



## Site Options and Assessment Summary

The Site Options and Assessment [SOA] is a 113 page technical report that evaluates nine available potential development sites, four nominated in the Rother call for sites and five in the PNDP site call. *[There are two more sites assessed in the document – coded PM06 and 07 – but they are not available and should be ignored.]*

The assessment was undertaken by the consultants AECOM in the first half of 2022. It summarises the national and local planning contexts and then assesses each site using a standard pro-forma so that all sites are assessed on a common basis.

This note provides the main points that the NDP group have taken from the report and comments as appropriate.

**It is important to remember that the report is advisory, not binding : the report is based on national planning guidance but with little specific knowledge of Peasmarsh.** This is explored in more detail in the [note at the end of this summary](#).

### Methodology

The assessment is based on the government's current National Planning Policy Framework [NPPF] dated July 2021 and uses the Neighbourhood Planning Site Assessment Toolkit from Locality, a government funded community support organisation that guides neighbourhood planning.

The report emphasises the need to have, as far as is possible, a consistent evaluation for all sites on an objective basis.

Much of the evaluation was undertaken as a desk study which was supported by a site visit to visually assess each site and how it sits in the environment. Once assessed, each site was then ranked by colour :

**Green** appropriate for development;

**Amber** potentially appropriate for development;

**Red** not appropriate for development;

The report also provides a housing capacity for each green and amber site, again as far as possible on a consistent basis. Note that the methodology was changed between the final draft and the final report so there were minor capacity adjustments of the largest two sites.

The final report uses 'gross area' to mean two different things which can be confusing. In essence, the measured area of the site is initially adjusted by a site specific factor to reflect how much should be developed given its setting. The adjusted area is then used in a calculation which considers a standard 30 dwellings per hectare and a size factor which takes into account how much of the site will be required for infrastructure and hence not be available for housing.

### Context

Neighbourhood Development Plans must comply with relevant laws and guidance and be in general conformity with the strategic policies of the local plan while considering, where appropriate, the expected changes in any emerging plan.

For Peasmarsh that means the current NPPF and its associated National Planning Practice Guidance, the Rother 2014 Local Plan and the emerging Rother Local Plan 2019 – 39 even though the latter is very early in the development process.

The report provides precises of key sections of both the NPPF and Local Plan policies.



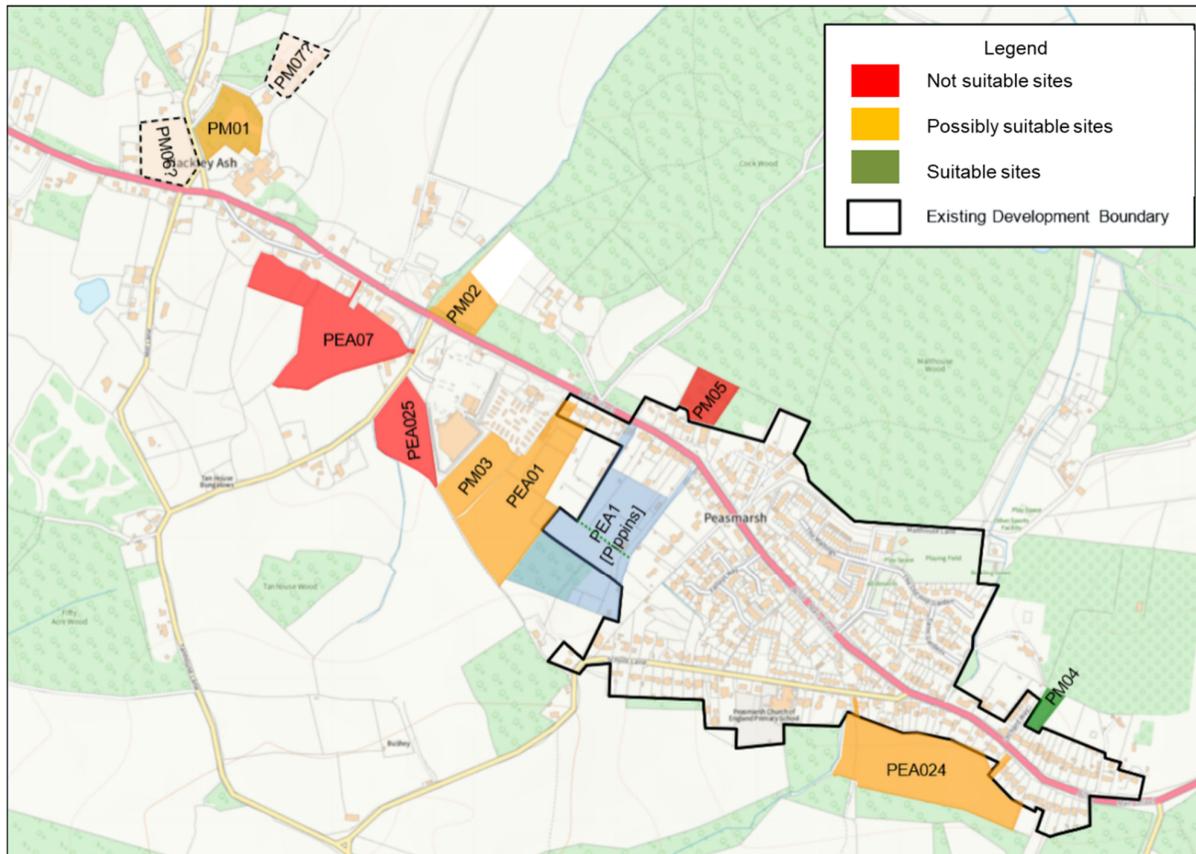
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### Site Assessments

