

Site Reference:	657 (HO/13)	Parish	HO	WHRef	WHCS_11
Site location	Rear of 9 Bayhams Field, Sharpthorne				
Site use(s)¹:	U071 - Dwellings				
Gross site area	0.20 hectares (8-10 dwellings)				
Site Suitable:	<p>This site is adjacent to the built up area of Sharpthorne within the High Weald AONB. There is a significant difference in ground levels across this site, from Top Road down to Bayhams Field. This would require significant engineering works to accommodate development. This makes the site unsuitable for development. Access into the site is also difficult? given the gradient of the site and proximity of the site to other road junctions at that point. Due to the gradient issue development of this site would result in an unacceptable degree of overlooking into properties in Bayhams Field. The site is fairly well located to a convenience store and bus stop. However, it is not within an easy walking distance and/or route of a school or medical facilities and is not accessible by a choice of modes of transport.</p>				
Site Available:	Submitted to West Hoathly Parish Council during Call for Sites exercise as part of Neighbourhood Plan preparation.				
Site Achievable:	There are likely to be significant costs to overcome the constraints on development of this site. Given the potential number of units that could be accommodated on this site, this is likely to make the site unviable.				
Constraints / Action required:	There is likely to be significant costs to overcome the constraints on development of this site. Given the potential number of units that could be accommodated on this site, this is likely to make the site unviable. AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. 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.				

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