



Peasmarsh Neighbourhood Development Plan

Peasmarsh Site Assessments

August 2022



Peasmarsh Site Assessments

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Executive Summary

This document, prepared by the Peasmarsh Neighbourhood Development Plan [PNDP] group, expands on the findings of the consultants' Site Options and Assessment [SOA]. The SOA considered most of the sites to be rated amber and the PNDP needed to look in detail at the mitigations needed to further rank possible sites.

This was done by applying detailed local knowledge, outcomes of previous planning applications, national planning policy, the results of the public consultation and responses to the Site Assessment Open day and, where appropriate, specific factors not considered in the original work. It also assesses, using the same methodology, two more sites which were put forward after the SOA was completed.

With the additional two sites, a total of eleven sites are assessed :

Site	Gross Area	Suitability	Comparative Capacity ^③
PEA01 Oaklands	2.31 ha	yes if ^①	28
PEA07 Kings Head	2.42 ha	no	n/a
PEA024 Tanyard	2.71 ha	no	n/a
PEA025 Tanhouse	0.96 ha	no	n/a
PM01 Flackley Ash	0.80 ha	yes	10
PM02 Woodside	0.59 ha	yes	10
PM03 Old Football Ground	0.82 ha	yes if ^①	10
PM04 Orchard Way	0.21 ha	yes	5
PM05 Malthouse	0.49 ha	no	n/a
PEAL01 Cornerways	0.38 ha	yes ^②	7
PEAL02 Tanhouse 2	1.94 ha	no	n/a

① PEA01 Oaklands and PM03 Old Football Ground do not currently have a means of access

② Access to PEAL01 Cornerways may not be acceptable to the highway authority

③ Comparative capacities do not consider other factors

PM01 Flackley Ash, PM02 Woodside and PM04 Orchard Way sites are the only ones currently suitable for development, joined by PML01 Cornerways provided that access is considered acceptable by the highway authority.

PEA01 Oaklands and PM03 Old Football Ground would also be suitable if access is achieved.

There is also a site, PEA1 Pippins, which was designated in the Rother 2019 DaSA as suitable for 45 houses. Development has not yet begun but should begin and be completed in the period of the Peasmarsh Plan [2021 to 2039].

All other sites are judged unsuitable for development and as sites where the adverse impacts of development cannot be sufficiently avoided or minimised.



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The National Planning Policy Framework [NPPF] requirement for Areas of Outstanding National Beauty [and hence applicable to the whole parish] states that permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. For the purposes of the PNDP, the broad NPPF definition of a major development as one where 10+ homes will be provided is accepted.

On that basis, PEA01 Oaklands must be excluded or restricted in terms of development possibility.



Peasmarsh Site Assessments

1 Introduction

A Site Options and Assessment [SOA] was undertaken for the Peasmarsh Neighbourhood Development Plan [PNDP] by AECOM, professional consultants, in the first half of 2022. A total of nine sites were assessed.

The AECOM work was based on national planning guidance. This document, prepared by the PNDP group, takes the findings of the SOA and expands on them by applying detailed local knowledge, outcomes of previous planning applications, national planning rules, results from the public consultation and, where appropriate, specific factors not considered in the original work.

It also assesses, using the same methodology, two added sites which were put forward in response to the Rother District Council [RDC] HELAA site call after the original AECOM report was complete.

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



Peasmarsh Site Assessments

2 General

2.1 Commonality

Some of the consultants' responses/comments in the assessments are generic to Peasmarsh or, at least, to all sites :

- Environmental: Peasmarsh is in the High Weald AONB and in an SSSI Impact Risk zone [although development would not trigger the requirement to consult Natural England];
all sites are in a Nitrate Vulnerable Zone and a Drinking Water Protected Area;
all sites are in Flood Zone 1 [least risk];
all sites are Greenfield
all sites are classified as Grade 3 agricultural land although it is not clear whether they are Grade 3a or 3b;
none of the sites is in an Air Quality Management Area;
- Physical Constraints: there are no relevant Tree Preservation Orders and none of the sites is likely to be affected by ground contamination;
- Planning Policy Constraints: Peasmarsh is not in the Green Belt;
All sites are within the High Weald AONB,
none of the sites is allocated for a particular use and all sites are subject to the same relevant planning policies;
- Assessment of Availability: all sites are available for immediate development without any known constraints;

2.2 Implications of the AONB

The Area of Outstanding Natural Beauty [AONB] designation means that special conditions apply when considering sites for potential development. Two paragraphs of the current National Planning Policy Framework [NPPF] dated July 2021 deal with developments in designated areas including AONB's.

Paragraph 176 states that "*great weight should be given to conserving and enhancing landscape and scenic beauty*" as these areas "*have the highest status of protection in relation to these issues*". The conservation and enhancement of wildlife and cultural heritage are also important considerations.

It further states that the scale and extent of development "*should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*"

Paragraph 177 states that, when considering development applications within designated areas "*permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest*".



Peasmarsh Site Assessments

The paragraph goes on to list three considerations when assessing such applications:

- a) *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) *the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated;*

For most of the NPPF, a major housing development is defined as one “*where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more*”. For the purposes of paragraphs 176 and 177, the definition is devolved to the decision maker. That allows a decision maker to limit housing development to less than 10 homes or on land less than 0.5 hectares should the nature of the designated area justify that. The reduction provision is more relevant to National Parks and the Broads than to AONB’s.

