

Site Reference:	635 (HO/08)	Parish	HO	WHRef	WHCS_10
Site location	Land north of Langridge Farm, Hook Lane, West Hoathly				
Site use(s)¹:	U011 - Agriculture				
Gross site area	4.25 hectares (smaller developable area 2 -3 units)				
Site Suitable:	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. Development at this location would have a detrimental impact on the wider landscape and the AONB. Although the site is within walking distance of school and medical facilities, these services cannot be access via public footpath for the whole route. The site is not within walking distance of a convenience store and is not accessible by a choice of modes of transport.				
Site Available:	Submitted to West Hoathly Parish Council during Call for Sites exercise as part of Neighbourhood Plan preparation.				
Site Achievable:	Site benefits from existing access and no exceptional works would be required to develop.				
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site is wholly outside and unrelated to existing settlement built up area boundary but relates to the settlement and could be considered for 100% affordable housing. 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