

# Site Options and Assessment DRAFT Report

Peasmarsh Neighbourhood Plan

Peasmarsh Parish Council

May 2022

Quality information

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Revision History

<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Authorized</u>	<u>Name</u>	<u>Position</u>
1	11.04.22	Draft Report	UM	Una McGaughrin	Associate Director
2	05.05.22	Draft Report	UM	Una McGaughrin	Associate Director

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# 1. Executive Summary

This report is an assessment of potential development sites in and around the village of Peasmarsh to guide decision making on Neighbourhood Plan policies relating to the delivery of housing.

The Peasmarsh Neighbourhood Plan is being prepared in the context of the adopted Rother District Council Core Strategy (2014) and Development and Site Allocations Local Plan (2019). A new Rother Local Plan is at an early stage of preparation and the Council is currently gathering evidence in preparation for initial consultation.

This report explores several sites, which have been identified through the Rother District Council Housing and Economic Land Availability Assessment (2020) and by the Peasmarsh Neighbourhood Development Plan Volunteer Group in consultation with the community and have been assessed to establish whether they would be appropriate for allocation in the Neighbourhood Plan for housing.

The report concludes that six of the nine sites included are potentially suitable for allocation. These are sites:

PEA01 – Oaklands site

PEA024 – Tanyard site

PM01 – Flackley Ash site, land east of Mackerel Hill and north of Flackley Ash hotel

PM02 – Land to north of Main Street and west of Woodside

PM03 – Old football ground site

PM04 – Orchard Way site

Three sites are not appropriate for development and would not therefore be appropriate for allocation in the Plan. These are:

PEA07 – Kings Head site

PEA025 – Tanhouse site

PM05 – Land to north of Main Street and south of Malthouse Wood

Two additional sites were also considered as it was thought that they might be put forward in the PNDP call for sites. In the event, they were not put forward so cannot be considered even though assessments were undertaken :

PM06 – Flackley Ash site, land to west of Mackerel Hill

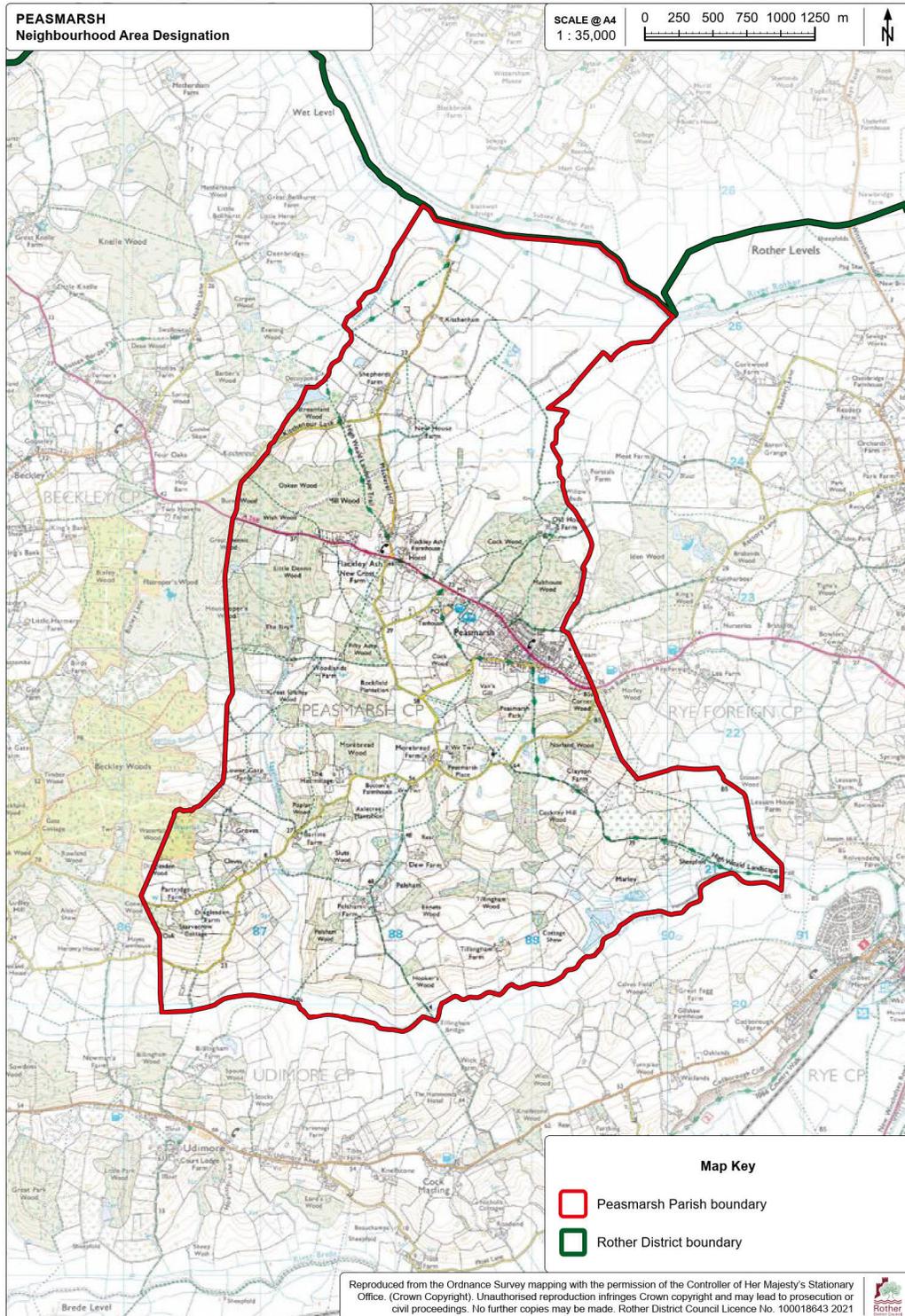
PM07 – Flackley Ash site, barns to east of Mackerel Hill

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Rother Council, the community and landowners to explore options for site allocations and policies in the Neighbourhood Plan which best meet the identified development need and community objectives for the neighbourhood area.

## 2. Introduction

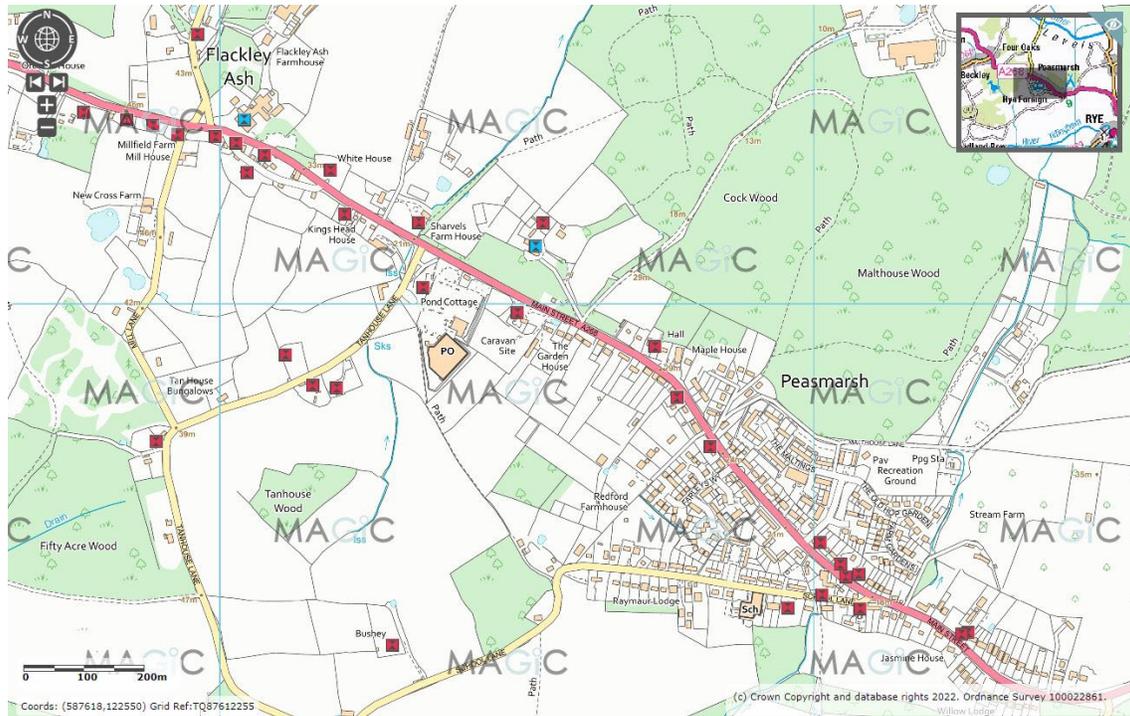
- 2.1 This report is an independent assessment of potential development sites for the Peasmarsh Neighbourhood Development Plan (PNDP). It follows the Housing Needs Assessment (AECOM, January 2022), which provides an assessment of the type of housing needed, and can be used to help to select sites to be allocated in the Neighbourhood Plan to meet the identified housing need.
- 2.2 The Technical Support provided was agreed with the PNDP Volunteer Group and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality, in February 2022.
- 2.3 It is important that the Neighbourhood Plan site assessment process is carried out in a transparent, fair, robust and defensible way and that there is a consistent assessment of each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 2.4 The Peasmarsh Neighbourhood Area was designated in March 2021 and corresponds to the parish as shown in Figure 2-1 on the next page.
- 2.5 Peasmarsh is the name of both the parish and the only village within the parish. It is located in East Sussex, close to the historic town of Rye.
- 2.6 The village follows a linear pattern along Main Street (A268) which runs between Rye and Hawkhurst. It is rural in nature and part of the High Weald Area of Outstanding Natural Beauty (AONB). The Neighbourhood Area has a large number of listed buildings and is surrounded by large areas of ancient woodland. The village varies in character substantially, with more sparsely built up areas such as Flackley Ash to the west, and the main area of the village which has a roughly triangular shape extending along Main Street and the lower, eastern, part of School Lane.
- 2.7 Peasmarsh is served by amenities and infrastructure. Road transport is provided by the A268, which has infrequent bus services into Rye. From Rye, regional train services to Ashford, Eastbourne and Hastings are available, providing connections to services to London. The village has a primary school, an independent supermarket with on-site petrol station, pharmacy and post office, a playing field, a playground, two pubs and two hotels.
- 2.8 Figure 2-2 on page 7 shows the listed buildings in the village. Grade II properties are shown as red squares, and Grade II\* properties as blue squares. The second figure on that page shows the large areas of ancient woodland nearby, in hatched green.

