

<b>Site Reference:</b>	655 (HO/12)	<b>Parish</b>	HO	<b>WHRef</b>	WHCS_07
<b>Site location</b>	Workhouse Platt, Workhouse Lane, West Hoathly				
<b>Site use(s)<sup>1</sup>:</b>	U0131 - Unused Land				
<b>Gross site area</b>	0.27 hectares				
<b>Site Suitable:</b>	The site is detached from the built up area boundary and generally detached from the built up area of the village. Site also lies adjacent to the conservation area, and would have a negative impact upon it due to the existing rural character of the area. Adjacent to Ancient Woodland – once buffered, would leave very little developable area. Although the site is within walking distance of school and medical facilities, these services cannot be access via public footpath for the whole route. However, it is not within walking distance of a convenience store and is not accessible by a choice of modes of transport.				
<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>	Although access could be gained to the site, this is currently via a narrow track which in its present state is unsuitable. Improvements to access arrangements to Hook Lane would need to be made, which could impact on the conservation area and ancient woodland buffer. This could render the scheme unachievable.				
<b>Constraints / Action required:</b>	Access to the site and amount of developable land available are a constraint on development. 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