

Site Reference:	477 (HO/03)	Parish	HO	WHRef	WHCS_06
Site location	Land adjacent to Cookhams, south of Top Road, Sharpthorne				
Site use(s)¹:	U0131 - Unused Land				
Gross site area	1.4 hectares (25 dwellings)				
Site Suitable:	<p>Site is adjacent to Sharpthorne's development boundary within the High Weald AONB. Further detailed examination of the landscape impacts would be required, although it is considered that development of the northern half would not intrude significantly on landscape provided that significant landscape work is undertaken on the southern part to provide a strong defensible boundary (currently lacking). Development at this location could provide a moderately sized infill development which would be congruous with the townscape and character of Sharpthorne. Initial analysis of highway issues indicate a safe and practical access point is available. The site is, in part, well located in relation to 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>				
Site Available:	Recent promotion of site provides an indication of availability.				
Site Achievable:	Given the sites attractive rural location, market price and demand are likely to reflect this.				
Constraints / Action required:	<p>AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Subdivision of site at east-west track half way down where site begins to slope downward. Development on northern half and fortification of landscaping at southern end to form defensible boundary. Targeted archaeological investigation and recording (especially sites of 18th-century or earlier buildings and building plots that formerly stood on the top Road frontage within the site) necessary in the event of redevelopment. Evidence of Ownership required for delivery. Tree survey may be required. 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>				

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