Figure 2-1 Peasmarsh Neighbourhood Area



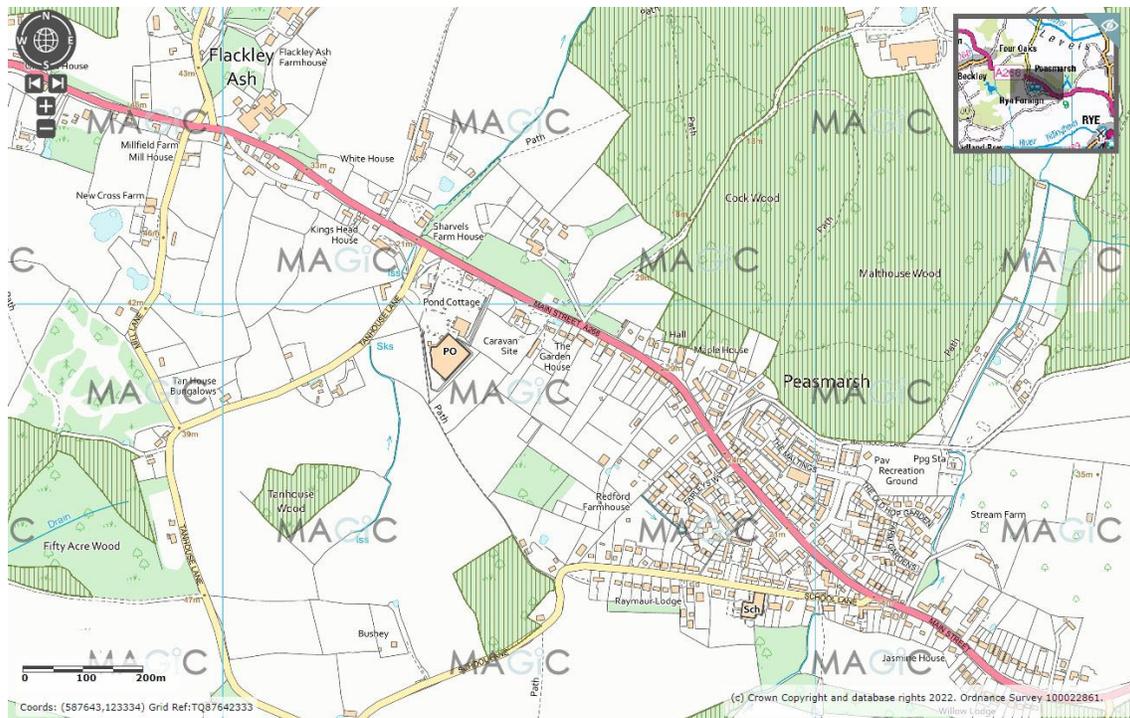
Source: Rother Council

Figure 2-2 Listed Buildings



Source: Magic Map, DEFRA

Figure 2-3 Ancient Woodland



Source: Magic Map, DEFRA

- 2.9 Neighbourhood Plans are required to be in conformity with the strategic policies of the adopted Local Plan as well as having regard to the emerging Local Plan. Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in the Peasmarsh area whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.10 This assessment in itself does not allocate sites. It is the responsibility of the PNDP Volunteer Group to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select for allocation to best meet the identified development need and the Neighbourhood Plan objectives.

## 3. Methodology

- 3.1 The approach to site assessment is based on the Government's National Planning Policy Framework and associated Planning Practice Guidance (including Housing and Economic Land Availability Assessment<sup>1</sup> and Neighbourhood Planning)<sup>2</sup> as well as other guidance including Locality's Neighbourhood Planning Site Assessment Toolkit<sup>3</sup>.
- 3.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing is the same.
- 3.3 The methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identifying Sites to be Assessed

- 3.4 The first task is to identify which sites should be considered as part of the assessment. The sites included in the assessment were identified by a Call for Sites exercise conducted by the PNDP Volunteer Group alongside sites from Rother's HELAA conducted in 2020.

### Task 2: Site Assessment

- 3.5 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>4</sup>. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.6 A site visit was also conducted in order to verify the information gathered through the desktop assessment and to add further details on aspects which require a visual survey, such as landscape impact and visual amenity.

### Task 3: Consolidation of Results

- 3.7 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement. All the site assessment information is drawn together into a summary table which contains the site assessment conclusions, based on the level of constraints and issues identified which would need to be resolved or mitigated.

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<sup>1</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>2</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>3</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

<sup>4</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- 3.8 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable:
- 3.9 **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
- 3.10 **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation.
- 3.11 **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

## Task 4: Site Development Capacity

- 3.12 The housing capacity figure is the optimum number of homes that can be accommodated on each site based on the overall site size, the developable area of the site and an appropriate housing density figure .
- 3.13 For sites which were found to be suitable or potentially suitable for residential allocation but for which no housing figure has been put forward by the landowner, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis.
- 3.14 The indicative capacity takes into account the site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the Local Planning Authority and any relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development.
- 3.15 The Rother District Council Core Strategy does not specify a housing density to be applied, and states development should respond to its setting<sup>5</sup>. However, the Rother District Council DaSA<sup>6</sup> site allocation within Peasmarsh has a density of 30 dwellings per hectare (dph) which is considered an appropriate density to be applied to other Peasmarsh sites. Peasmarsh is in a sensitive location with many listed buildings, nearby ancient woodland and is within the High Weald AONB.
- 3.16 **Table 3.1** below shows the proportion of a site that is set aside for non residential use (roads, infrastructure, green space) depending on its size.
- 3.17 Where appropriate, the developable area is then reduced further if there are specific constraints that would render parts of the site unsuitable for development e.g. areas of high flood risk, areas of landscape sensitivity, areas with specific environmental designations or constraints.

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<sup>5</sup> See Para. 7.72 of the Rother Core Strategy

<sup>6</sup> Available at <https://www.rother.gov.uk/planning-and-building-control/planning-policy/development-and-site-allocations-dasa-local-plan/>

- 3.18 This varies from site to site and is explained and justified in the individual assessments in Appendix A.
- 3.19 The indicative capacities provided are not intended to be taken forward to housing policies in the Neighbourhood Plan. They should be used as a starting point for discussions with landowners, the community and other stakeholders and should take into account the type and size of housing required in the Neighbourhood Area and the wider objectives of the Neighbourhood Plan.

**Table 3.1 Net housing density**

<b>Gross site Area (hectares)</b>	<b>Developable area</b>	<b>Indicative development density</b>
Up to 0.4 ha	90%	30 dph
0.4 ha to 2 ha	80%	30 dph
2 ha to 10 ha	75%	30 dph

## 4. Policy Context

- 4.1 The Neighbourhood Plan policies must be in general conformity with the strategic policies of the adopted development plan, and consideration should be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 National Policy is set out in the National Planning Policy Framework (2021)<sup>7</sup> (NPPF) and is supported by National Planning Practice Guidance<sup>8</sup> (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.3 The statutory local plan-making authority for Peasmarsh is Rother District Council. The adopted statutory development plan for Peasmarsh is the Rother Local Plan Core Strategy (September 2014)<sup>9</sup>.
- 4.4 The second part of the Local Plan is the Development and Site Allocation (DaSA) Local Plan (December 2019)<sup>10</sup>.
- 4.5 All Local Plan 2006 policies have been superseded except for site specific policies in neighbourhood plan areas, where neighbourhood plans have not yet been made.
- 4.6 There are also a range of evidence studies which are relevant to this assessment, including:
- Rother District Council Rural Settlements Study: Part 1 – Main Report<sup>11</sup> (November 2008)
  - Rother District Council Rural Settlements Study: Part 2 – Village Appraisals<sup>12</sup> (November 2008)
- 4.7 All these documents will be explored further in the sections below.

### National Planning Policy Framework

- 4.8 The policies of relevance to development in Peasmarsh are set out below.
- 4.9 **Paragraph 78** states that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.10 **Paragraph 80** highlights that planning policies and decision should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

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<sup>7</sup> Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>8</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>9</sup> Available at: [https://www.rother.gov.uk/wp-content/uploads/2020/01/Adopted\\_Core\\_Strategy\\_September\\_2014.pdf](https://www.rother.gov.uk/wp-content/uploads/2020/01/Adopted_Core_Strategy_September_2014.pdf)

<sup>10</sup> Available at: [https://www.rother.gov.uk/wp-content/uploads/2020/01/DaSA\\_Adopted\\_December\\_2019\\_Web.pdf](https://www.rother.gov.uk/wp-content/uploads/2020/01/DaSA_Adopted_December_2019_Web.pdf)

<sup>11</sup> Available at: [https://www.rother.gov.uk/wp-content/uploads/2020/01/Part\\_1\\_Rural\\_Settlement\\_Strategy.pdf](https://www.rother.gov.uk/wp-content/uploads/2020/01/Part_1_Rural_Settlement_Strategy.pdf)

<sup>12</sup> Available at: [https://www.rother.gov.uk/wp-content/uploads/2020/01/Part\\_2\\_Village\\_Appraisals2.pdf](https://www.rother.gov.uk/wp-content/uploads/2020/01/Part_2_Village_Appraisals2.pdf)

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
  - d) the development would involve the subdivision of an existing residential building; or
  - e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 4.11 **Paragraph 119** sets out the need to promote an effective use of land in meeting the requirement for homes and other uses.
- 4.12 **Paragraph 120** outlines that planning policies and decisions should:
- a) encourage developments that would enable new habitat creation or improve public access to the countryside;
  - c) give substantial weight to the value of using suitable brownfield land within settlements;
  - d) promote and support the development of under-utilised land and buildings.
- 4.13 **Paragraph 125** states that area-based character assessments, design guides and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- 4.14 **Paragraph 127** highlights the role that neighbourhood planning groups have in identifying the special qualities of each area and explaining how this should be reflected in development.
- 4.15 **Paragraph 153** states that plans should take a proactive approach to mitigating and adapting to climate change.
- 4.16 **Paragraph 156** states that local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
- 4.17 **Paragraph 161** outlines that all plans should apply a sequential, risk-based approach to the location of development, which considers sources of flood risk and the current and future impacts of climate change.

- 4.18 **Paragraph 174** highlights that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes,
  - b) recognising the intrinsic character and beauty of the countryside.
- 4.19 **Paragraph 176** outlines that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.
- 4.20 **Paragraph 180** states that development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 4.21 **Paragraph 187** states that planning policies should ensure that new development can be integrated effectively with existing businesses and community facilities.
- 4.22 **Paragraph 190** outlines that plans should provide a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk.
- 4.23 **Paragraph 199** considers the impact of a proposed development on a designated heritage asset and states that great weight should be given to the asset's conservation.
- 4.24 **Paragraph 201** states that where a proposed development will lead to substantial harm of a designated heritage asset planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm.

