

<b>Site Reference:</b>	148 (HO/01)	<b>Parish</b>	HO	<b>WHRef</b>	WHCS_05
<b>Site location</b>	Land north of Top Road, Sharpthorne				
<b>Site use(s)<sup>1</sup>:</b>	U071 - Dwellings	U011 - Agriculture			
<b>Gross site area</b>	1.2 hectares (23 – 30 dwellings)				
<b>Site Suitable:</b>	<p>Site is adjacent to Sharpthorne's development boundary within the High Weald AONB. Presence of strong defensible boundaries (ancient woodland) along the northern and western edges give a sense of enclosure to much of the site. If whole site is brought forward, the scale of development would represent over development at this location and would extend the built form of Sharpthorne unacceptably eastwards. However, there is a possibility for subdivision of the site (westerly portion 1.2 ha delivering approximately 23 dwellings net.) to provide more moderate level of housing and maintain the rural character of the area. Safe and practical access point seems to be available. Well located in part to local services and facilities a bus stop and convenience store are located in close proximity, 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>	Recent promotion of site provides an indication of availability.				
<b>Site Achievable:</b>	Attractive rural setting reasonably close to local facilities. Given the sites attractive rural location, market price and demand are likely to reflect this.				
<b>Constraints / Action required:</b>	<p>AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan. Ancient Woodland buffer required. Retain and enhance boundary hedgerow. Subdivision of overall site possible East/West Divide desirable. Archaeological field evaluation of the site, assessment of the potential impact of development upon archaeological remains, and suitable mitigation measures necessary. 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.</p>				

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