In undertaking this assessment, the potential for development of each site was therefore considered in the light of both NPPF 176 and 177. If a site is ruled out by paragraph 176 then it is unsuitable for development even if it were judged that exceptional circumstances existed and that development were in the public interest under paragraph 177.

2.3 Site Capacities

The AECOM report provides site capacities for those sites not ruled out for development as being ‘red.’ The methodology of calculation is complex and requires some explanation, in part because the consultants have used the term ‘gross area’ to mean two different things.

The first stage of calculation is to apply a site-specific factor to the gross area of the site to derive a reduced site area. That factor is to account for the impact that a development would have on the landscape and visual character of the site.

A second factor is then applied to the reduced site area to account for land needed for roads, open spaces and similar. That factor varies, depending on the size of the reduced site area : 90% for reduced areas up to 0.4 ha and 80% for reduced areas between 0.4 and 2 ha.

The calculation is then simply a matter of multiplying the finally derived area by the number of dwellings per hectare [dph]. The consultants have adopted a standard of 30 dph throughout.

It is important to remember that the results are only comparative capacities and not necessarily acceptable ones, particularly with respect to NPPF 177 for the protection of AONB’s and other designated areas.

2.4 Non-Residential Development

The Site Options and Assessment was undertaken specifically to consider housing developments. Non-residential developments were not considered. The PNDP group consider that the criteria for non-residential use are more rigorous than for housing so if a site is assessed as unsuitable for housing it will certainly be unsuitable for commercial use.



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2.5 Ancient or Veteran Trees

The AECOM report refers to the presence of ancient or veteran trees. It is important to understand what is meant by the adjectives. The Woodland Trust uses the following definitions :

an ancient tree is “one that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species. Its canopy may be small. It will have a very wide trunk relative to other trees of the same species and it is very likely that it will be hollow”.

a veteran tree is “a tree with habitat features such as wounds or decay. The terms ancient and veteran have been used interchangeably in the past, however, it is important to know what the differences between them. A veteran tree is a survivor that has developed some of the features found on an ancient tree, not necessarily because of time, but of its life or environment.”

PNDP has used these definitions in deciding whether a particular tree or set of trees is ancient or veteran. In many cases the trees noted are mature but not ancient or veteran.

2.6 2009 Landscape Assessment

In 2009 the Landscape Group of East Sussex County Council [ESCC] undertook a landscape assessment for Rother district. In the study three distinct zones were used in Peasmarsh : P1 West of Village, P2 Central Paddocks and P3 South and East of Village.

The map and the summary table from the study are provided in Appendix 3.

The key points from the landscape assessment are as follows:

P1 is a zone of moderate to high sensitivities with low capacity to accept change to housing, low capacity to accept change to business use and moderate to low potential to mitigate should either change occur.

P2 is a zone of low sensitivities with moderate capacity to accept change to housing, low capacity to accept change to business use and moderate potential to mitigate should either change occur.

P3 is a zone of moderate to high sensitivities with low capacity to accept change to housing, no capacity to accept change to business use and low potential to mitigate should either change occur.

2.7 High Weald Landscape Trail

The High Weald Landscape Trail [HWLT], which is seen as a trail of regional importance, is a 145 km [90 mile] route that meanders through the High Weald AONB. It uses public footpaths where possible with links between them along roads.

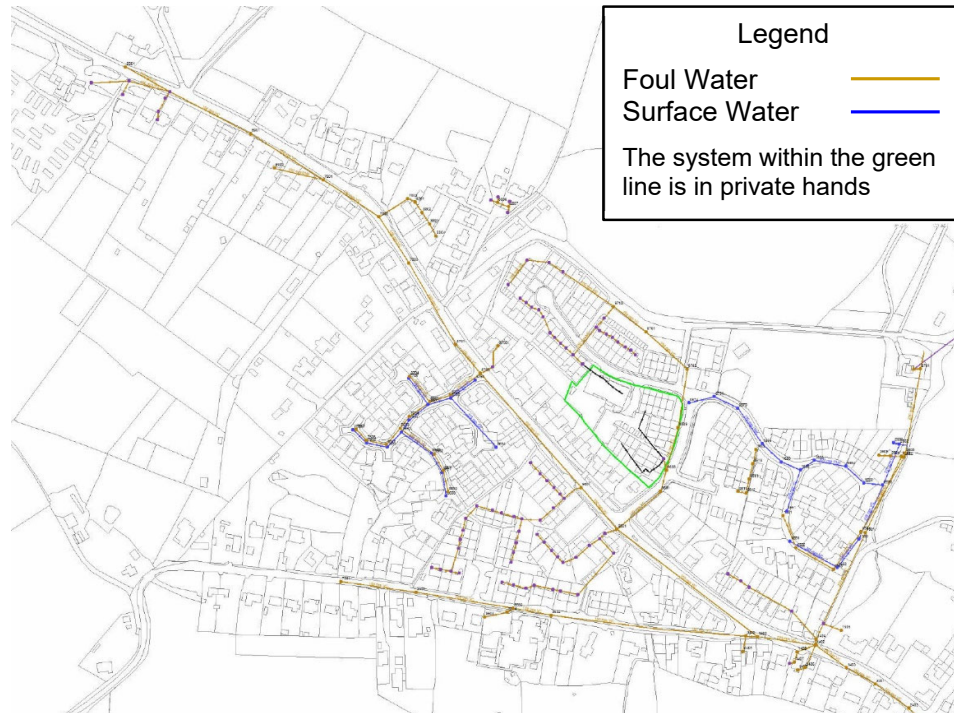
In Peasmarsh parish it passes through or by many of the potential development sites : the footpath through PEA024 Tanyard, School Lane on the boundary of PEAL1 Cornerways, the footpath on the southwestern boundary of PEA01 Oaklands, the footpath on the boundary of PM03 Old Football Ground, the footpath on the eastern boundary of PEA025 Tanhouse, Tanhouse Lane past the entrance to PEA07 Kings Head and Mackerel Hill on the boundary of PM01 Flackley Ash.