## Rother Local Plan Core Strategy (adopted September 2014)

- 4.25 The Local Plan sets out the Council's vision and objectives that will guide the future pattern and form of development over the period up until 2028. This Core Strategy replaces a number of policies in the Rother District Local Plan (2006).
- 4.26 There are several policies which are relevant to Peasmarsh including:
- 4.27 **Policy OSS1: Overall Spatial Development Strategy** plans for at least 5,700 dwellings in the district over the period 2011-2028, focusing development at Bexhill, Battle and Rye. There will also be limited growth in villages, ensuring that new development is compatible with the character and setting of the village. The key diagram highlights Peasmarsh as a settlement with development potential.
- 4.28 **Policy OSS2: Use of Development Boundaries** states that development boundaries around settlements will continue to differentiate between areas where most forms of new development would be acceptable and where they would not.

4.29 **Policy OSS3: Location of Development** outlines that when assessing the suitability of sites for development when both allocating land and determining planning applications, sites should be considered in the context of:

(ii) The capacity of, as well as access to, existing infrastructure and services, and of any planned or necessary improvements to them;

(vi) The character and qualities of the landscape; and

(vii) Making effective use of land within the main built-up confines of towns and villages, especially previously developed land, consistent with maintaining their character.

4.30 **Policy RA1: Villages** outlines that the needs of the rural villages will be addressed by:

(i) Protection of the locally distinctive character of villages, historic buildings and settings, with the design of any new development being expected to include appropriate high-quality response to local context and landscape;

(v) In order to meet housing needs and ensure the continued vitality of villages, the provision of 1,670 additional dwellings (comprising existing commitments, new allocations and windfalls) in villages over the Plan period 2011 to 2028. 59 new houses have been allocated to Peasmarsh between 2011 and 2028; and

(vi) Improved access to basic day-to-day services, particularly by public transport, walking and cycling. In order to facilitate this, new development will be sited in close proximity to key facilities and in locations accessible via a range of transport options.

4.31 **Policy RA2: General Strategy for the Countryside** is to:

(iii) Strictly limit new development to that which supports local agricultural, economic or tourism needs and maintains or improves the rural character; and

(viii) Generally conserving the intrinsic value, locally distinctive rural character, landscape features, built heritage, and the natural and ecological resources of the countryside.

4.32 **Policy RA3: Development in the Countryside** sets out the limited circumstances that new dwellings in the countryside will be allowed, including:

(a) Dwellings to support farming and other land-based industries. All applications should comply with the following criteria:

i. Demonstrate a clearly established functional need, relating to a full-time worker primarily employed in the farming and other land-based businesses; ii. Demonstrate the functional need cannot be fulfilled by other existing accommodation in the area; iii. Demonstrate the unit and the agricultural activity concerned are financially sound and have a clear prospect of remaining so; iv. Dwellings are of appropriate size, siting and design.

(b) The conversion of traditional historic farm buildings in accordance with Policy RA4;

(c) The one-to-one replacement of an existing dwelling of similar landscape impact; or

(d) As a 'rural exception site' to meet an identified local affordable housing need:

iv. Ensuring that extensions to existing buildings and their residential curtilages, and other ancillary development would maintain and not compromise the character of the countryside and landscape; v. Ensuring that all development in the countryside is of an appropriate scale, will not adversely impact on the on the landscape character or natural resources of the countryside and, wherever practicable, support sensitive land management.

4.33 **Policy RA4: Traditional Historic Farm Buildings** will be retained and proposals for their re-use should:

(i) Take a hierarchical approach for re-use;

(ii) Demonstrate that they are based on a sound and thorough understanding of the significance of the building and its setting;

(iii) Ensure retention of the building's legibility, form, historic fabric and setting, and, through design, maintain the agricultural character and the contribution the building and its surroundings make to the wider rural landscape and countryside character; and

(iv) Ensure proper protection of existing wildlife and habitats.

4.34 **Policy SRM1: Towards a low carbon future** sets out the strategy to mitigate and adapt to the impacts of climate change, which is to:

(ii) Ensure that all developments meet prevailing energy efficiency standards, and encourage them to meet higher standards and pursue low carbon or renewable energy generation, where practicable, by fully recognising related costs in assessing viability and developer contributions; and

(viii) Expect new developments to provide and support recycling facilities.

4.35 **Policy SRM2: Water Supply and Wastewater Management** will be supported by:

(ii) Ensuring that new development does not have an adverse effect on the water quality and potential yield of water resources, in line with the objectives of the South East River Basin Management Plan, including reference to groundwater 'source protection zones'; and

(v) Ensuring that all development incorporates water efficiency measures appropriate to the scale and nature of the use proposed.

4.36 **Policy CO1: Community Facilities and Services** will be achieved by:

(ii) Facilitating the co-location of facilities to meet the needs of a broad range of community activities, as far as reasonably practicable, particularly when considering new buildings; and

(iii) Not permitting development proposals that result in the loss of sites or premises currently or last used for community purposes.

**4.37 Policy CO3: Improving Sports and Recreation Provision** plans to:

(i) Safeguarding existing facilities from development, and only permitting their loss where it results in improved provision (in terms of quantity and quality) as part of a redevelopment or elsewhere within the locality.

**4.38 Policy CO4: Supporting Young People** through:

(i) Provision of housing options, including affordable homes, suited to the needs of young people, especially in the rural areas.

**4.39 Policy CO5: Supporting Older People** through initiatives which:

(ii) Increases the range of available housing options with care and support services in accessible locations.

**4.40 Policy LHN1: Achieving Mixed and Balanced Communities**, housing should:

(i) Be of a size, type and mix which will reflect both current and projected housing needs within the district and locally;

(ii) In rural areas, provide a mix of housing sizes and types, with at least 30% one and two bedroom dwellings (being mostly 2 bed);

(iv) In larger developments (6+ units), provide housing for a range of differing household types;

(v) In relation to affordable housing, contribute to an overall balance of 65% social/affordable rented and 35% intermediate affordable housing;

(vi) Ensure that affordable housing is integrated with market housing, where practical;

(vii) Provide a proportion of homes to Lifetime Homes Standard.

**4.41 Policy LHNA2: Affordable Housing** states that in rural areas the Council will expect

(a) 40% on-site affordable housing on schemes of 5 dwellings or more; or

(b) A financial contribution, on a sliding scale up to the equivalent of providing 40% affordable housing, in lieu of on-site provision on all residential schemes of less than 5 dwellings.

**4.42 Policy LHN3: Rural Exception Sites** may be granted for small site residential development outside development boundaries in order to meet a local need for affordable housing in rural areas. Such development will be permitted where the following requirements are met:

(i) It helps to meet a proven local housing need for affordable housing in the village/parish, as demonstrated in an up-to-date assessment of local housing need;

- (ii) It is of a size, tenure, mix and cost appropriate to the assessed local housing need;
  - (iii) It is well related to an existing settlement and its services, including access to public transport;
  - (iv) The development is supported or initiated by the Parish Council;
  - (v) The local planning authority is satisfied that the identified local housing need cannot be met within the settlement development boundary; and
  - (vi) The development does not significantly harm the character of the rural area, settlement or the landscape, and meets other normal local planning and highway authority criteria, in line with other Council policies.
- 4.43 **Policy LHN5: Sites for the needs of Gypsies and Travellers** sets out provision for 5 permanent pitches within Rother for Gypsies and Travellers over the period 2011-2016, and a further 6 pitches between 2016 and 2028.
- 4.44 **Policy EN1: Landscape Stewardship** is to be achieved by ensuring the protection, and wherever possible enhancement, of the district's nationally designated and locally distinctive landscapes and landscape features.
- 4.45 **Policy EN2: Stewardship of the Historic Built Environment** sets out requirements for development affecting the historic built environment to:
- (i) Reinforce the special character of the district's historic settlements through siting, scale, form and design;
  - (ii) Take opportunities to improve areas of poor visual character or with poor townscape qualities; and
  - (iii) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies.
- 4.46 **Policy EN5: Biodiversity and Green Space** states that Biodiversity, geodiversity and green space will be protected and enhanced by multi-agency working where appropriate.
- 4.47 **Policy EN7: Flood Risk and Development** states that flood risk will be taken into account at all stages in the planning process to avoid inappropriate development in areas at current or future risk from flooding, and to direct development away from areas of highest risk.
- 4.48 **Policy TR3: Access and New Development** highlights that new development should minimise the need to travel and support good access to employment, services and communities' facilities, as well as ensure adequate, safe access arrangements.

## Rother Development and Site Allocations (DaSA) Local Plan (adopted December 2019)

- 4.49 This document complements the 'core policies' set out in the adopted Core Strategy. The first section includes Development Policies which relate to topics

where further elaboration is considered necessary. The second section of the DaSA looks at site allocations that are being proposed to meet the requirements of the Core Strategy.

4.50 Many of the policies in the DaSA are similar to or exact copies of policies in the Core Strategy, therefore they will not be repeated in this section.

4.51 **Policy PEA1: Land south of Main Street, Peasmarsh<sup>13</sup>** is allocated for residential development and amenity open space including a retained traditional orchard and children's play area. Proposals will be permitted where:

- (i) some 45 dwellings (net) are provided, of which 40% are affordable;
- (ii) vehicle access is to Main Street to the satisfaction of the Highway Authority;
- (iii) additional pedestrian access is provided as shown on the Detail Map, to the north-east of the site, connecting down the length of the eastern boundary via a green corridor; and southwards connecting to the footpath network;
- (iv) a children's play area is provided, which should be subject to passive surveillance from residential frontages, with funding and management arrangements secured for its ongoing maintenance;
- (v) open space is provided in the southern part of the site as shown on the Detail Map, incorporating the traditional orchard within it, with funding and management arrangements secured for its on-going maintenance;
- (vi) other existing ecological and High Weald AONB character features are retained and enhanced as far as reasonably practicable, including historic field boundaries, boundary hedgerows, existing trees and existing pond;
- (vii) existing landscaped boundaries around the site are maintained and reinforced with native planting, and new landscaped boundaries are created on exposed western edges;
- (viii) an assessment and evaluation of the site's archaeological potential has been carried out and mitigation measures are implemented accordingly; and
- (ix) sustainable drainage (SuDS) is provided in accordance with Policy DEN5.

## Evidence base

4.52 The following evidence base studies have been considered as part of this site assessment:

- 2008 Rother District Council Rural Settlements Study Part 1 – Main Report
- 2008 Rother District Council Rural Settlements Study Part 2 – Village Appraisals

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<sup>13</sup> Available at [https://www.rother.gov.uk/wp-content/uploads/2020/01/DaSA\\_Adopted\\_December\\_2019\\_Web.pdf](https://www.rother.gov.uk/wp-content/uploads/2020/01/DaSA_Adopted_December_2019_Web.pdf) page 245 et seq.

## 5. Site Assessment

5.1 This chapter sets out the conclusions of the site assessment. Table 5-1 lists all identified sites, Table 5-2 shows the summary of conclusions and Appendix A includes the site assessment proformas. Figure 5-1 shows a map of all sites.

