

From: Andrew Shaw [<mailto:Andrew.Shaw@highweald.org>]
Sent: 03 February 2014 10:38
To: Helen Schofield
Subject: RE: West Hoathly Neighbourhood Plan

Dear Helen, thank you for the opportunity to comment on the ongoing site selection for the Neighbourhood Plan. The following are brief observations on the indicative sites identified at present.

- WHCS1 Appears to be a 'brownfield' site. No record of an historic farmstead, and while detached from village may form part of a planned extension to the east of Sharpthorne. Development should respect the historic routeways and front onto Horsted lane, maintaining a linear settlement (pattern see below)
- WHCS2 Site has changed historically and retains historic and archaeological potential. Any development may form an unsuitable extension into open countryside with no clear relationship to the settlement pattern. Limited potential only directly onto station road. Ancient woodland risks at rear of site. Avoid formalisation of natural space at rear.
- WHCS3 Brownfield ex railway land, no obvious landscape impacts. Additional potential on the site?
- WHCS4 Sensitive edge of village location, both fields have surviving field boundaries on three sides, and historic extraction pit may have archaeological interest. Fields are clearly part of the wider pattern of open countryside and integral to the greater landscape. Potential visual impacts and exposed to wider AONB
- WHCS5 Sensitive edge of village location, extant historic field boundaries and bordering ancient woodland, very limited potential for development on road frontage as part of a planned extension to the east of Sharpthorne, respecting the linear development pattern
- WHCS6 Sensitive edge of village location, retains historic field boundaries and open topography to the south, very limited potential for development on road frontage as part of a planned extension to the east of Sharpthorne, respecting the linear development pattern. Site is exposed on southern slopes to wider AONB.
- WHCS7 Exposed and detached location in open countryside with potential visual impacts. Direct impacts on historic woodland shaw and (gill?) stream, not considered suitable
- WHCS10 Exposed and detached location in open countryside with potential visual impacts. Direct impacts on historic woodland shaw and (gill?) stream, not considered suitable
- WHCS11 Small brownfield infill (but may be contrary to 'garden grabbing' policy ?) would require detailed and careful design to avoid impacting on crossroads and local character of this linkage between the villages.

As discussed above the principle character of the two villages is the linear settlement pattern characterised by single depth frontages onto historic lanes with open space or wider countryside beyond. This character should be replicated or referred in any development and avoid estate style infill and 'cul-de-sac' closed estate developments. It is considered that sites 01, 05 & 06 could combine to present a planned extension to this linear pattern and the eastern edge of Sharpthorne. Limiting the depth of development and retaining space behind is vital to the success of such a planned approach.

As discussed I should be available to follow up on these observations in detail in March when you have more detailed proposals. I hope this helps in your deliberations tonight.

regards

Andrew Shaw
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