The details of the assessments are in the site pro-formas which are in Appendix A of the report. Much of that work is repetitive because the information is common to all sites. For instance, because the entire parish is in the High Weald Area of Outstanding Natural Beauty [AONB], any comment related to the AONB applies to all sites.

The nine sites of relevance are :

<b>PEA01</b>	<b>Oaklands :</b>	next to the Cock Inn;
<b>PEA07</b>	<b>Kings Head :</b>	behind Tanhouse Garage;
<b>PEA024</b>	<b>Tanyard :</b>	behind the Horse and Cart;
<b>PEA025</b>	<b>Tanhouse :</b>	next to Jempson's;
<b>PM01</b>	<b>Flackley Ash :</b>	behind the hotel;
<b>PM02</b>	<b>Woodside :</b>	next to the A268 at Tanhouse;
<b>PM03</b>	<b>Old Football Ground :</b>	behind the Cock Inn;
<b>PM04</b>	<b>Orchard Way :</b>	next to Orchard Way;
<b>PM05</b>	<b>Malthouse :</b>	behind the Memorial Hall;



The 'Pippins' site is shown [in blue] on the map in order to place the assessed sites in context.



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### **PEA01** *Oaklands*

Oaklands, behind and including the house of that name next to the Cock Inn, is one of two possible development sites on the remaining fields in the core of Peasmarsh village. It adjoins the Pippins site which was designated for development in Rother's current Local Plan.

A footpath, part of the High Weald Landscape Trail, runs along the south western boundary and a second footpath runs north from the south eastern corner to the caravan park behind the Cock Inn. Because of this and because of the broader issue of landscape impact, the consultants conclude that only the northern part of the site has potential for development.

However, there is a major issue with vehicle access. It is unlikely that permission would be granted for direct access from the A268, partly because the site does not include the Cock Pond land between it and the A268 and partly because a junction with the A268 would be on the crest of Cock Hill without adequate sightlines.

An alternative access solution would be required for development to be viable. The report suggests that this might be through the Pippins land but that ignores the known access issues for a Pippins development.

The total site area is 2.31 ha which is reduced by 50% due to landscape issues. The report then calculates that 28 houses could be built on the northern part of the site.

### **PEA07** *Kings Head*

Kings Head is the field behind Tanhouse Garage so the houses on the south side of the A268 from Tanhouse Lane going west also back onto it. It is considered not suitable for development for a number of key reasons :

- designation as Traditional Orchard, a priority habitat;
- a steeply sloping site;
- serious flooding issues;
- access issues;
- proximity to listed buildings;
- remote from the village development boundary;

### **PEA024** *Tanyard*

Tanyard is the field behind the Horse and Cart. It stretches from a narrow access from School Lane to behind the four houses built on Main Street in about 2015.