**All sites have been assessed for residential development only. Table 5-1 List of sites considered in this assessment**

Site Ref	Address	Site source
PEA01	Oaklands site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6YA	Rother HELAA 2020
PEA07	Kings Head site, land to south of Main Street and west of Tanhouse Lane, Peasmarsh, East Sussex, TN31 6YG	Rother HELAA 2020
PEA024	Tanyard site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6UW	Rother HELAA 2020
PEA025	Tanhouse site, land to east of Tanhouse Lane and south of Jempsons' store, Peasmarsh, East Sussex, TN31 6YD	Rother HELAA 2020
PM01	Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash Hotel, Peasmarsh, East Sussex, TN31 6YH	Peasmarsh Neighbourhood Plan Call for Sites
PM02	Land to north of Main Street, Peasmarsh, East Sussex, TN31 6YD	Peasmarsh Neighbourhood Plan Call for Sites
PM03	Old football ground site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6YA	Peasmarsh Neighbourhood Plan Call for Sites
PM04	Orchard Way site, land to east of Orchard Way, Peasmarsh, East Sussex, TN31 6UL	Peasmarsh Neighbourhood Plan Call for Sites
PM05	Land to north of Main Street, Peasmarsh, East Sussex, TN31 6YA	Peasmarsh Neighbourhood Plan Call for Sites

Two additional sites were also considered as it was thought that they might be put forward in the PNDP call for sites. In the event, they were not put forward so cannot be considered even though assessments were undertaken :

PM06	Flackley Ash site, land to west of Mackerel Hill and north of Flackley Ash Hotel, Peasmarsh, East Sussex, TN31 6YH	Peasmarsh Neighbourhood Plan Call for Sites
PM07	Flackley Ash site, land to east of Mackerel Hill, Peasmarsh, East Sussex, TN31 6YH	Peasmarsh Neighbourhood Plan Call for Sites

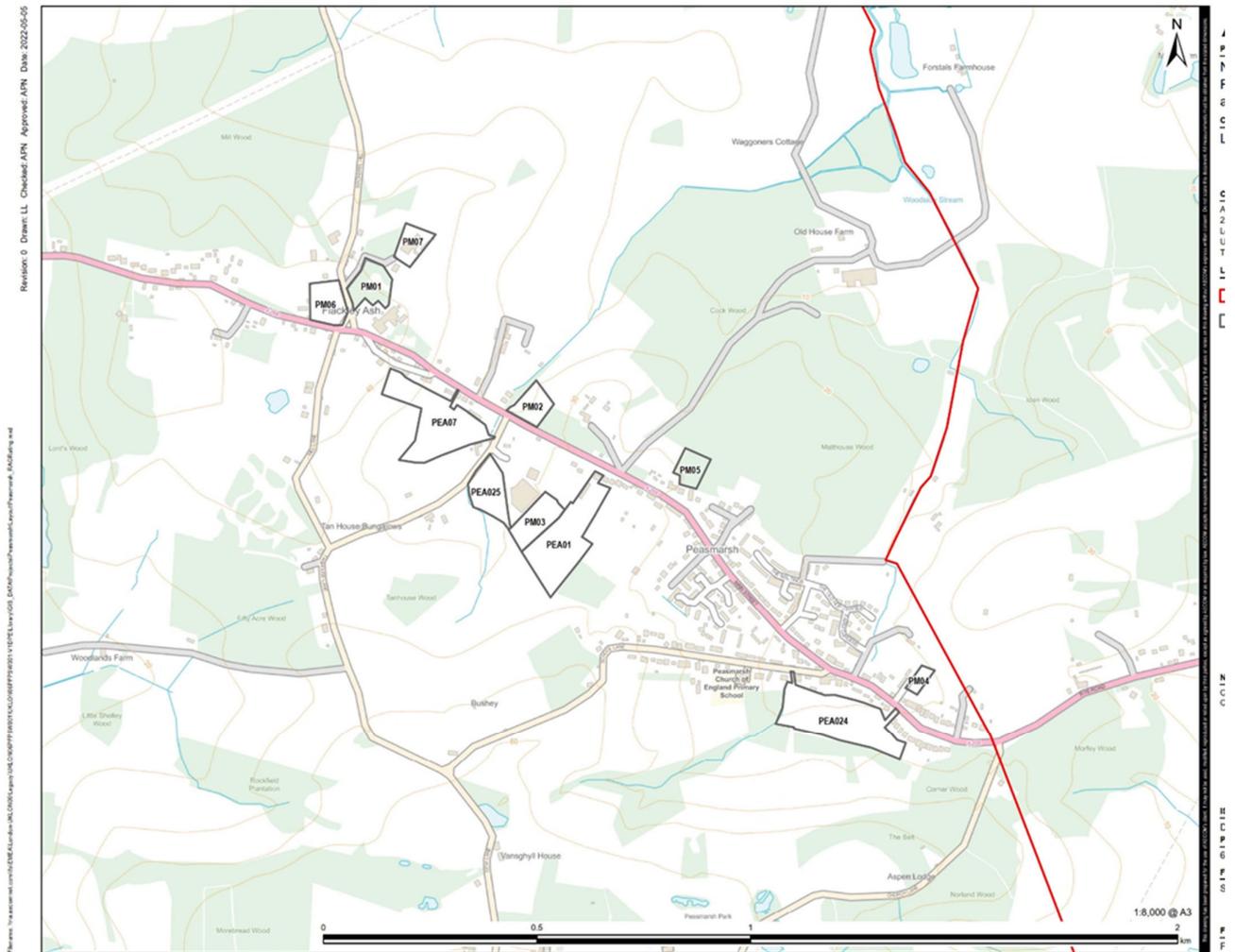


Figure 5-1 Sites included in Site Assessment

**Table 5-1 Site Assessment Summary**

Site Reference	Address	Gross Site Area (Ha)	Indicative Capacity (number of homes)	Overall Site Rating (Red/Amber/Green)	Justification
PEA01	Oaklands site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6YA	2.31	26 <sup>14</sup>	Amber	This site is potentially suitable for development but access is a key issue. Access is unlikely to be achieved from Main Street and while access may be possible through the adjacent land immediately to the east which has been allocated for development in the Local Plan (PEA1), this would need to be confirmed by the Highways Authority. The site is adjacent to the settlement boundary which could be redrawn in a neighbourhood plan. Key development constraints apart from access include the location within the High Weald AONB and medium landscape and medium visual sensitivity. Development would have significant landscape impacts because the site is exposed to views from two public footpaths, one of which is also designated as the High Weald Landscape Trail and therefore of particular importance to the wider AONB. Development may impact the character of this part of Peasmarsh and reduce amenity value. If the site was considered for allocation, Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176 would need to be considered, alongside the requirements of the High Weald AONB Management Plan 2019-2024. Mitigation could include screening of development from the countryside and ensuring that development does not impact the public footpath routes. Development

<sup>14</sup> Based on a 50% developable area, see proforma for more detailed calculation

					would need to ensure surface water flooding is mitigated.
PEA07	Kings Head site, land to south of Main Street and west of Tanhouse Lane, Peasmarsh, East Sussex, TN31 6YG	2.42	N/A	Red	This site is not suitable for development. The site is currently detached from the settlement boundary and main residential area. Key development constraints include the location within the High Weald AONB, sloping topography, a designation as Priority Habitat: Traditional Orchards, high landscape and high visual sensitivity, direct impact on listed buildings and non designated heritage assets. There are also locally reported flooding issues. Development would have significant landscape and visual impacts in particular as the topography rises away from Main Street, forming a backdrop to listed buildings and heritage assets. Priority Habitats are additionally considered a constraint to development and are protected by the Natural Environment and Rural Communities Act 2006 and Environment Act 2021. Development would conflict with Local Plan policies EN1, EN2 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176 and the High Weald AONB Management Plan 2019-2024.
PEA024	Tanyard site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6UW	2.71	18 <sup>15</sup>	Amber	This site is potentially suitable for limited development. It is within the High Weald AONB and with sloping topography, where development would have medium landscape and medium visual impacts, as well as a direct impact on listed buildings and non designated heritage assets. There is also local concern over historic surface water flooding and flooding of properties to the north. Development may also have significant landscape and visual impacts as the site rises to the south from Main Street and School Lane. A proposal would need to take account of Policy EN1

<sup>15</sup> Based on 30% developable area, see proforma for more detailed calculation

					and EN2 and the High Weald AONB Management Plan 2019-2024. Surface water flooding concerns should be addressed by any proposal with evaluation and mitigation of any flooding risks deriving from development.
PEA025	Tanhouse site, land to east of Tanhouse Lane and south of Jempsons' store, Peasmarsh, East Sussex, TN31 6YD	0.96	N/A	Red	This site is not suitable for development. The site is detached from the settlement boundary and the main residential area. . In addition policies protecting the countryside apply in this location. Key development constraints include the location within the High Weald AONB, sloping topography, high landscape sensitivity, high visual sensitivity and proximity to listed buildings. Development is likely to have high landscape and high visual impacts as the site slopes downwards, with views from public footpaths including the High Weald Landscape Trail crossing the site towards the countryside to the west which includes several isolated listed buildings. Development of the site would also be in conflict with Policy EN1, Policy EN2, and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-2024.
PM01	Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash Hotel, Peasmarsh, East Sussex, TN31 6YH	0.8	3 <sup>16</sup>	Amber	This site is potentially suitable for limited development. The site is detached from the settlement boundary and the main residential area.. Key development constraints include the location within the High Weald AONB, medium landscape sensitivity, medium visual sensitivity, proximity to listed buildings and power lines crossing the site. The site has significant tree cover, and visibility from several vantage points taking in the Grade II* listed Flackley Ash Hotel

<sup>16</sup> Based on a 20% developable area, see proforma for more detailed calculation

					means it forms a key component of its setting.. Any proposal should be aligned with Policy EN1, Policy EN2, and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-2024. Mitigation of visual impacts on the AONB and the listed buildings through appropriate screening and sensitive design would also limit the impact of development.. The development would need to take account of the risk of surface water flooding and ensure that risk is mitigated through the design.
PM02	Land to north of Main Street, Peasmarsh, East Sussex, TN31 6YD	0.59	7 <sup>17</sup>	Amber	This site is potentially suitable for limited development. The site is detached from the settlement boundary and main residential area.. Key development constraints include the location within the High Weald AONB and part of site is a Priority Habitat: Deciduous Woodland. The site is well related to Peasmarsh despite being outside the settlement boundary, and development would continue the linear development along Main Street in close proximity to services. There are significant constraints, which include the site's proximity to Grade II* Woodside and nearby Grade II The Stables of Woodside to the North of the House, however, it appears that it would likely be screened by woodland to the east of the site. Part of the site is also a Priority Habitat: Deciduous Woodland and achieving access may require the removal of some trees if it were to be gained from Main Street. If there was an extension of a private drive through the garden of Woodside this could impact on the setting of the listed building. The development would need to take account of the risk of surface

