

<b>Site Reference:</b>	653 (HO/09)	<b>Parish</b>	HO	<b>WHRef</b>	WHCS_04
<b>Site location</b>	Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR				
<b>Site use(s)<sup>1</sup>:</b>	U011 - Agriculture				
<b>Gross site area</b>	3.2 ha hectares (30 – 40 dwellings)				
<b>Site Suitable:</b>	<p>The site is made up of two parcels Bakers Pit (also assessed as 476) and Webbs Mead. Bakers Pitt is a 1.6 ha site, which wraps around a copse of trees and pond. The site also contains a telecoms mast. The Webbs Mead site is a grazing field (1.3ha), accessed via Bakers Pit. The developable area of Bakers Pitt is limited by the presence of the trees and telecoms mast and the land that would be required to provide access to field. The Webbs Mead part of the site is unrelated to existing built development. The site is within the AONB. The southern boundary of the site consists of trees and hedges, and although will provide some buffer to the wider countryside it is considered that the development of this part of the site would represent a significant incursion of development into the countryside. Whilst the roofs of the buildings along Selsfield road can be seen from the site this is against the backdrop of the long range views of the High Weald. Development of this site will have a detrimental impact on the landscape of this area. Further detailed examination of the landscape impacts would be required to fully understand the landscape impact of development on this site. Consideration would also need to be given to the setting of the listed building which adjoins the northern boundary of the site. The site is relatively well located for the school, medical services and bus stop although there is no local shop in the village. Access to the site is a major constraint.</p>				
<b>Site Available:</b>	Submitted to West Hoathly Parish Council during Call for Sites exercise as part of Neighbourhood Plan preparation. However, land outside the control of the landowners is likely to be required to provide satisfactory access to the site.				
<b>Site Achievable:</b>	Access to the site is not within the control of the landowners. This may involve the purchase of a residential property to enable a wider vehicular access to the site. This will be an additional cost on development. Overhead electricity cable run across the southern part of the Bakers Pit site and cross the Webbs Mead field. The overhead cables go underground at the point where access needs to be provided. Therefore there will be an additional cost to relocate these cables. Again these will add to the costs of the development and are likely to impact on the viability of the development of the site.				
<b>Constraints / Action required:</b>	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Access and overhead electricity cables represent a significant constraint which (may also impact on viability of the scheme. Site would require allocation through relevant Neighbourhood Plan. 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.				

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