This part of the village was rated as having moderate to high visual and character sensitivity with low capacity to accept change to housing and no capacity to accept change for business use. The particular field rises to the south so any development is likely to have significant landscape and visual impacts. That includes the settings of some listed buildings.

The report concludes that a small area on the eastern end of the site might be suitable for development.

The total site area is 2.71 ha which is reduced by 70% due to landscape issues. The report then calculates that 20 houses could be built on the eastern part of the site.



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### **PEA025 Tanhouse**

Tanhouse is the field next to Jempson's along Tanhouse Lane and up to the Old Football Ground which is behind Jempson's when viewing from the roundabout. A footpath, also part of the High Weald Landscape Trail, runs along the eastern boundary and a second footpath runs across the field from Jempson's' car park to Tanhouse Lane.

The site is considered not suitable for development for a number of key reasons :

- detached from the development boundary and the main residential area;
- high landscape sensitivity;
- a sloping site;
- proximity to listed buildings;

### **PM01 Flackley Ash**

Flackley Ash is a site to the north of the hotel bounded on its west by Mackerel Hill and on its north by the unadopted lane from Mackerel Hill to Flackley Ash Farmhouse.

This part of the village was rated as having moderate to high visual and character sensitivity with low capacity to accept change to housing or for business use. However, the particular site is screened in all directions from the greater landscape.

The report notes that the site is in close proximity to the hotel which is a Grade II\* listed building. It concludes that the site is suitable for very limited development but notes that it is remote from both the development boundary and the main residential area. That means that it could only be a 'rural exception' site, a mechanism to allow affordable housing development in rural locations.

The total site area is 0.8 ha. No housing capacity calculation is supplied but a capacity of 3 to 5 houses is suggested.

### **PM02 Woodside**

Woodside is on the lower slopes of the north side of Cock Hill opposite the junction of Tanhouse Lane and the A268.

The site has the same characteristics as the Flackley Ash site : it is in the same landscape zone but is screened from the greater landscape; it is in close proximity to Woodside house which is Grade II\* listed; it is remote from both the development boundary and the main residential area [but less so than Flackley Ash].

The report concludes that the site is suitable for very limited development.

The total site area is 0.59 ha which is reduced by 50% due to landscape issues. The report then calculates that 8 houses could be built on the site.

### **PM03 Old Football Ground**

The Old Football Ground is adjacent to Oaklands : it is the field immediately behind the caravan park at the Cock Inn.

The site has the same characteristics and constraints as Oaklands but doesn't even have the possibility of access from the A268.

The total site area is 0.82 ha which is reduced by 50% due to landscape issues. The report then calculates that 10 houses could be built on the site.



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### **PM04 Orchard Way**

Orchard Way is a plot at the end of that lane, behind the houses on Main Street immediately east of the lane.

The report notes the site is adjacent to the development boundary and that development could be designed to cohere with the existing houses.

The total site area is 0.21 ha. No housing capacity calculation is supplied but a capacity of 5 houses is suggested

### **PM05 Malthouse**

Malthouse is woodland immediately behind the Memorial Hall and the three houses immediately to the west of it.

The site is considered not suitable for development for a number of key reasons :

- designation as Ancient Woodland;
- proximity to listed buildings and non-designated heritage assets;

What is not mentioned in the report but would also preclude the site is the lack of access. The only way that access could be achieved would be through the car park of the Memorial Hall, something which would not be acceptable.

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If you want to see more details, including AECOM's pro-formas, the full report is available in the 'Acquired' chamber of the Vault on the PNDP website. This link will take you straight to the document :

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

The report is based on national planning guidance but with little specific knowledge of Peasmarsh. In addition, it is essentially the result of a desk study with one brief visit to the parish allowing very limited time for inspections.

The next stage of assessing the sites will therefore be a detailed review of the report by the NDP group. The review will also consider the two additional sites – Cornerways at the top of School Lane and Tanhouse 2 close to the original PEA025 Tanhouse site – which were recently submitted to Rother but too late to be considered by the consultants. The review is expected to be published in early July.

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