<sup>17</sup> Based on 50% developable area, see proforma for more detailed calculation

					water flooding and ensure that this risk has been mitigated through the design.
PM03	Old football ground site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6YA	0.82	9 <sup>18</sup>	Amber	This site is potentially suitable for development but access is a key issue. Access is unlikely to be achieved from Main Street and while access may be possible through the adjacent land east of Site PEA01 which has been allocated for development in the Local Plan (PEA1), this would need to be confirmed by the Highways Authority. It is adjacent to the settlement boundary. Key development constraints include the location within the High Weald AONB, medium landscape sensitivity and medium visual sensitivity. Development would have moderate landscape impacts because the site is a large area of undeveloped open land to the south of Peasmarsh which is exposed to views from a public footpath, which is also designated as the High Weald Landscape Trail and therefore of particular importance to the wider AONB. Development could cause some amenity impacts as a result. Any proposal would need to take consideration of Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-2024. Mitigation should include screening of development from the countryside and ensuring that impact on the public footpath route within the site is avoided. The development would need to take account of the risk of surface water flooding and ensure that risk is mitigated through the design.
PM04	Orchard Way site, land to east of	0.21	5 <sup>19</sup>	Green	This site is suitable for limited development. It is an existing garden adjacent to the settlement

<sup>18</sup> Based on a 50% developable area, see proforma for more detailed calculation  
<sup>19</sup> Based on a 100% developable area, see proforma for more detailed calculation

	Orchard Way, Peasmarsh, East Sussex, TN31 6UL					boundary and therefore could accommodate growth adjacent to Peasmarsh. The site is located within the High Weald AONB but development would be enclosed by surrounding development.. Development and would cohere with the existing dwellings on Orchard Way. The development would need to take account of the risk of surface water flooding and ensure that this risk has been mitigated through the design.
PM05	Land to north of Main Street, Peasmarsh, East Sussex, TN31 6YA	0.49	N/A	Red		This site is not suitable for development. It is adjacent to the settlement boundary. Key development constraints include the location within the High Weald AONB, ancient woodland, Priority Habitat: Deciduous Woodland, medium landscape sensitivity, medium visual sensitivity, proximity to listed buildings and non designated heritage assets. Development would extend the settlement into an area surrounded on two sides by ancient woodland, which may impact wildlife further north and east into the main area of ancient woodland. Development of the site would conflict with Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, and ancient woodland from development such as NPPF para 180 (c) and alongside the requirements of the High Weald AONB Management Plan 2019-20. Priority Habitats are additionally considered a constraint to development and are protected by the Natural Environment and Rural Communities Act 2006 and Environment Act 2021.
PM06	Flackley Ash site, land to west of Mackerel Hill and north of Flackley	0.78	18 <sup>20</sup>	Amber		This site is potentially suitable for limited development. The site is detached from the settlement boundary and the main residential area. Key development constraints include the location

<sup>20</sup> Based on a 100% developable area, see proforma for more detailed calculation

Ash Hotel,  
Peasmarsh, East  
Sussex, TN31  
6YH

within the High Weald AONB, ancient woodland, Priority Habitat: Deciduous Woodland, medium landscape sensitivity, medium visual sensitivity, proximity to listed buildings and power lines crossing the site. The site is a large open space in Flackley Ash at a key meeting point of several lanes in view of many listed buildings including the Grade II\* Flackley Ash Hotel and Grade II listed Goldspur Cottage, Mill Cottage, Lavender Cottage, Pound Cottage and The Old Cottage. Development of this site could change the character of Flackley Ash which is a rural and dispersed settlement. Any proposal should take account of Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-20. Development could also be designed to minimise adverse impact on the surrounding listed buildings. Surface water flood risk would also need to be considered and mitigated through design.

PM07	Flackley Ash site, land to east of Mackerel Hill, Peasmarsh, East Sussex, TN31 6YH	0.53	6 <sup>21</sup>	Green	This site is suitable for limited development. The site is detached from the settlement boundary but is occupied by agricultural barns which could be suitable for residential conversion, which is likely to have a limited impact. As the site is in the AONB, this is likely to require a full planning application. The proposal should take account of the requirements of Policy RA4: Traditional Historic Farm Buildings. The conversion is unlikely to contribute to surface water flooding but the management of this issue should be considered in the design process.
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<sup>21</sup> Based on a 50% developable area, see proforma for more detailed calculation

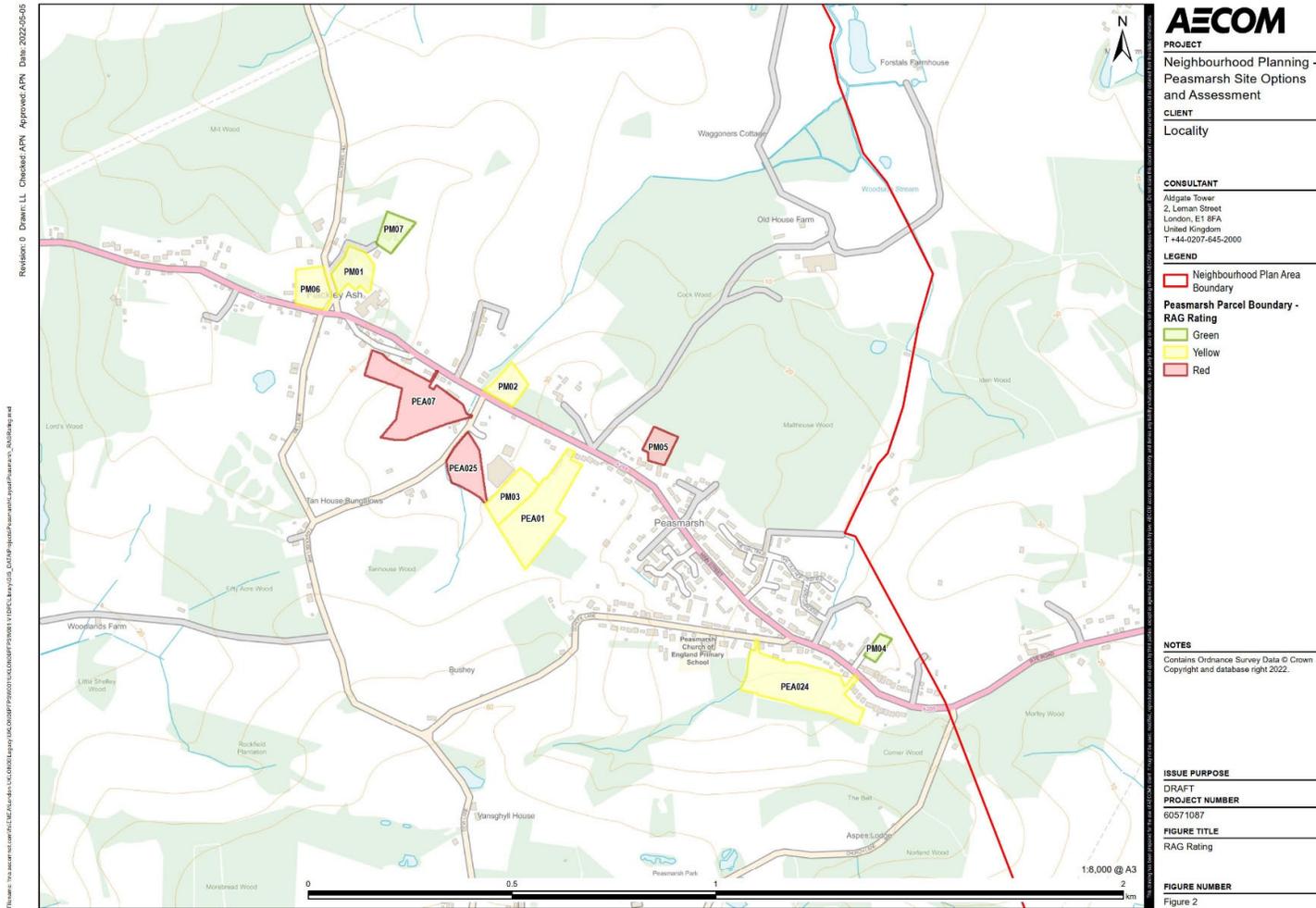


Figure 5-2 Map of all sites by rating

## 6. Conclusions

6.1 This report provides an assessment of a number of potential sites that can be considered for allocation in the Neighbourhood Plan. Sites have been assessed as either 'green', 'amber' or 'red' in terms of whether they are suitable, potentially suitable or unsuitable, respectively, for development. The green and amber sites can be seen as a shortlist to take forward for further consideration and from which to select sites for allocation, to respond to the findings of the Housing Needs Assessment and other relevant evidence.

### Site Assessment Conclusions

6.2 Six of the nine sites assessed are potentially suitable for development subject to the mitigation of various constraints and/or consultation with Rother Council. These are

- PEA01 – Oaklands site
- PEA024 – Tanyard site
- PM01 – Flackley Ash site, land east of Mackerel Hill and north of Flackley Ash hotel
- PM02 – Land to north of Main Street and west of Woodside
- PM03 – Old football ground site
- PM04 – Orchard Way site

6.3 The remaining three sites are not suitable for development and therefore not suitable for allocation in the Neighbourhood Plan due to significant constraints.

### Next Steps

6.4 Should the PNDP Volunteer Group decide to allocate a site or sites, the next steps will be it to select the sites for allocation in the Neighbourhood Plan. This should take into account:

- The findings of this site assessment;
- A consideration of the likely financial viability of the site for the development proposed;
- Community consultation;
- Discussions with Rother Council;
- Any other relevant evidence that becomes available, including the Housing Needs Assessment; and
- Other considerations such as the appropriate density of the proposed sites to reflect local character.

## Other considerations

### Viability

- 6.5 As part of the site selection process, it is recommended that the Neighbourhood Group discusses site viability with Rother Council and with landowners and site developers. The Local Plan evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

### Affordable Housing

- 6.6 Six of the nine sites considered in this assessment are suitable or potentially suitable for allocation for housing. Some of these sites have the potential to accommodate ten or more dwellings and if this level of housing was proposed, could be required to include a proportion of affordable housing<sup>22</sup>. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>23</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.7 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

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<sup>22</sup> see NPPF para 63-65

<sup>23</sup> The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

# Appendix A Individual Site Assessments

## PEA01

1. Site Details	
<b>Site Reference / Name</b>	PEA01
<b>Site Address / Location</b>	Oaklands site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6YA
<b>Gross Site Area</b> (Hectares)	2.31
<b>SHLAA/SHELAA Reference</b> (if applicable)	PEA01
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	26 – see conclusions at end of proforma
<b>Site identification method / source</b>	Rother HELAA 2020
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Residential to the north-east, agricultural to the south-east, south-west and north-west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown if suitable access can be granted from Main Street</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown if suitable access can be granted from Main Street</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown if suitable access can be granted from Main Street</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - PRoW Footpath PSM/17/1 crosses the site diagonally, and PRoW Footpath PSM/18/2 crosses south edge of site, also designated as High Weald Landscape Trail</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, adjacent - trees on western and southern perimeter are significant</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>No</i></p>

## 2. Assessment of Suitability

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No – unlikely

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

No

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

Yes - impact on PRowS PSM/17/1 and PSM/18/2

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	400-800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area falls within the Central Paddocks area which is considered to have an ordinary quality and moderate ability to accommodate change. It sets out that there may be the potential to redefine the village edge in enclosed paddocks close to the village edge. This site is large and would extend the village to the south. This site is also traversed by two public footpaths including the High Weald Landscape Trail. Given the scenic views of the AONB from these two public footpaths it is considered that this site does have some landscape sensitivity and that development could change the landscape character of this area with some impact on the amenity provided by the public footpaths.

## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

When crossing the site via the public footpaths, the site is visually open and contributes to the rural setting of the public right of ways PSM/17/1 and PSM/18/2, which is also designated as the long distance High Weald Landscape Trail. It is considered that development could cause visual impacts on views from the public footpaths.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Some impact and/or mitigation possible - entrance to site could be located close to Grade II listed The Cock Inn and could therefore have some impacts on the setting of the building.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Some impact and/or mitigation possible - entrance to site could be opposite Woodside Cottage and could therefore have some impacts on the setting of the building.

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?  
Yes / No / Unknown**

No

**Are there any other relevant planning policies relating to the site?**

Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Adjacent to and connected to the existing built up area

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>

### 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

No

**Is there a known time frame for availability?**

**Available now / 0-5 years / 6-10 years / 11-15 years**

Available now

### 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

No

### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>26 ((30 x 2.31 x 0.75) x 0.5), 30 dph over 2.31 hectares with 25% for infrastructure and a 50% developable area</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green)  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?  Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>No</p>
<p>Summary of justification for rating</p>	<p>This site is potentially suitable for development but access is a key issue. Access is unlikely to be achieved from Main Street and while access may be possible through the adjacent land which has been allocated for development in the Local Plan (PEA1), this would need to be confirmed by the Highways Authority. The site is adjacent to the settlement boundary which could be redrawn in a neighbourhood plan. Key development constraints apart from access include the location within the High Weald AONB and medium landscape and medium visual sensitivity. Development would have significant landscape impacts because the site is exposed to views from two public footpaths, one of which is also designated as the High Weald Landscape Trail and therefore of particular importance to the wider AONB. Development may impact the character of this part of Peasmarsh and reduce amenity value. If the site was considered for allocation, Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176 would need to be considered, alongside the requirements of the High Weald AONB Management Plan 2019-2024. Mitigation could include screening of development from the countryside and ensuring that development does not impact the public footpath routes. Development would need to ensure surface water flooding is mitigated.</p>

## PEA07

1. Site Details	
<b>Site Reference / Name</b>	PEA07
<b>Site Address / Location</b>	Kings Head site, land to south of Main Street and west of Tanhouse Lane, Peasmarsh, East Sussex, TN31 6YG
<b>Gross Site Area</b> (Hectares)	2.42
<b>SHLAA/SHELAA Reference</b> (if applicable)	PEA07
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Rother HELAA 2020
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Residential to the north-east, agricultural to the south-west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

Medium Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Priority Habitat - Traditional Orchards, Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Steeply sloping</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential for access from Tanhouse Lane although junction would be in proximity to existing roundabout</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential for access from Tanhouse Lane and through narrow gap between properties to north</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential for access from Tanhouse Lane and through narrow gap between properties to north</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, adjacent - trees on southern perimeter are significant</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, adjacent - trees on southern perimeter are potentially veteran</i></p>

## 2. Assessment of Suitability

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No – unlikely

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

No

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	>800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area falls within the West of Village area which has good quality landscape and low ability to accommodate change. It sets out that there is scope for limited infill to the characteristic ribbon development. This site would constitute a large area of backland development away from the existing linear built up area to the south. The Landscape Assessment additionally notes that development would not be acceptable on the open countryside slopes. Development would therefore have unacceptable landscape impacts in this location.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site slopes considerably in places. It is visually dominant in views to the south of Main Street, which has attractive listed buildings and non designated heritage assets on its southern side. The visual impacts posed by development would be considerable as it would extend development up the higher slopes away from the linear development.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - the development of this area of open countryside would pose severe impacts on the setting of the following Grade II listed buildings: Pond Cottage, Kings Head Cottages, Wheelwrights, Oak Cottage, Tanhouse Oast and Tanhouse. It would especially impact views of these listed buildings looking to the west from the village, including from the High Weald Landscape Trail and other footpaths.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - would severely impact the setting of heritage assets on Main Street to the east and west of Kings Head Cottages as they are set attractively with gaps offering glimpses into the fields beyond. Backland development would disrupt the linear form of this part of the village.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes

### 3. Assessment of Availability

<p>Is the site available for development? Yes / No / Unknown</p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? Yes / No / Unknown</p>	No
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now

### 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? Yes / No / Unknown</p>	No
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### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b>. The site is <b>not currently suitable, and available</b>.</p> <p>Are there any known viability issues? Yes / No</p>	<p><b>Red: The site is not currently suitable, available and achievable</b></p> <p>No</p>
<p>Summary of justification for rating</p>	<p>This site is not suitable for development. The site is currently detached from the settlement boundary and main residential area.. Key constraints include the site's location within the High Weald AONB, sloping topography, a designation as Priority Habitat: Traditional Orchards, high landscape and high visual sensitivity, direct impact on listed buildings and non designated heritage assets. Development would have significant landscape and visual impacts in particular as the topography rises away from Main Street, forming a backdrop to listed buildings and heritage assets. Priority Habitats are additionally considered a constraint to development and are protected by the Natural Environment and Rural Communities Act 2006 and Environment Act 2021. Development would conflict with Local Plan policies EN1, EN2 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176 and the High Weald AONB Management Plan 2019-2024.</p>

# PEA024

1. Site Details	
<b>Site Reference / Name</b>	PEA024
<b>Site Address / Location</b>	Tanyard site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6UW
<b>Gross Site Area</b> (Hectares)	2.71
<b>SHLAA/SHELAA Reference</b> (if applicable)	PEA024
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	18 – see conclusions at end of proforma
<b>Site identification method / source</b>	Rother HELAA 2020
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Residential to the north, woodland to the south and west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

Medium Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Steeply sloping</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential for access at the eastern gap to Main Street. The western gap at School Lane has a stream and does not appear suitable.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential for access at the eastern and western gaps.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential for access at the eastern and western gaps.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - PRoW Footpath PSM/24/2 crosses the site, also designated as High Weald Landscape Trail</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, adjacent - trees on southern perimeter are significant</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, adjacent - trees on southern perimeter are potentially veteran</i></p>

## 2. Assessment of Suitability

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No – unlikely

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Yes - electricity substation at eastern access point

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

Yes - impact on PRow PSM/24/2

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	<400m	>3900m	400-800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area falls within the South and East of Village area which has good quality landscape and low ability to accommodate change. It sets out that there is limited scope in enclosed areas and infill development close to the village edge. This site would constitute a large area of backland development away from the existing linear built up area, on a field that rises up behind existing properties, including a Grade II listed building. Development would have medium landscape impacts in this location.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site slopes upwards to the south. It is visually dominant in views to the south of Main Street and School Lane which has a Grade II listed building and non designated heritage assets on its southern side. The visual impacts posed by development would be moderate.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - the development of this land could impact on the setting of the Grade II listed Horse and Cart Inn which is attractively set with the field behind. It would also impact on views of the field from Grade II listed Ivy Cottage, Stream Farm Cottage and Stream Farmhouse.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - would impact the setting of heritage assets along the south sides of Main Street and School Lane which are set with the field behind them.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - electricity substation at eastern access point</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>18 ((30 x 2.71 x 0.75) x 0.3), 30 dph over 2.71 hectares with 25% for infrastructure and 30% developable area</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Yes - electricity substation at eastern access point</p>
<p><b>Summary of justification for rating</b></p>	<p>This site is potentially suitable for development. It is within the High Weald AONB and with sloping topography, where development would have medium landscape and medium visual impacts, as well as a direct impact on listed buildings and non designated heritage assets. There is also local concern over historic surface water flooding and flooding of properties to the north. Development may also have significant landscape and visual impacts as the site rises to the south from Main Street and School Lane. Any proposal would need to take account of Policy EN1 and EN2 and the High Weald AONB Management Plan 2019-2024. Surface water flooding concerns should be addressed by any proposal with evaluation and mitigation of any flooding risks deriving from development.</p>

# PEA025

1. Site Details	
<b>Site Reference / Name</b>	PEA025
<b>Site Address / Location</b>	Tanhouse site, land to east of Tanhouse Lane and south of Jempsons' store, Peasmarsh, East Sussex, TN31 6YD
<b>Gross Site Area</b> (Hectares)	0.96
<b>SHLAA/SHELAA Reference</b> (if applicable)	PEA025
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Rother HELAA 2020
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Retail to the east, agricultural to south, residential to west, agricultural to west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

**Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England**

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

**Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area**

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

**Low Risk**

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

**Medium Risk**

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Steeply sloping</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - potential for access from Tanhouse Lane</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - potential for access from Tanhouse Lane and Jempsons car park</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - potential for access from Tanhouse Lane and Jempsons car park</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - PRoW Footpath PSM/18/2 within the site, also designated as High Weald Landscape Trail, and PRoW Footpath PSM/16/1 crosses the site</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	No – unlikely
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	Yes - impact on PRowS PSM/18/2 and PSM/16/1

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	>800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

#### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area falls within the West of Village area which has good quality landscape and low ability to accommodate change. It sets out that there is scope for limited infill to the characteristic ribbon development. This site would constitute a large area of development away from the existing linear built up area, in very close proximity to several Grade II listed properties which are set in the open countryside. The Landscape Assessment additionally asserts that development would not be acceptable on the open countryside slopes. Development would have unacceptable landscape impacts in this location.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>This site is visually important for the setting of a broad area of open countryside in the AONB. It is traversed by public right of way PSM/18/2, which is also designated as the long distance High Weald Landscape Trail, and PSM/16/1. The views from these public footpaths through the site towards the west and south include isolated listed buildings set among fields, including Oak Cottage, Tanhouse Oast and Tanhouse. Development would adversely disrupt the visual scene in an area with a limited potential to accommodate change. As the site sits at the foot of a bowl in the landscape, it is visually exposed to views from all sides.</p>
<h3>Heritage Constraints</h3>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - the development of this area of open countryside could pose impacts on the setting of the following Grade II listed buildings: Oak Cottage, Tanhouse Oast and Tanhouse. It would especially impact views of these listed buildings looking to the west from the village, including from the High Weald Landscape Trail and other footpaths.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - all of the nearby heritage assets are listed</p>
<h3>Planning Policy Constraints</h3>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

