reference:	147 (ST/02)	Settlement	ST	Ward	
Site location	West Hoathly Station Goods Yard, Station Road, Sharpthorne				
Site use(s):	U022 - Un-Managed Forest	U0131 - Unused Land	U0111 - Vacant		
Gross site area	1.1	(hectares)			
Site Suitable:	No	This site is located within the High Weald AONB. Site is open and distinct in character and development at this location would have wider landscape impact and serve to extend the village unacceptably northwards. Narrow nature of site may constrain development and access and cause difficulties in developing.			
Site Available:	Yes	Recent and on-going history of submission for residential development suggests site is available for development.			
Site Achievable:	Yes	Access arrangements and junction improvements could add significant cost onto development. Given sites attractive rural location, market price and demand likely to reflect this. Site preparation costs are judged to be high.			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Ancient Woodland buffer required. Archaeological/ industrial archaeological/ historical assessment of the impact of development, with walkover survey; to archaeological field evaluation and to suitable mitigation measures, needed. Proposals for railway site interpretation, as part of a mitigation strategy.				
Net developable area (ha):	0.5	Proposed site density (dph):	1 Lower- 30		
Deliverability / developability:					
Deliverable (1-5 years)	No		Dwellings		
Developable (6-10 years)	No		Dwellings		
Developable (11 years +)	No		Dwellings		
Overall Conclusion	This site is not considered currently developable. It would extend the built form of Sharpthorne unacceptably northwards and would have an injurious impact upon the High Weald AONB. Narrow nature of site may constrain development and access and cause difficulties in developing. Given these considerations, this site is unlikely to be successfully developed and is unsuitable for inclusion.				



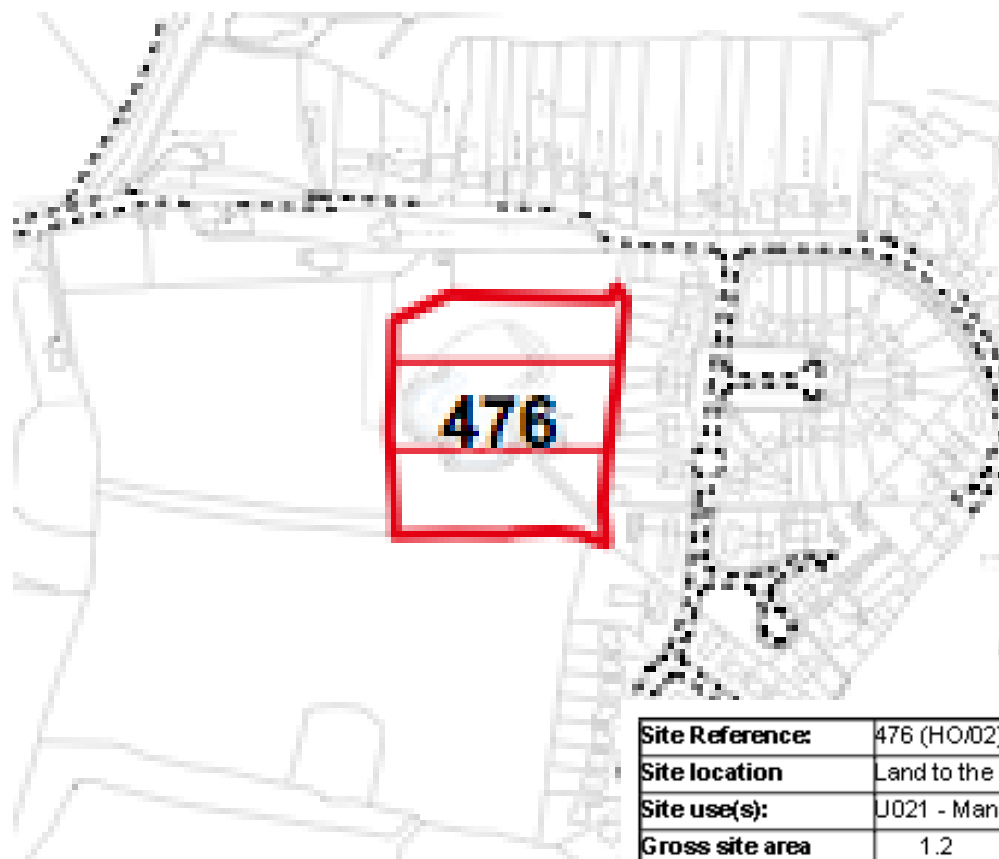
Site Reference:	148 (ST/01)	Settlement	ST	Ward	
Site location	Land north of Top Road, Sharpthorne				
Site use(s):	U071 - Dwellings		J011 - Agriculture		
Gross site area	3.2 (hectares)				
Site Suitable:	Yes	Site is adjacent to Sharpthorne's development boundary within the High Weald AONB. Presence of strong defensible boundaries (ancient woodland) along the northern and western edges give a sense of enclosure to much of the site. If whole site is brought forward, the scale of development would represent over development at this location and would extend the built form of Sharpthorne unacceptably eastwards. However, there is a possibility for subdivision of the site (westerly portion 1 ha delivering approximately 30 dwellings net.) to provide more moderate level of housing and maintain the rural character of the area. Safe and practical access point seems to be available. Well located in part to local services and facilities a bus stop and convenience store are located in close proximity, however, it is not within walking distance of a school or medical facilities and is not accessible by a choice of modes of transport.			