Peasmarsh Site Assessments

2.8 Sewage System

One of the key issues in the parish is the limited sewage disposal system, The sewers stop near the Cock Inn on the A268 and part the way up School Lane :



Extent of Village Sewers

As a result, six of the potential development sites lie beyond the present system : PEAL1 Cornerways, PM02 Woodside, PEAL2 Tanhouse2, PEA025 Tanhouse, PEA07 Kings Head and PM01 Flackley Ash.

2.9 Sustainable Drainage Systems

There is a national requirement for major new developments to incorporate Sustainable Drainage Systems [SuDS] designed to manage stormwater on the site by mimicking natural drainage and encourage its infiltration, attenuation and passive treatment. Key concepts of SuDS are to design-in treatment from the earliest stages – i.e. in the design of houses and gardens themselves – and to incorporate a series of treatment stages.

The geology of Peasmarsh precludes the use of some SuDS techniques as water does not soak away as it would on pervious soil. Developments will therefore probably have to incorporate on-site attenuation as part of their SuDS design with controlled discharge to the river system. For some sites that is likely to be difficult and hence expensive.

2.10 Rural Exception Sites

Rural exception sites are small sites away from a village core used for affordable housing in perpetuity where sites would not normally be used for housing. Such sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.



Peasmarsh Site Assessments

3 Individual Site Assessments

Each site is assessed in the following pages. In general, the PNDP assessment concurs with the SOA report, although may add specific local knowledge and reference the results of public consultation. It concentrates on those sites listed as amber in an effort to rank the viability of those sites when considering the mitigating factors which would need to be addressed.

The assessments follow the same order as in the SOA report, followed by the two late submission sites :

- PEA01 Oaklands
- PEA07 Kings Head
- PEA024 Tanyard
- PEA025 Tanhouse
- PM01 Flackley Ash
- PM02 Woodside
- PM03 Old Football Ground
- PM04 Orchard Way
- PM05 Malthouse
- PEAL01 Cornerways
- PEAL02 Tanhouse 2



Peasmarsh Site Assessments

PEA01 : Oaklands

Oaklands, behind and including the house of that name next to the Cock Inn, is one of two development sites on the remaining paddocks in the core of Peasmarsh village. It adjoins the Pippins site which was designated for development in Rother's 2019 DaSA. However, the response to the public consultation showed this was within the area considered possible for development by only 15.9% of respondents.

Environmental

- 1 The site is, correctly, assessed as at minimal risk from surface water flooding. However, what is not clear, and was highlighted at public consultation, is how surface water from the site would be disposed of as the only practical route to the river is via the conduit under the A268 near to its junction with Tanhouse Lane and into Corkwood Stream.

That drainage system is already under-capacity as is demonstrated by the frequent flood events that occur there [see the diagram in the Tanhouse2 assessment].

Physical Constraints

- 2 The site is described in the AECOM report as 'gently sloping or uneven' but is relatively flat.
- 3 Vehicular access is the most complicated issue for this site. It is unlikely that direct access from the A268 would be possible for two reasons :
 - i) the site does not include the Cock Pond land which lies between it and the A268 [the owner only has a right of access to the property];
 - ii) any junction with the A268 would be on the crest of Cock Hill without adequate sightlines;

The report suggests that access might be achieved through the 'Pippins' site [PEA1 designated in the 2019 DaSA]. However, there are already questions as to whether safe access can be achieved for the Pippins development itself, with a single lane access into the site for some 40 metres after turning off the A268. Any added traffic from a further development would add to the issues caused by such single lane access.

The report also questions whether direct cycle and pedestrian access could be achieved from the A268, but this is unlikely to be an issue in practice.

- 4 There are two footpaths on the site, one diagonally across part of the site from the southern corner and the other, part of the High Weald Landscape Trail [HWLT], along the south western border. This is shown on the map over the page.

The report states that development of the southern part of the site 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.

Peasmarsh Site Assessments

Any development would impact on the two footpaths but the impact could be mitigated by screening and ensuring any development does not impact on the footpath routes.

However, consideration could be given to diverting the diagonal footpath, such as using the dashed route shown on the map below, if this would better protect the views.



