

Site Reference:	656 (HO/10)	Parish	HO	WHRef	WHCS_01
Site location	Hangdown Mead Business Park, Top Road, Sharpthorne				
Site use(s)¹:	U0103 - Storage	U0102 - Offices			
Gross site area	0.53 hectares (12-18 units)				
Site Suitable:	<p>The site is a previously developed site outside the built up area of the village, within the AONB. It is proposed that an element of commercial development remains/ redeveloped on the northern part of the site, releasing the southern part of the site for residential use. The site is currently single storey warehouses and hardstanding that cover the site. Further assessment of the impact of residential development on the countryside and AONB will be required. Any development would need to be small scale and reflect character of edge of settlement location. Consideration will need to be given to the type of commercial use that remains on the site to ensure the amenity of future residents. Depending on the commercial use noise mitigation may be required on the site. The site is, in part, well located in relation to services and facilities; a bus stop and convenience store are located in close proximity, although there is no footpath for part of the route. However, it is not within walking distance of a school or medical facilities and is not accessible by a choice of modes of transport.</p>				
Site Available:	Submitted to West Hoathly Parish Council during Call for Sites exercise as part of Neighbourhood Plan preparation.				
Site Achievable:	Rural location close to some local amenities. Market price and demand likely to reflect this.				
Constraints / Action required:	Careful consideration will need to be given to how commercial and residential elements of the development are accommodated on the site. Provision of safe pedestrian access to village facilities. 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 DP14.				

¹ Based on National Land Use Database Land Use Classification Version 4.4