



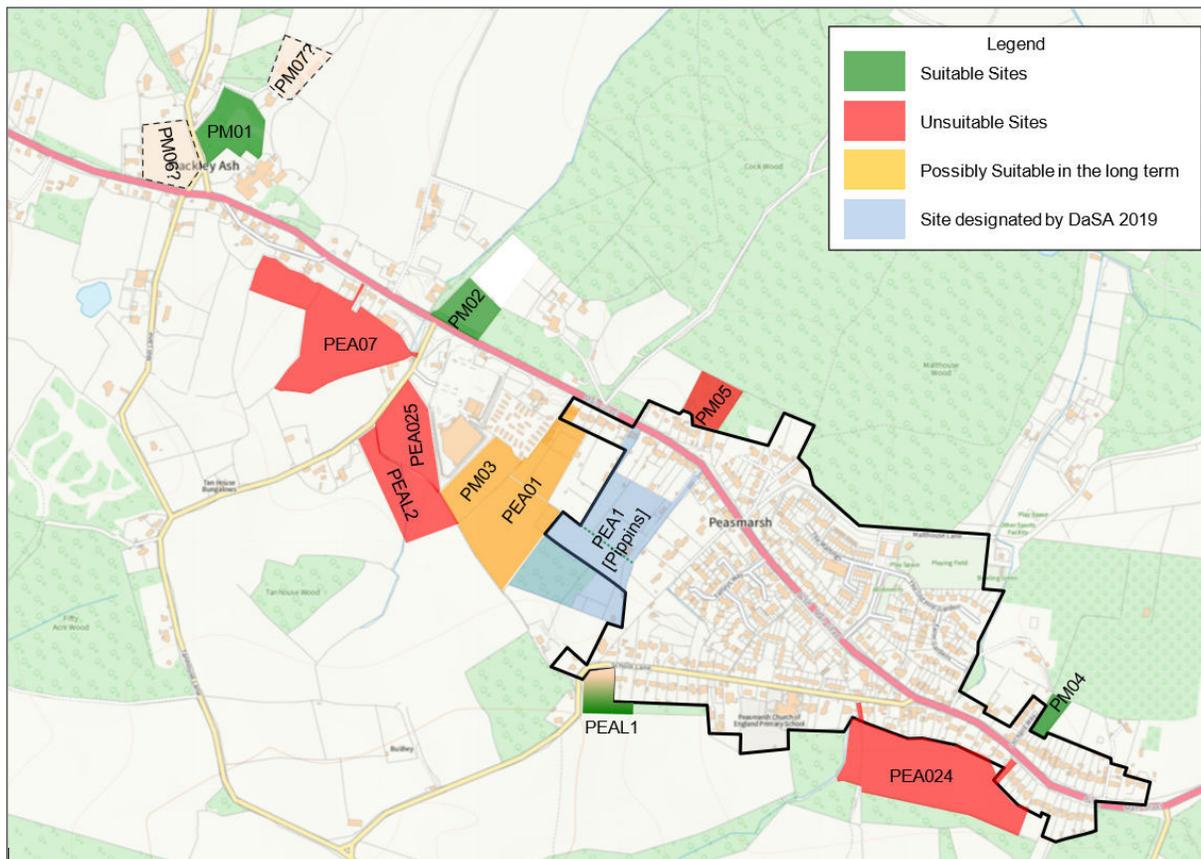
PNDP Site Assessments Summary

Following the consultants' Site Options and Assessment [SOA], the PNDP group prepared its own assessments, building on the findings in the SOA. The SOA considered most of the sites to be rated amber and the PNDP needed to look in detail at the mitigations needed to further rank possible sites.

This was done by applying detailed local knowledge, the results of the public consultations, the responses to the site assessment Open Day and, where appropriate, specific factors not considered in the original work. It also assesses, using the same methodology, two more sites which were put forward after the SOA was completed.

The SOA applied a traffic light system to rate the sites: red, amber and green. The PNDP group considered the impact and viability of overcoming the varying circumstances noted in the SOA and assessed which of the amber sites might, with suitable mitigations, also be considered for development.

Overall Results



Of the eleven potential development sites assessed, five of them are considered not suitable for development :

- PEA07 Kings Head
- PEA024 Tanyard
- PEA025 Tanhouse
- PM05 Malthouse
- PEAL02 Tanhouse 2.