PEA01 Footpath Map

- 5 The report states that there are significant ancient or veteran trees next to the site. However, on careful inspection, none of the trees referred to could be classified as either type. Some of the trees are significant and should remain if any development takes place.

Landscape and Visual Constraints

- 6 The report stresses the impact that any development would have on landscape and visual amenity sensitivity. However, the views from the footpaths – particularly the HWT – are of the site, everything else is screened.

Heritage Constraints

- 7 The report suggests that the setting of the Cock Inn, a Grade II listed building, would be harmed by any direct vehicular access on to the A268. Because the physical constraints essentially prevent such access [see 3 above] there will not be an impact on the building.

Assessment of Viability

- 8 The report states that the site is not subject to any abnormal costs that could affect viability. In practice, the cost of gaining access to the site is likely to be significant [when a solution to the vehicular access issue is found] and therefore the viability of the site will be affected. The cost of surface water disposal will also be significant.



Peasmarsh Site Assessments

Comparative Development Capacity

- 9 The gross site area is 2.31 ha to which the consultants apply a 50% site specific factor to allow for landscape impacts. On that basis and allowing 20% of the reduced site area for roads, open spaces and similar, a capacity of 28 homes is calculated using a density of 30 dwellings per hectare.

Although the comparative capacity is 28 homes, that would conflict with the overarching ethos of NPPF 177 which requires, in general, that no major developments take place in AONB's.

In the summary, the consultants state that only the northern part of the site should be developed. That eliminates any contiguity with the 'Pippins' site [PEA1] to the east [and thus alternative road access to the site from the A268].

PNDP Summary of PEA01 Oaklands

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

The site would be potentially suitable for housing development once a solution has been found for vehicular access to it. This is unlikely in the short term but certainly possible in the period of the NDP to 2039.

Should development be considered in the future then the constraints imposed by national policies with respect to AONBs and the then current management plan of the High Weald AONB would have to be considered alongside all other relevant regulations and policies.

Any development would therefore have to install a SuDS system incorporating an element of attenuation and river discharge which would not be easy because of the topography. The nearest stream is Corkwood Stream at the foot of Cock Hill, a fall of 20 metres. However, there is no obvious acceptable route to the stream and the conduit under the A268 is the cause of frequent flooding at that point, something predicted to get worse as climate change leads to more downpour events.

Conclusion

The site would only become developable if access is achieved. The disposal of surface water would be an important cost constraint.

Peasmarsh Site Assessments

PEA07 : Kings Head

Kings Head is the field behind Tanhouse Garage so the houses on the south side of the A268 from Tanhouse Lane going west also back onto it.

This site does not need the same amount of discussion as other sites because the AECOM report designates it as red. However, the response to the public consultation showed this was within the area considered possible for development by 20.1% of respondents.

- 1 The whole field is designated as Traditional Orchard:



PEA07 Within the Designated Landscape

Designated Traditional Orchards have the same protection as ancient woodland so the designation alone should be enough to make the site unsuitable. In practice, there are no fruit trees left in the field, but the thrust of current thinking is to re-establish such orchards as they are priority habitats. For instance, the government offers Countryside Stewardship grants to re-establish Traditional Orchards.

- 2 Additional factors include a considerable risk of flooding from a steeply sloping topography, proximity to listed buildings and a negative landscape assessment.

There are regular flooding events at the foot of the field on Tanhouse Lane and downpours are becoming more frequent because of climate change. Although any development on the site would have to comply with SuDS regulations, it will be very difficult to comply.

The field is part of the setting of four listed buildings, one of them backing on to it.

The 2009 Rother landscape assessment puts the zone where this field is at medium to high sensitivity with a low ability to accommodate change from the current rolling countryside character and this field is part of that rolling countryside.

Peasmarsh Site Assessments

- 3 If the site were to be considered for development in the future, there would be an access issue. There are two points of access. One is a narrow track between two houses from the A268 :



PEA07 Access from A268

The other is from Tanhouse Lane. This entrance is only 15 metres from the Jempson's entrance roundabout and it would have to be integrated with the entrance to the adjoining land somehow :



PEA07 Access from Tanhouse Lane

PNDP Summary of PEA07 Kings Head

The Kings Head site is remote from the development boundary and from the main residential area.

Conclusion

This site is not suitable for development because of its designation as a Traditional Orchard, its sloping topography with associated substantial risk of flooding the area at its foot, its proximity to listed buildings and its role in the landscape.

Peasmarsh Site Assessments

PEA024 : Tanyard

Tanyard is the field behind the Horse and Cart. It stretches from a narrow access on School Lane where the footpath goes up to the church to behind the four houses built on Main Street in about 2015. It was not given as an option in the public consultations because it has a history of rejected planning applications by both the local authority and the planning inspectorate at appeal due to a variety of reasons including flooding, scale, visual impact and other issues.

Environmental

- 1 The site is, correctly, assessed as at medium risk from surface water flooding as there are known springs above and in the field. Additionally, the site is situated in and slopes towards an area with a significant surface water problem:



PEA024 Flooding Overlay

Some time ago, when the turf was sold to expose the underlying clay, serious flooding occurred immediately to the north of the site. The impervious surfaces from development would create a comparable situation.

