

Site Reference: **645**
ST/06 Settlement: **ST** Ward:

Site Address: **Bluebell Woodland, Sharpthorne**

Site Use(s): **U022 - Un-Managed Forest**

Based on National Land Use Database Land Use Classification Version 4.4

Gross Site Area: **3.1** (ha)

Site Suitable? This site is located within the High Weald AONB. A proportion of this site (almost one third) is designated Ancient Woodland and an appropriate buffer would be needed. This would reduce the developable area of the site. Access could be gained although improvements to the current highway would be needed - it is uncertain as to how feasible this would be. The electricity pylon would need to be moved, possibly by rerouting underground. The majority of this site may have potential land contamination issues due to previous activities on the site, it can not be considered suitable at this time until this is investigated in more detail.

Site Available? The site has been submitted to the Parish Council for consideration through the neighbourhood planning process.

Site Achievable? Potential land contamination issues, and mitigating the electricity pylon could add significant costs onto the development.

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. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in District Plan policy DP14.

Planning History:

Net Developable Area (ha): **2.1** Proposed Site Density (dph): **1 Lower- 30**

Deliverability / Developability :	Deliverable (1-5 Years): <input type="checkbox"/> 0 Dwellings	2009/10 Units: <input type="text" value="0"/>
		2010/11 Units: <input type="text" value="0"/>
		2011/12 Units: <input type="text" value="0"/>
		2012/13 Units: <input type="text" value="0"/>
	Deliverable (6-10 Years): <input type="checkbox"/> 0 Dwellings	2013/14 Units: <input type="text" value="0"/>
	Deliverable (11 Years +): <input type="checkbox"/> 0 Dwellings	

Overall Conclusion: Site is adjacent to Sharpthorne's development boundary, within the High Weald AONB. Development here should respect the aims of the AONB. Desktop analysis has suggested the majority of the site may have land contamination issues based on its previous use, and further investigation may be required before it can be considered that this site is suitable and achievable. The site contains an area of Ancient Woodland, a buffer would be required which would significantly reduce the developable area of this site.