

<b>Site Reference:</b>	645 (HO/11)	<b>Parish</b>	HO	<b>WHRef</b>	WHCS_02
<b>Site location</b>	Bluebell Woodland, Sharpthorne				
<b>Site use(s)<sup>1</sup>:</b>	U022 - Un-Managed Forest				
<b>Gross site area</b>	3.1 hectares (30 dwellings)				
<b>Site Suitable:</b>	<p>Site is adjacent to Sharpthorne's development boundary within the High Weald AONB. 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. Consideration would also need to be given to the potential for coalescence of West Hoathly and Sharpthorne if the whole of this site were developed. 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. The site is fairly well located to a convenience store and bus stop. 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>				
<b>Site Available:</b>	Submitted to West Hoathly Parish Council during Call for Sites exercise as part of Neighbourhood Plan preparation.				
<b>Site Achievable:</b>	Potential land contamination issues, and mitigating the electricity pylon could add significant costs onto the development.				
<b>Constraints / Action required:</b>	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.				

<sup>1</sup> Based on National Land Use Database Land Use Classification Version 4.4