- 2 The southern edge of the site is designated as 'Deciduous Woodland', a priority habitat. This strip of woodland connects ancient and semi-natural woodland to both east and west and is therefore a significant habitat. Although it is outside the site boundary it could be compromised.

Peasmarsh Site Assessments

Physical Constraints

- 3 The report states that there are significant ancient or veteran trees adjacent to the site. However, on careful inspection, none of the trees referred to could be classified as either type. The trees are considered significant though, as discussed in paragraph 2 above.

Landscape and Visual Constraints

- 3 The site is described in the report as having moderate visual impact. However, the public consultation showed that it had a significant impact as the field is seen as both an important and dominant feature in the landscape. Development would strongly impact both when looking down onto the village from the top of the surrounding slopes and footpaths and when looking south from the village.

Additionally, development on this site close to the parish boundary would further negate the gap between settlement in Peasmarsh and Rye Foreign.

Heritage Constraints

- 4 The AECOM report states that any development on the site could impact on the setting of the Grade II listed Horse and Cart Inn. It would also impact on additional designated heritage assets as shown in the image below taken from the south centre of the field :



PEA024 Listed Buildings Setting



Peasmarsh Site Assessments

The field strongly impacts the setting of two Grade 2 listed buildings: Horse and Cart [1] and The Rectory [2]. It also affects the setting of Grade 2 listed Ivy Cottage [3] and there are two other listed buildings, not in this view, with settings impacted by the field.

Comparative Development Capacity

- 5 The gross site area is 2.71 ha to which the consultants apply a 30% site specific factor to allow for landscape impacts. On that basis and allowing 20% of the reduced site area for roads, open spaces and similar, a capacity of 20 homes is calculated using a density of 30 dwellings per hectare.

In the summary, the consultants state that only a small area in the eastern part of the site might be suitable for limited development. However, that area is also that closest to the parish boundary.

PNDP Summary of PEA024 Tanyard

Previous planning decisions have ruled that the Tanyard site is unsuitable for development for various reasons. This continues to be the case.

The site is next to the existing development boundary. However, it is at the east end of the village which is not RDC's preferred area for future development of the village.

Further, it is in that part of the parish which was rated as of medium to high visual and character sensitivity with low capability to accept change for housing and low potential to mitigate the impact of such changes. The particular site is assessed as a dominant landscape feature, Development would therefore be against paragraph 176 of the NPPF which requires "*great weight should be given to conserving and enhancing landscape and scenic beauty*".

The site is also a dominant aspect of the setting of two Grade 2 listed buildings, Horse and Cart and The Rectory and a lesser aspect of a further group of similarly listed buildings.

The site was assessed by AECOM as potentially suitable for a small housing development at the eastern end of the site provided that visual and character impacts are fully mitigated. However, this is at the higher end of the field's east-west axis and therefore of greater landscape and visual amenity.

The spring line, surface water run off issues – already a problem at the eastern end of the village – and inadequate sewage system – which leads to regular foul water flooding in the immediate area – are issues that could prove difficult to mitigate.

Conclusion

In line with previous planning decisions by both council and planning inspectorate, Peasmarsh NDP rate this site as inappropriate for development for various reasons :

- i) the site is a dominant landscape feature with medium to high visual and character sensitivity and hence protected by NPPF 176;
- ii) the site strongly impacts the setting of two Grade 2 listed buildings;
- iii) the site almost abuts the eastern boundary of the parish whereas RDC's policy is to prefer development at the west end of the village;

The costs of difficult mitigations and SuDS would also be significant.



Peasmarsh Site Assessments

PEA025 : Tanhouse

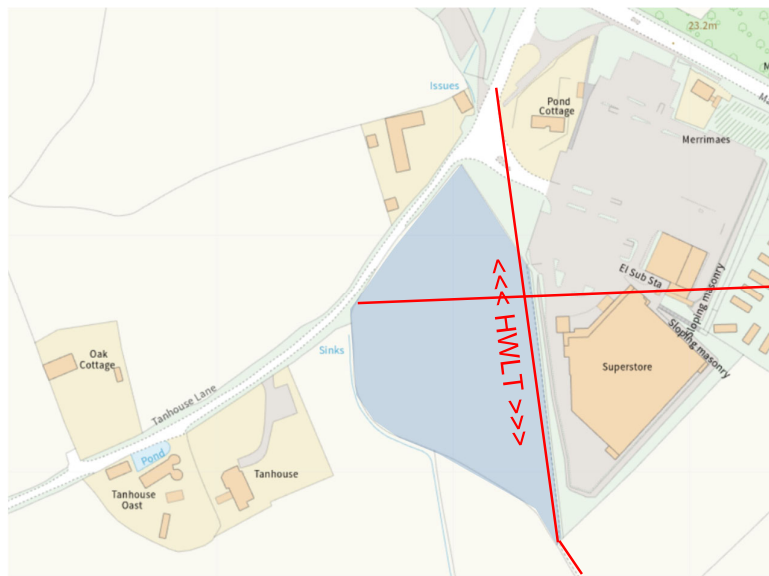
Tanhouse is the field next to Jempson's along Tanhouse Lane and up to the Old Football Ground which is behind Jempson's when viewing from the roundabout. The public consultation showed this was within the area considered possible for development by only 15.9% of respondents.