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For convenience, the remaining six sites can be listed in more or less descending order of suitability for development :

Site	Gross Area	Suitability	Comparative Capacity ^①
PM01 Flackley Ash	0.80 ha	yes	10
PM02 Woodside	0.59 ha	yes	10
PM04 Orchard Way	0.21 ha	yes	5
PEAL01 Cornerways	0.38 ha	yes	7
PEA01 Oaklands	2.31 ha	yes if	28
PM03 Old Football Ground	0.82 ha	yes if	10

① Comparative capacities do not consider other factors – see conclusions

Provided that vehicular access to PEAL01 Cornerways is considered suitable by the ESCC highways team then four sites all have a high rating and should be considered as potential development sites : PM01 Flackley Ash, PM02 Woodside, PM04 Orchard Way and PEAL01 Cornerways.

Two sites, PEA01 Oaklands and PM03 Old Football Ground, currently do not have vehicular access but that could well change over the life of the Plan which runs to 2039.

The six individual sites are summarised below :

PM01 Flackley Ash

The Flackley Ash site is relatively remote from the development boundary and from the main residential area although there is a cluster of houses [considered by some to be a hamlet] in the area. Further, it is in that part of the parish which was rated as of medium to high visual and character sensitivity with low capability to accept change for housing. However, the site is totally enclosed and does not feature in the greater landscape.

Its location means that it would make a good 'rural exception' site, suitable for 10 truly affordable homes. Its main issue is the distance to a sewer connection.

PM02 Woodside

The Woodside site is not adjacent to the development boundary or the main residential area. However, it is well related to the village, is close to services and would continue the linear development along Main Street.

The site is considered suitable for development as a rural exception site of 10 houses provided that suitable mitigation is undertaken. Its main issue is, again, the lack of easy access to the sewage system.

PM04 Orchard Way

The Orchard Way site is next to the existing development boundary and in that part of the parish which was rated as of low visual and character sensitivity with moderate capability to accept change for housing. It does not impact on the greater landscape. However, it is at the east end of the village and therefore not well placed for access to the Jempson's campus. Nonetheless, the site is considered suitable for a development of 5 houses.



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PEAL1 Cornerways

The Cornerways site is adjacent to the development boundary and the built-up area. Key development constraints include the location's medium to high landscape visual sensitivities. Development would have some landscape impacts because the site is exposed to views from two public footpaths although neither crosses the site. The High Weald Landscape Trail also passes the site, albeit on School Lane at that point.

Access needs to be addressed as the site is on a sharp bend in School Lane. This site is considered suitable for a development of 10 houses provided that access is acceptable to the highway authority.

PEA01 Oaklands

The Oaklands site is adjacent to the existing development boundary which could be extended. It is also at the west end of the village which is RDC's preferred area for future development of the village. Further, it is in that part of the parish which was rated as of low visual and character sensitivity with moderate capability to accept change for housing, albeit with moderate to low potential to mitigate the impact of such changes.

The site would be suitable for housing development once a solution has been found for vehicular access to it. This is unlikely in the short term but certainly possible in the period of the NDP to 2039. The other main issue is surface water drainage which would be an important cost constraint.

PM03 Old Football Ground

The Old Football Ground site is adjacent to PEA01 Oaklands so has the same characteristics. It too would be suitable for housing development once a solution has been found for vehicular access to it and its other main issue is the same surface water drainage which would be an important cost constraint.

Conclusions

There are three sites which are immediately available for potential development and a fourth is too if the access is acceptable to the highway authority. Two other sites would become suitable if an acceptable means of vehicular access is found.

Development on any of the sites would have to comply with national requirements, particularly the policies with respect to Areas of Outstanding Natural Beauty [AONB] and the then current management plan of the High Weald AONB.

One of the key requirements is the government's National Planning Policy Framework [NPPF]. It has two paragraphs which limit development in AONB's. One states that "*great weight should be given to conserving and enhancing landscape and scenic beauty*" and the other that, when considering development applications, "*permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest*". PEA01 Oaklands would be limited to 10 houses under those requirements.

If you want to see more details, the full report is available in the 'Generated' chamber of the Vault on the PNDP website. This link will take you straight to the document :

<https://www.peasmarshndp.uk/vault/PSA.pdf>