

Site Reference:	147 (HO/02)	Parish	HO	WHRef	WHCS_03
Site location	West Hoathly Station Goods Yard, Station Road, Sharpthorne				
Site use(s)¹:	U022 - Un-Managed Forest	U0131 - Unused Land	U0111 - Vacant		
Gross site area	0.7 hectares (10 dwellings)				
Site Suitable:	The southern boundary of the site is adjacent to Sharpthorne's development boundary within the High Weald AONB. The northern part of the 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 may cause difficulties in developing. Submission includes Bluebell Railway requirements for stopping halt within the site which will also limit developable area of the site. Mitigation from railway noise will be required. Planning permission has already been granted for 5 dwellings on the southern part of the site, within the built up area. 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.				
Site Available:	Recent promotion of site provides an indication of availability.				
Site Achievable:	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. 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