Environmental

- 1 The site is, correctly, assessed as at medium risk from surface water flooding. Peasmarsh NDP would add that the potential onward impact of any development on this site would be significant as it is above and directly next to the worst critical drainage area in the parish on Tanhouse Lane close to its junction with the A268.

Physical Constraints

- 2 As with PEA01 Oaklands, two footpaths cross the site, one diagonally across the site from east to west and the other, part of HWLT, along the eastern border :



PEA025 Map

It would be more difficult to mitigate the impact on the HWLT at the southern end of the site where the field is little more than footpath width. The east west footpath gives access to Jempson's car park and then via a steep set of steps to the caravan site to the rear of the Cock Inn diverting it is not seen as a difficult issue.

Landscape and Visual Constraints

- 3 The AECOM report stresses the impact that any development would have on landscape and visual amenity sensitivity. In the 2009 landscape study, this zone of the parish is noted as having the same medium to high sensitivity as that in which PEA024 Tanyard lies. The study does differentiate between the two by stating that this zone has marginally better ability to mitigate any change.



Peasmarsh Site Assessments

Heritage Constraints

- 4 The report notes the proximity of the three Grade 2 listed buildings but the field does not dominate the settings in the same way as PEA024 Tanyard does.

PNDP Summary of PEA025 Tanhouse

The Tanhouse site is remote from the development boundary and from the main residential area. It is a steeply sloping site and, although close to the Jempson's commercial campus, is next to a cluster of three Grade 2 listed buildings. Furthermore, it is in a zone of medium to high landscape and visual sensitivity with moderate to low ability to mitigate the impact of change.

It is within the area highlighted by Rother as suitable for development, being adjacent to Jempson's which RDC considers the modern-day focus of the village.

Creation of a SuDS system would be a significant cost to any development and the lack of a readily available connection to the sewage system would add significantly to the costs of developing the site.

Conclusion

Peasmarsh NDP rate this site as inappropriate for development.



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PM01 : Flackley Ash

The Flackley Ash site is to the north of the hotel and the separately owned Coach House, bounded on its west by Mackerel Hill and on its north by the unadopted lane from Mackerel Hill to Flackley Ash Farmhouse.

Physical Constraints

- 1 The report states that there are ancient or veteran trees within the site. However, on careful inspection, none of the trees referred to could be classified as either type. At most, some of the trees are significant and should remain if any development takes place.

It should be noted that there are many trees around the perimeter of the site – these usefully screen the area and any development should keep this screening as it enhances the site and mitigates its impact on the surrounding area.

- 2 The report states that power lines are visible within the site. Further investigation has shown that this is an optical illusion.

There is a low voltage, presumably 440 volt, aerial bunch conductor that crosses Mackerel Hill into the grounds of the Coach House that skims the edge of the site and would be of no significance. There are no other power lines crossing the site.

Landscape and Visual Constraints

- 3 This site is in zone P1 of the 2009 Rother landscape assessment and the report rightly points out that the zone has good quality landscape and low ability to accommodate change. However, the site is entirely enclosed and does not contribute to the overall landscape.
- 4 The report notes, with respect to visual amenity, that the site is seen within the visual context of several listed buildings including the Grade II* Flackley Ash Hotel.

With respect to the hotel, it has undergone several expansions over the years and much of it is modern buildings. These modern parts lie between the 18th century part and the possible development site, obscuring the view from the Grade II* listing.

With respect to the four other listed buildings along the A268 and down Mackerel Hill, the only one where the setting could be compromised is The Old Cottage on Mackerel Hill which backs on to the unadopted lane, the other side of which is the site.

Appropriate screening would mitigate any impact.

Heritage Constraints

- 5 This has already been discussed in paragraph 4 above.

Assessment of Viability

- 6 The report states that the power line identified – see paragraph 2 above – will give rise to abnormal costs. This over-stresses the cost of change even if the line does skim the edge of the site.
- 7 The lack of a readily available connection to the sewage system would add significantly to the costs of developing the site.



Peasmarsh Site Assessments

Comparative Development Capacity

- 8 The gross site area is 0.8 ha. The consultants do not calculate a development capacity, the report just suggests '3-5' homes.

A suitable site-specific factor would be 50% to allow for landscape impacts. On that basis and allowing 20% of the reduced site area for roads, open spaces and similar, a capacity of 10 homes would be calculated using a density of 30 dwellings per hectare to obtain a comparative capacity.

PNDP Summary of PM01 Flackley Ash

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

Its remoteness would mean that it would make a good rural exception site.

Should development be considered then the constraints imposed by national policies with respect to AONB's and the then current management plan of the High Weald AONB would have to be considered alongside all other relevant regulations and policies.

Conclusion

The site is considered suitable for development as a rural exception site of 10 houses provided that suitable mitigation is undertaken. The most difficult aspect for this site is the lack of easy access to the sewage system.



Peasmarsh Site Assessments

PM02 : Woodside

The Woodside site adjoins the north side of the A268 on the lower slopes of Cock Hill. It is opposite Jempson's carpark and stretches to the northern branch of Woodside [variously Corkwood] Stream just past the junction of Tanhouse Lane and the A268.

Site Details

- 1 The land use is agricultural but is a paddock which is not actively farmed.