### 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

No

**Is there a known time frame for availability?**

**Available now / 0-5 years / 6-10 years / 11-15 years**

Available now

### 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

No

### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green)  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?  Yes / No</p>	<p><b>Red: The site is not currently suitable, available and achievable</b></p> <p>No</p>
<p>Summary of justification for rating</p>	<p>This site is not suitable. The site is detached from the settlement boundary and therefore development is strictly limited. In addition policies protecting the countryside apply in this location. Key constraints include High Weald AONB, sloping topography, high landscape sensitivity, high visual sensitivity, direct impact on listed buildings. Development would have high landscape and high visual impacts as the site slopes downwards, with views from public footpaths crossing the site towards the countryside to the west which includes several isolated listed buildings. This is an area which is noted to have low landscape capacity. It is crisscrossed by two public footpaths, including one designated as the High Weald Landscape Trail, which is of importance to the wider AONB. The highest impact would be in blocking views from public footpaths of the Grade II listed Oak Cottage, Tanhouse Oast and Tanhouse and additionally merging these dwellings with the built up area of Peasmarsh, which would impact their setting in the countryside. Overall, development would impact a considerable area of the AONB because of the site's exposure to views to and from a broad area of landscape. The site can be ruled out on Policy EN1, Policy EN2, and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-2024.</p>

# PM01

1. Site Details	
<b>Site Reference / Name</b>	PM01
<b>Site Address / Location</b>	Flackley Ash site, land to east of Mackerel Hill and north of Flackley Ash Hotel, Peasmarsh, East Sussex, TN31 6YH
<b>Gross Site Area</b> (Hectares)	0.80
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Shrubland and woodland
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	3 – see conclusions at end of proforma
<b>Site identification method / source</b>	NP Steering Group
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Residential to north, agricultural to east, residential to south, agricultural to west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No - not in agricultural use

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from Mackerel Hill</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from Mackerel Hill although no pavement</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from Mackerel Hill</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within</i></p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No – unlikely

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - power lines visible within the site

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>3900m	>800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area is immediately adjacent to the West of Village area which has good quality landscape and low ability to accommodate change. It sets out that there is scope for limited infill to the characteristic ribbon development. This site would constitute an area of development away from the existing linear built up area, in very close proximity to several Grade II\* and Grade II listed properties which are set around it. This site is covered by woodland and therefore the potential landscape impacts would be exacerbated by the loss of trees.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>This woodland site is seen within the visual context of several listed buildings, including the Grade II* Flackley Ash Hotel. The woodland is visible from further Grade II listed buildings, Goldspur Cottage, Mill Cottage, Lavender Cottage, Pound Cottage and The Old Cottage. The removal of the trees for development would impose visual changes on a sensitive location and detract from the setting of the listed buildings.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - the development of this area of woodland could impact on the setting of the Grade II* Flackley Ash Hotel negatively. Furthermore, the woodland is visible from further Grade II listed buildings, Goldspur Cottage, Mill Cottage, Lavender Cottage, Pound Cottage and The Old Cottage.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - all of the nearby heritage assets are listed</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /  Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /  Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

No

**Is there a known time frame for availability?**

**Available now / 0-5 years / 6-10 years / 11-15 years**

Available now

### 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

Yes - power lines crossing site

### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>3 ((30 x 0.8 x 0.8) x 0.2), 30 dph over 0.8 hectares with 20% for infrastructure and 20% developable area</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Yes - power lines visible within the site</p>
<p><b>Summary of justification for rating</b></p>	<p>This site is potentially suitable. The site is detached from the settlement boundary and therefore development is strictly limited. In addition policies protecting the countryside apply in this location. Key constraints include High Weald AONB, medium landscape sensitivity, medium visual sensitivity, direct impact on listed buildings, power lines crossing site. The site is covered by woodland, and because it is visible from several vantage points taking in the Grade II* listed Flackley Ash Hotel, it forms a key component of the setting of this heritage asset. The removal of the woodland could negatively impact the character of Flackley Ash which has an informal, rural and dispersed feel in contrast to the more built up areas of Peasmarsh. The proposal should take consideration of Policy EN1, Policy EN2, and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-2024. The proposal would need to mitigate its visual impacts on the AONB and the listed buildings through appropriate screening and sensitive design, and proportionate removal of trees. The development would need to take account of the risk of surface water flooding and ensure that this risk has been mitigated through the design.</p>

# PM02

1. Site Details	
<b>Site Reference / Name</b>	PM02
<b>Site Address / Location</b>	Land to north of Main Street and west of Woodside, Peasmarsh, East Sussex, TN31 6YD
<b>Gross Site Area</b> (Hectares)	0.59
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	7 – see conclusions at end of proforma
<b>Site identification method / source</b>	NP Steering Group
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Garden to north-east, woodland to south-east, retail to south-west, residential to north-west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Priority Habitat - Deciduous Woodland, Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from Main Street</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from Main Street</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from Main Street</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No - PRoW Footpath PSM/6/5 is adjacent to the site</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within - bank of trees to south of site</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, within - bank of trees to south of site</i></p>

## 2. Assessment of Suitability

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No – unlikely

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

No

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

Yes - impact on PRow PSM/6/5

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	>800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area is in the West of Village area which has good quality landscape and low ability to accommodate change. It sets out that there is scope for limited infill to the characteristic ribbon development. This site is enclosed from the wider landscape and could accommodate infilling of a gap in the linear development of the village.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site is visually enclosed by tall banks of trees, however, there may be the need to remove some of these to achieve access from the south. The more important visual impacts would be on Grade II* Woodside, the development would need to be well screened from view, which could be possible with a limited linear infill development, with the screening provided by woodland to the south of Woodside.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and/or mitigation possible - site is to rear of Grade II* Woodside and Grade II The Stables of Woodside to the North of the House. It is screened by a bank of trees from Grade II Sharwells Home for the Elderly and Grade II Pond Cottage. The design and layout would need to consider any impacts on these listed buildings carefully.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - it is considered unlikely development would impact on the setting of any nearby heritage assets.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	Available now

### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>7 ((30 x 0.59 x 0.8)) x 0.5, 30 dph over 0.59 hectares with 20% for infrastructure and 50% developable area</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>No</p>
<p><b>Summary of justification for rating</b></p>	<p>This site is potentially suitable. The site is detached from the settlement boundary and therefore development is strictly limited. In addition policies protecting the countryside apply in this location. Key constraints include High Weald AONB, part of site is a Priority Habitat: Deciduous Woodland. The site is well related to Peasmarsch despite being outside the settlement boundary, and development would continue the linear development along Main Street in close proximity to services. There are significant constraints, which include the site's proximity to Grade II* Woodside and nearby Grade II The Stables of Woodside to the North of the House, however, it appears that it would likely be screened by woodland to the east of the site. Part of the site is also a Priority Habitat: Deciduous Woodland and achieving access may require the removal of some trees if it were to be gained from Main Street. If there was an extension of a private drive through the garden of Woodside this could impact on the setting of the listed building. The development would need to take account of the risk of surface water flooding and ensure that this risk has been mitigated through the design.</p>

## PM03

1. Site Details	
<b>Site Reference / Name</b>	PM03
<b>Site Address / Location</b>	Old football ground site, land to south of Main Street, Peasmarsh, East Sussex, TN31 6YA
<b>Gross Site Area</b> (Hectares)	0.82
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	9 – see conclusions at end of proforma
<b>Site identification method / source</b>	NP Steering Group
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Residential to north-east, agricultural to south-east and south-west, retail to north-west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from PEA01 only</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from PEA01 only</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - potential access from PEA01 only</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - PRoW Footpath PSM/18/2 Crosses the site, also designated as High Weald Landscape Trail</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, adjacent - trees on eastern and southern perimeter are significant</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Yes, adjacent - trees on eastern and southern perimeter are potentially veteran</i></p>

## 2. Assessment of Suitability

**Is the site likely to be affected by ground contamination?**

Yes / No / Unknown

No – unlikely

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

No

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

Yes - impact on PRow PSM/18/2

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	400-800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area falls within the Central Paddocks area which is considered to have an ordinary quality and moderate ability to accommodate change. It sets out that there may be the potential to redefine the village edge in enclosed paddocks close to the village edge. This site is traversed by a public footpath the High Weald Landscape Trail and the footpath feels more related to the open countryside to the south than the village. Given the scenic views of the AONB from the public footpath it is considered that this site does have moderate landscape sensitivity.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>When crossing the site via the public footpaths, the site is visually open and contributes to the rural setting of the public right of way PSM/18/2, which is also designated as the long distance High Weald Landscape Trail.</p>
<h3>Heritage Constraints</h3>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - it is considered unlikely development would impact on the setting of any nearby listed buildings.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - all of the nearby heritage assets are listed</p>
<h3>Planning Policy Constraints</h3>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	Yes

### 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	No
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	Available now

### 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	No
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### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>9 (30 x 0.82 x 0.8) x 0.5, 30 dph over 0.82 hectares with 20% for infrastructure and a 50% developable area</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green)  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?  Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>No</p>
<p><b>Summary of justification for rating</b></p>	<p>This site is potentially suitable for development but access is a key issue. Access is unlikely to be achieved from Main Street and while access may be possible through the adjacent land which has been allocated for development in the Local Plan (PEA1), this would need to be confirmed by the Highways Authority. It is adjacent to the settlement boundary. Key development constraints include the location within the High Weald AONB, medium landscape sensitivity and medium visual sensitivity. Development would have moderate landscape impacts because the site is a large area of undeveloped open land to the south of Peasmarsh which is exposed to views from a public footpath, which is also designated as the High Weald Landscape Trail and therefore of particular importance to the wider AONB. Development could cause some amenity impacts as a result. Any proposal would need to take consideration of Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-2024. Mitigation should include screening of development from the countryside and ensuring that impact on the public footpath route within the site is avoided. The development would need to take account of the risk of surface water flooding and ensure that risk is mitigated through the design. At present it is not certain whether a suitable access can be granted to the site from Main Street through site PEA01 and this issue would need to be explored further with the Council Planning and Highways officers.</p>

# PM04

1. Site Details	
<b>Site Reference / Name</b>	PM04
<b>Site Address / Location</b>	The Orchard Way site, land to east of Orchard Way, Peasmarsh, East Sussex, TN31 6UL
<b>Gross Site Area</b> (Hectares)	0.21
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Garden
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	5 – see conclusions at end of proforma
<b>Site identification method / source</b>	NP Steering Group
<b>Planning history</b>	RR/2014/2905/ P - Construction of 1 detached house, approved. RR/2014/1340/P - Construction of 3 detached houses and associated works. Provision of new access to field.
<b>Neighbouring uses</b>	Agricultural to north-east, garden to south-east, residential to south-west and north-west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