Site Available:	Yes	Recent promotion of site provides an indication of availability although ownership intentions will need to be established.			
	No	No response to Neighbourhood Plan Call for Sites in 2012.			
Site Achievable:	Yes	Attractive rural setting reasonably close to local facilities. Market price and demand for houses in these attractive edge of village locations has remained despite the recession and so this site is considered viable.			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan. Ancient Woodland buffer required. Retain and enhance boundary hedgerow. Subdivision of overall site possible East/West Divide desirable. Archaeological field evaluation of the site, assessment of the potential impact of development upon archaeological remains, and suitable mitigation measures necessary. Ownership of site is unknown.				
Net developable area (ha):	1	Proposed site density (dph): 1 Lower- 30			
Deliverability / developability:					
Deliverable (1-5 years)	No		Dwellings		
Developable (6-10 years)	Yes	30	Dwellings		
Developable (11 years +)	No		Dwellings		
Overall Conclusion	Site is adjacent to Sharpthorne's development boundary, within the High Weald AONB. It is considered that the whole site is unsuitable for development as it is at a scale that would represent over development at this location and would extend the built form of Sharpthorne unacceptably eastwards and would be injurious to the High Weald AONB. However, it is considered that there is potential for a reduced site area on western portion of site therefore the site is suitable in part. No response from Call for Sites so not included in Neighbourhood Plan				



Site Reference:	386 (ST/05)	Settlement	ST	Ward	
Site location	Ibstock Brickworks, Sharpthorne				
Site use(s):	U0101 - Manufacturing	U031 - Mineral Workings and Quarries			
Gross site area	3.136	(hectares)			
Site Suitable:	No	The site is wholly outside the built up boundary area of Sharpthorne. It is currently occupied by a brickworks and is therefore classified as a previously developed site. The site is within the High Weald AONB and development at this location should respect its aims. Should this site come forward for development it would represent an opportunity for a comparatively large scale development for a village the size of Sharpthorne although it would not extend the current built form northwards. The scale of development would need to be balanced with the impact it would have on the surrounding roads and services.			
Site Available:	No	Brickworks still in active use therefore the sites availability for development cannot be currently accurately assessed.			
Site Achievable:	No	Achievability of the site is questionable given possible need for site reconstruction works, assessment of possible land contamination issues and resulting remediation. Site preparation costs are judged to be high			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan. Impact on local roads. Scale of development. Industrial archaeological recording (visual media) of existing brickworks before redevelopment necessary.				
Net developable area (ha):	3.1	Proposed site density (dph):	1 Lower- 30		
Deliverability / developability:					
Deliverable (1-5 years)	No		Dwellings		
Developable (6-10 years)	No		Dwellings		
Developable (11 years +)	No		Dwellings		
Overall Conclusion	Site is not considered currently developable. The site is within the High Weald AONB and development at this location should respect its aims. Should this site come forward for development it would represent an opportunity for a comparatively large scale development although this would need to be balanced with the impact it would have on the surrounding roads and services. However, availability and achievability of the site is questionable given possible need for major site reconstruction works, assessment of possible land contamination issues and resulting remediation. Given these considerations, this site is unlikely to be successfully developed and is unsuitable for inclusion.				