Environmental Constraints

- 2 The report states that the site is a Priority Habitat - Deciduous Woodland. As noted in paragraph 1 above, the site is a paddock although it is adjacent to deciduous woodland. At most, it is a field with mature trees in the hedge, the majority of which would have to remain if the site were developed.

Physical Constraints

- 3 The report states that any development on the site would result in a loss of social, amenity or community value because of the footpath that runs through the trees that line the western boundary of the site. The trees should not be removed as part of any development so the impact will be minimal.

Landscape and Visual Constraints

- 4 The report considers that development would have a visual impact on Grade II* listed Woodside. However, the setting of Woodside would not be affected by any development because it would be screened by the deciduous woodland to the east. Woodside does not feature at all in the landscape because it is screened by trees.

Assessment of Viability

- 5 The lack of a readily available connection to the sewage system will add significantly to the costs of developing the site.

Comparative Development Capacity

- 6 The gross site area is 0.59 ha to which the consultants apply a 50% site specific factor to allow for landscape impacts. On that basis and allowing 10% of the reduced site area for roads, open spaces and similar, a capacity of 8 homes is calculated using a density of 30 dwellings per hectare.

PNDP considers a 50% site factor as too little and would apply a 75% factor. The reduced site area would be 0.44 ha and hence require a 20% allowance for roads, open spaces and similar. On that basis a capacity of 10 houses is calculated.



Peasmarsh Site Assessments

PNDP Summary of PM02 Woodside

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

It is potentially suitable for housing development.

Should development be considered in the future then the constraints imposed by national policies with respect to AONB's and the then current management plan of the High Weald AONB would have to be considered alongside all other relevant regulations and policies.

Conclusion

The site is considered suitable for development as a rural exception site of 10 houses provided that suitable mitigation is undertaken. The most difficult aspect for this site is the lack of easy access to the sewage system.



Peasmarsh Site Assessments

PM03 : Old Football Ground

The Old Football Ground is adjacent to and west of PEA01 Oaklands: it is the field directly behind the caravan park at the Cock Inn. It was assessed, as previously submitted to site calls, although at that time had not been submitted to the present call for sites but has subsequently been submitted by the owner as part of PEAL2 with the Tanhouse 2 site.

Environmental

- 1 Like Oaklands, the site is assessed as at minimal risk from surface water flooding itself but it is not clear how surface water from the site would be disposed.

Physical Constraints

- 2 Vehicular access is the most complicated issue for this site even though the report gives the issue a 'green' rating based on access from PEA01 Oaklands. The site can only be accessed from Oaklands or PEA025 Tanhouse. Oaklands does not currently have access itself while Tanhouse has been rated as not suitable for development.
- 4 The High Weald Landscape Trail runs along the south western border of the site but the impact of any development could be mitigated.
- 5 The report states that there are significant ancient or veteran trees next to the site. However, on careful inspection, none of the trees referred to could be classified as either type. At most, some of the trees are significant and should remain if any development takes place.

Landscape and Visual Constraints

- 6 The AECOM report stresses the impact that any development would have on landscape and visual amenity sensitivity. The only views from the footpath are of the site, everything else is screened so any impact would not be difficult to mitigate.

Assessment of Viability

- 7 The report states that the site is not subject to any abnormal costs that could affect viability. In practice, the cost of gaining access to the site is likely to be significant [if a solution to the vehicular access issue is found] and therefore the viability of the site will be affected.

The lack of a readily available connection to the sewage system will also add significantly to the costs of developing the site.

Comparative Development Capacity

- 8 The gross site area is 0.82 ha to which the consultants apply a 50% site specific factor to allow for landscape impacts. On that basis and allowing 20% of the reduced site area for roads, open spaces and similar, a capacity of 10 homes is calculated using a density of 30 dwellings per hectare.



Peasmarsh Site Assessments

PNDP Summary of PM03 Old Football Ground

The Old Football Ground site is close to the existing development boundary. It is also at the west end of the village which is where the focus of the village is now, other than the primary school and the recreation ground. Further, it is in that part of the parish which was rated as of low visual and character sensitivity with moderate capability to accept change for housing, albeit with moderate to low potential to mitigate the impact of such changes.

The site is potentially suitable for housing development once a solution has been found for vehicular access to it. This is unlikely in the short term but certainly possible in the period of the NDP to 2039.

Should development be considered in the future then the constraints imposed by national policies with respect to AONB's and the then current management plan of the High Weald AONB would have to be considered alongside all other relevant regulations and policies.

Any development would therefore have to install a SuDS based on attenuation which would not be easy because of the topography. The nearest stream is Corkwood Stream at the foot of Cock Hill, a fall of 20 metres. However, there is no obvious acceptable route to the stream and the conduit under the A268 is the cause of frequent flooding at that point, something predicted to get worse as climate change leads to more downpour events.

Conclusion

The site would only be developable if access is achieved, access to the sewage system achieved and the disposal of surface water addressed. The preferred option of a soakaway system not being viable because the clay subsoil is so close to the surface.



Peasmarsh Site Assessments

PM04 : Orchard Way

The Orchard Way site is a plot at the end of that short lane, behind the houses on Main Street directly east of the lane.

It was the only site given a green rating by AECOM.