Medium Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No - not in agricultural use

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - existing access from Orchard Way</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - existing access from Orchard Way</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - existing access from Orchard Way</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>No</i></p>

## 2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No – unlikely

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	400-800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area falls within the Central Paddocks area which is considered to have an ordinary quality and moderate ability to accommodate change. It sets out that there may be the potential to redefine the village edge in enclosed paddocks close to the village edge. This site is part of a garden and is visually enclosed by existing development, it would represent infill.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Development would have limited visual impacts and would represent infill.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - it is considered unlikely development would impact on the setting of any nearby listed buildings.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - it is considered unlikely development would impact on the setting of any nearby heritage assets.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p>Is the site available for development?  <i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?  <i>Yes / No / Unknown</i></p>	No
<p>Is there a known time frame for availability?                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now

### 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?  <i>Yes / No / Unknown</i></p>	No
--	----

### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	5 (30 x 0.21 x 0.9), 30 dph over 0.21 hectares with 10% for infrastructure and a 100% developable area
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green)                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?  <i>Yes / No</i></p>	<p><b>Green: The site is suitable, available and achievable</b></p> <p>No</p>
<p>Summary of justification for rating</p>	<p>This site is suitable. It is adjacent to the settlement boundary and therefore could accommodate growth adjacent to Peasmarsh. Key constraints include High Weald AONB. The site is a garden which is overlooked by existing properties and amounts to infill in an area which already has a built up character. It may require some remediation work as there is a pond in one corner of the garden and management of any surface flood water runoff from the new development, which should be considered as part of the design process. Development would cohere with the existing dwellings on Orchard Way. The development would need to take account of the risk of surface water flooding and ensure that this risk has been mitigated through the design.</p>

## PM05

1. Site Details	
<b>Site Reference / Name</b>	PM05
<b>Site Address / Location</b>	Land to north of Main Street and south of Malthouse Wood, Peasmarsh, East Sussex, TN31 6YA
<b>Gross Site Area</b> (Hectares)	0.49
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Woodland
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	NP Steering Group
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Woodland to north-east and south-east, residential to south-west, agricultural to north-west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

**Yes - Ancient woodland, High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England**

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

**Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area**

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- *Flood Zone 1: Low Risk*
- *Flood Zone 2: Medium Risk*
- *Flood Zone 3 (less or more vulnerable site use): Medium Risk*
- *Flood Zone 3 (highly vulnerable site use): High Risk*

**Low Risk**

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

**Low Risk**

## 2. Assessment of Suitability

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>No - not in agricultural use</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Priority Habitat - Deciduous Woodland, Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>No - access does not appear achievable without impact on ancient woodland and a priority habitat</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>No - access does not appear achievable without impact on ancient woodland and a priority habitat</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>No - access does not appear achievable without impact on ancient woodland and a priority habitat</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - site is designated ancient woodland</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - site is designated ancient woodland</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>No – unlikely</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

#### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area falls within the Central Paddocks area which is considered to have an ordinary quality and moderate ability to accommodate change. It sets out that there may be the potential to redefine the village edge in enclosed paddocks close to the village edge. This site is designated as ancient woodland and would extend the village to the north into Malthouse Wood which is a large ancient woodland.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The removal of the ancient woodland would have visual impacts. The site is visible from the public footpath to the west.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - the removal of the ancient woodland could impact on the setting of Grade II listed Birds Kitchen.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - removal of ancient woodland and creation of an access could impact on heritage assets on Main Street at this location.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

Is the site available for development?

Yes / No / Unknown

Yes

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes / No / Unknown

No

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Available now

### 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

No

### 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  Are there any known viability issues? <b>Yes / No</b>	<b>Red: The site is not currently suitable, available and achievable</b>  No
Summary of justification for rating	This site is not suitable. It is adjacent to the settlement boundary. Key constraints include High Weald AONB, ancient woodland, Priority Habitat: Deciduous Woodland, medium landscape sensitivity, medium visual sensitivity, direct impact on listed buildings, direct impact on non designated heritage assets. The whole site is designated as ancient woodland and priority habitat and therefore development should be ruled out on this basis. It would prolong the settlement into an area surrounded on two sides by ancient woodland, which would cause impacts on wildlife further north and east into the bulk of the ancient woodland. The site can be ruled out on Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, and ancient woodland from development such as NPPF para 180 (c) and alongside the requirements of the High Weald AONB Management Plan 2019-20. Priority Habitats are additionally considered a constraint to development and are protected by the Natural Environment and Rural Communities Act 2006 and Environment Act 2021.

## PM06

1. Site Details	
Site Reference / Name	PM06
Site Address / Location	Flackley Ash site, land to west of Mackerel Hill, Peasmarsh, East Sussex, TN31 6YH
Gross Site Area (Hectares)	0.78
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	NP Steering Group
Planning history	N/A
Neighbouring uses	Residential to north, shrubland and woodland to east, residential to south and west



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

**Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England**

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

**Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area**

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

**Low Risk**

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

**Low Risk**

## 2. Assessment of Suitability

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>UK BAP Priority Habitat;</li> <li>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>wildlife corridors (and stepping stones that connect them); and/or</li> <li>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - potential access from Main Street and Mackerel Hill</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - potential access from Main Street and Mackerel Hill</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - potential access from Main Street and Mackerel Hill</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

**Are there other significant trees within or adjacent to the site?**

*Within / Adjacent / No / Unknown*

No

**Is the site likely to be affected by ground contamination?**

*Yes / No / Unknown*

No – unlikely

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

*Yes / No / Unknown*

Yes - power lines crossing site

**Would development of the site result in a loss of social, amenity or community value?**

*Yes / No / Unknown*

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>3900m	>800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Rother District Council's Market Towns and Villages Landscape Assessment identifies that this area is immediately adjacent to the West of Village area which has good quality landscape and low ability to accommodate change. It sets out that there is scope for limited infill to the characteristic ribbon development. This site would constitute an area of development away from the existing linear built up area, in very close proximity to several Grade II\* and Grade II listed properties which are set around it.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>This site is visually important for the character of Flackley Ash which has an informal and dispersed character. The site represents a gap in the linear development on the north side of the main road at a junction where it meets several lanes. The openness of this location allows for views of the listed buildings from more angles, such as the Grade II* Flackley Ash Hotel from the west, and Grade II Goldspur Cottage, Mill Cottage, Lavender Cottage, Pound Cottage and The Old Cottage from multiple directions.</p>
<h3>Heritage Constraints</h3>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - the development of this field could impact on the setting of the Grade II* Flackley Ash Hotel negatively. Furthermore, the field is overlooked by further Grade II listed buildings, Goldspur Cottage, Mill Cottage, Lavender Cottage, Pound Cottage and The Old Cottage and development could be intrusive to these properties. Overall, it could markedly change the character of Flackley Ash by removing an important element of open land in one of the most sensitive parts of the settlement.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - all of the nearby heritage assets are listed</p>
<h3>Planning Policy Constraints</h3>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Outside and not connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

### 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

No

**Is there a known time frame for availability?**

**Available now / 0-5 years / 6-10 years / 11-15 years**

Available now

### 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

Yes - power lines crossing site

### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>18 (30 x 0.78 x 0.8), 30 dph over 0.78 hectares with 20% for infrastructure and a 100% developable area</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green)  The site is <b>suitable and available</b>  The site is <b>potentially suitable, and available.</b>  The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues?  Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Yes - power lines crossing site</p>
<p>Summary of justification for rating</p>	<p>This site is potentially suitable. The site is detached from the settlement boundary and therefore development is strictly limited. In addition policies protecting the countryside apply in this location. Key constraints include High Weald AONB, ancient woodland, Priority Habitat: Deciduous Woodland, medium landscape sensitivity, medium visual sensitivity, direct impact on listed buildings, power lines crossing site. The site is a large open space in Flackley Ash at a key meeting point of several lanes in view of many listed buildings including the Grade II* Flackley Ash Hotel and Grade II listed Goldspur Cottage, Mill Cottage, Lavender Cottage, Pound Cottage and The Old Cottage. Development of this site could change the character of Flackley Ash which is a rural and dispersed settlement. The site should take account of Policy EN1 and national policies protecting AONBs from visual harm such as NPPF para 11 and 176, alongside the requirements of the High Weald AONB Management Plan 2019-20. The proposal would need to consider how the design can avoid impacting the surrounding listed buildings negatively in particular. The development would need to take account of the risk of surface water flooding and ensure that this risk has been mitigated through the design.</p>

## PM07

1. Site Details	
<b>Site Reference / Name</b>	PM07
<b>Site Address / Location</b>	Flackley Ash site, barns to east of Mackerel Hill, Peasmarsh, East Sussex, TN31 6YH
<b>Gross Site Area</b> (Hectares)	0.53
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural barns
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	NP Steering Group
<b>Planning history</b>	N/A
<b>Neighbouring uses</b>	Agricultural to north and east, residential to south, agricultural to west



N/A – site not publicly accessible

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

**Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England**

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

**Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area**

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy RA4: Traditional Historic Farm Buildings, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

**Low Risk**

## 2. Assessment of Suitability

<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No - not in agricultural use</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Countryside Stewardship Water Quality Priority Area, Phosphate Issues Priority, High Flood Risk Management Priorities Area, Woodland Priority Habitat Network</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Mackerel Hil along private road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Mackerel Hil along private road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Mackerel Hil along private road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	No – unlikely
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>3900m	>800m	<400m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>This site is occupied by existing agricultural barns and residential conversion would have limited landscape impacts.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>This site is occupied by existing agricultural barns and residential conversion would have limited visual impacts.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - it is considered unlikely development would impact on the setting of any nearby listed buildings.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation - it is considered unlikely development would impact on the setting of any nearby heritage assets.</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy OSS2: Use of Development Boundaries, Policy OSS3: Location of Development, Policy RA1: Villages, Policy RA2: General Strategy for the Countryside, Policy RA3: Development in the Countryside, Policy RA4: Traditional Historic Farm Buildings, Policy LHN3: Rural Exception Sites, Policy EN1: Landscape Stewardship, Policy EN2: Stewardship of the Historic Built Environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>6 (30 x 0.53 x 0.8) x 0.5, 30 dph over 0.53 hectares with 20% for infrastructure and a 50% developable area</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Green: The site is suitable, available and achievable</b>                   No</p>
<p><b>Summary of justification for rating</b></p>	<p>This site is suitable. The site is detached from the settlement boundary and therefore development is strictly limited. In addition policies protecting the countryside apply in this location. However, the site is occupied by existing agricultural barns which could be suitable for residential conversion, and this is likely to have a limited impact. As the site is in the AONB, this is likely to require a full planning application. The proposal should take account of the requirements of Policy RA4: Traditional Historic Farm Buildings. The conversion is unlikely to contribute to surface water flooding but the management of this issue should be considered in the design process.</p>



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