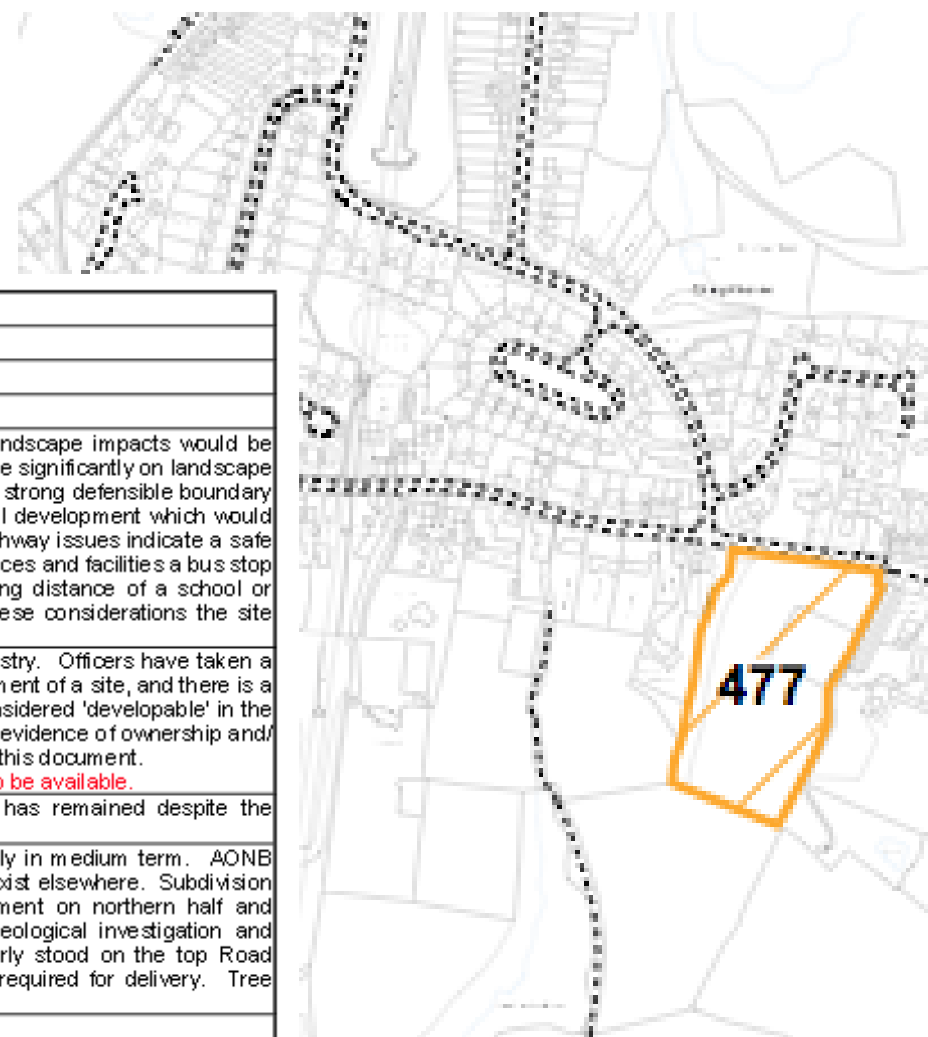


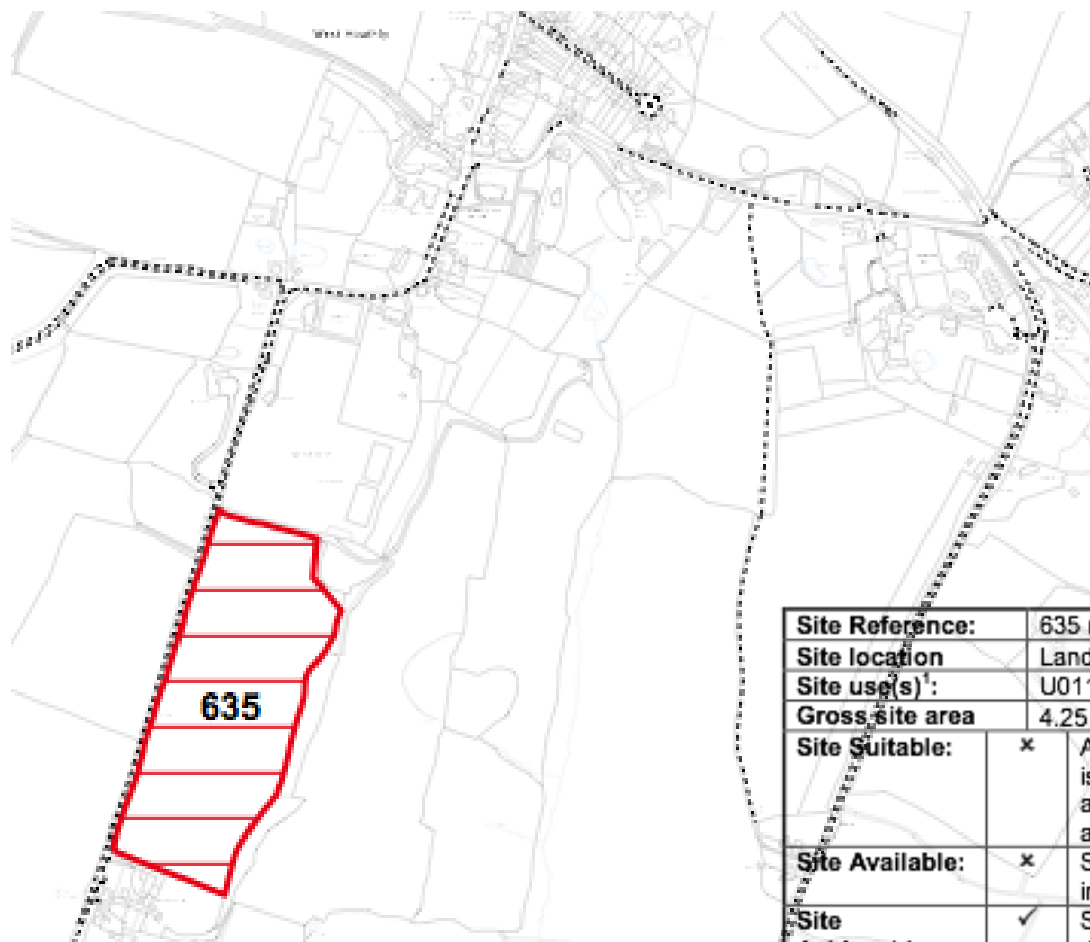
Site Reference:	406 (HO/01)	Settlement	HO	Ward	
Site location	West Hoathly Garage, Selsfield Road, West Hoathly				
Site use(s):	U091 - Shops				
Gross site area	0.55 (hectares)				
Site Suitable:	Yes	Planning permission granted 2008 but this has expired. Principle of development accepted.			
Site Available:	Yes No	Recent (expired) planning permission and pre-application discussions indicate the site is available for residential development. Planning permission for 12 units now expired. Response from landowner to West Hoathly Neighbourhood Plan call for sites suggest there are no plans for any future development of this site.			
Site Achievable:	Yes	Rural location close to local amenities such as primary school and shop. Market price and demand likely to reflect this. May be some access limitations, and/or ownership issues, but considered developable in the medium-term.			
Constraints / Action required:					
Net developable area (ha):			Proposed site density (dph):		
Deliverability / developability:					
Deliverable (1-5 years)	No			Dwellings	
Developable (6-10 years)	Yes No	12		Dwellings	
Developable (11 years +)	No			Dwellings	
Overall Conclusion	Permission for 12 units (net) expired in 2011/12. No immediate progress although applicants have discussed realigning the access in a new scheme. Given some potential land-ownership issues around the access which need to be resolved and current business use, considered deliverable in the 6-10 year period. Given landowners current views unlikely to be developable.				



Site Reference:	476 (HO/02)	Settlement	HO	Ward	
Site location	Land to the rear of 1-33 Broadfield, West Hoathly				
Site use(s):	U021 - Managed Forest	U0131 - Unused Land	U0111 - Vacant		
Gross site area	1.2	(hectares)			
Site Suitable:	No	Site contains a mobile phone mast and police transmitter, a significant copse of trees and water feature that could present major challenges to siting and design. No obvious access point and no defensible southern and western boundaries.			
Site Available:	No	This site is not considered currently available for development. No movement on promoting this site from owner/s.			
Site Achievable:	No	Attractive rural location would attract high market prices and demand, however it would be a low density scheme and the higher than average site preparation costs of removing trees and masts etc would render the scheme unviable to a developer. Site preparation costs are judged to be high.			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Access. Impact upon landscape. Would require allocation through relevant Neighbourhood Plan.				
Net developable area (ha):	0.7	Proposed site density (dph): 1 Lower- 30			
Deliverability / developability:					
Deliverable (1-5 years)	No		Dwellings		
Developable (6-10 years)	No		Dwellings		
Developable (11 years +)	No		Dwellings		
Overall Conclusion	Not considered developable. The site is located within the High Weald AONB and would have an impact upon the landscape of this area. The site also lacks sufficient access at present and in the absence of strong defensible boundaries along the southern boundary of the site, development at this location could provide a precedent for further expansion of the site or settlement in an incongruous manner. Has been considered by 2 Housing Associations as a rural exception site for affordable housing and both have felt the site would not be commercially viable.				

Site Reference:	477 (ST/04)	Settlement	ST	Ward	
Site location	Land adjacent to Cookhams, south of Top Road, Sharpthorne				
Site use(s):	J0131 - Unused Land				
Gross site area	1.4	(hectares)			
Site Suitable:	Yes	Site is located within the High Weald AONB. Further detailed examination of the landscape impacts would be required, although it is considered that development of the northern half would not intrude significantly on landscape provided that significant landscape work is undertaken on the southern part to provide a strong defensible boundary (currently lacking). Development at this location could provide a moderately sized infill development which would be congruous with the townscape and character of Sharpthorne. Initial analysis of highway issues indicate a safe and practical access point is available. The site is, in part, well located in relation to services and facilities a bus stop and convenience store are located in close proximity, however, it is not within walking distance of a school or medical facilities and is not accessible by a choice of modes of transport. Given these considerations the site broadly suitable for development subject to siting and landscape issues.			
Site Available:	Yes	Ownership & availability of site, unknown. No contact details returned from Land Registry. Officers have taken a view that in circumstances where 'unknown availability' is the only constraint to development of a site, and there is a reasonable prospect that the site will become available in the longer term, it will be considered 'developable' in the 6-10 year period. This site is therefore considered developable on the assumption that evidence of ownership and/or availability will come forward in due course and be included in subsequent reviews of this document. Owner of land believed to be in discussions to sell site to a developer so this site likely to be available.			
Site Achievable:	Yes	Market price and demand for houses in these attractive edge of village locations has remained despite the recession and so this site is considered viable.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan, developable therefore only in medium term. AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Subdivision of site at east-west track half way down where site begins to slope downward. Development on northern half and fortification of landscaping at southern end to form defensible boundary. Targeted archaeological investigation and recording (especially sites of 18th-century or earlier buildings and building plots that formerly stood on the top Road frontage within the site) necessary in the event of redevelopment. Evidence of Ownership required for delivery. Tree survey may be required.				
Net developable area (ha):	0.79	Proposed site density (dph): 1 Lower- 30			
Deliverability / developability:					
Deliverable (1-5 years)	No		Dwellings		
Developable (6-10 years)	Yes	24	Dwellings		
Developable (11 years +)	No		Dwellings		





Site Reference:	635 (HO/04)	Parish	HO	Ward	
Site location	Land north of Langridge Farm, Hook Lane, West Hoathly				
Site use(s):	U011 - Agriculture				
Gross site area	4.25 hectares				
Site Suitable:	x	Although the site is well served by services and facilities of the village, the site itself is detached from the built up area boundary and generally detached from the built up area of the village. Site also lies adjacent to the conservation area, and would have a negative impact upon it due to the existing rural character of the area.			
Site Available:	x	Site submitted by Parish Council as part of call for sites process without the involvement of the landowner. Unclear as to the landowner's intentions to develop.			
Site Achievable:	✓	Site benefits from existing access and no exceptional works would be required to develop.			
Constraints / Action required:	Site is wholly outside and unrelated to existing settlement built up area boundary but relates to the settlement and could be considered for 100% affordable housing. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP13.				
Net developable area (ha):	4	Proposed site density (dph): Lower- 30			
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Overall Conclusion	Site assessed as a rural exception site for 100% affordable housing. Unrelated to built up area boundary and although it relates to the village via the large sports ground, this is completely detached from other residential/built development. Although development on the site would be feasible, the rural nature and detachment from the existing residential areas of the village render the site unsuitable.				