Accessibility

- 1 Like PEA024 Tanyard, this site is at the east end of Peasmarsh village and therefore relatively remote [1200m] from the Jempson's campus.

Comparative Development Capacity

- 2 The gross site area is 0.21 ha. The consultants do not calculate a development capacity, the report just suggests 5 homes.

PNDP Summary of PM04 Orchard Way

The Orchard Way site is next to the existing development boundary. However, it is at the east end of the village and therefore not well placed for access to the Jempson's campus.

It is in that part of the parish which was rated as of low visual and character sensitivity with moderate capability to accept change for housing, albeit with moderate to low potential to mitigate the impact of such changes.

The site is therefore potentially suitable for housing development. The only concern is the surface water course that passes along the southern boundary of the site, but this can be addressed in the design.

Should development be considered then the constraints imposed by national policies with respect to AONB's and the then current management plan of the High Weald AONB would have to be considered alongside all other relevant regulations and policies.

Conclusion

Overall, the site is rated as suitable for a development of 5 houses.



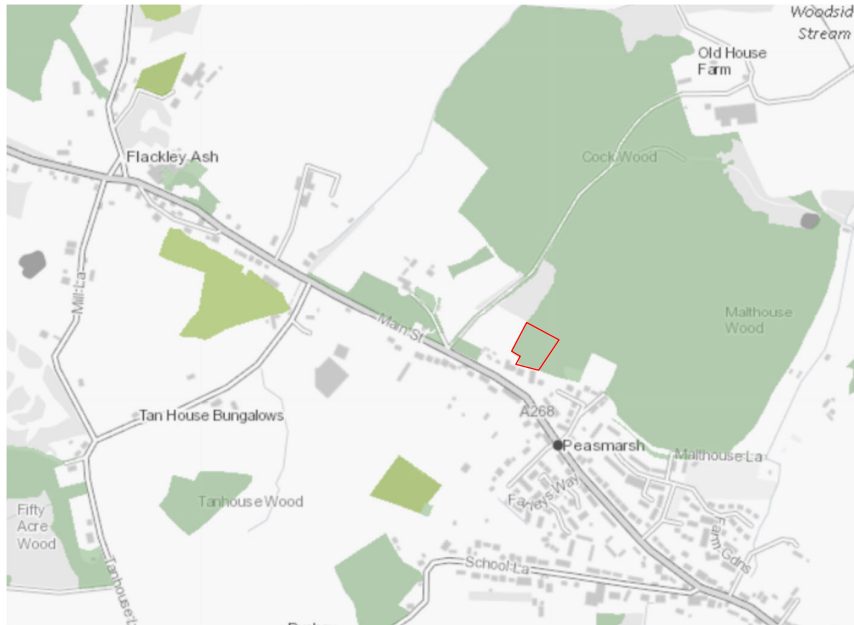
Peasmarsh Site Assessments

PM05 : Malthouse

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

This site has been listed as unsuitable for development by AECOM

- 1 The whole field is designated as Ancient Woodland:



PM05 Within the Designated Landscape

Designated Ancient Woodlands have important protection so that designation alone is enough to make the site unsuitable for development.

- 2 Additionally, the site is in proximity to listed buildings and a non-designated heritage asset.

The site is part of the setting of a listed building as it adjoins Grade 2 listed Bird's Kitchen. It also adjoins the Peasmarsh Memorial Hall site, a non-designated heritage asset.

- 3 If the site were to be considered for development there would still be an access issue as the only way that access could be achieved would be through the car park of the Memorial Hall, something which would not be acceptable.

PNDP Summary of PM05 Malthouse

This site is not suitable for development due to its designation as an Ancient Woodland, its proximity to a listed building and its lack of access.

Conclusion

The site is not suitable for development.



Peasmarsh Site Assessments

PEAL1 : Cornerways

The Cornerways site is at the top of the School Lane hill opposite The Mount, where the road turns south. It is on the south side of the lane and is the land where the residents of Hilltop park their cars.

The site was only added to the RDC site call after the SOA was completed so the assessment was undertaken by the PNDP group following the same methodology. The site designation, PEAL1, reflects the lateness of the listing. The pro-forma is included in this report as Appendix 1. The key findings are highlighted below.

Physical Constraints

- 1 Vehicular access is an issue because the present ad hoc access is on a sharp bend in School Lane. Access will have to be achieved to the satisfaction of ESCC Highways.
- 2 There is a veteran oak tree within the site on the boundary with School Lane. The site is also on the other side of the lane from designated Ancient Woodland. On the Ordnance Survey map it is called Cock Wood but it is not the much larger woodland directly to the north of Peasmarsh village which is also called Cock Wood.

Landscape and Visual Constraints

- 3 The site is within zone P3 of the 2009 Rother landscape assessment and hence is designated as having 'moderate to high' visual and character sensitivities. The zone is described as having a low ability to accommodate change with low scope to mitigate visual intrusion.

The landscape assessment does concede that there may be limited scope for change in enclosed areas and as infill development close to the village, something which applies to this site.

- 4 Being opposite The Mount, the site would have an impact on a non-designated heritage asset.

Planning Policy

- 5 The site is next to and connected to the village built-up area and the development boundary.

Assessment of Viability

- 6 The distance to the sewage system will add to the costs of developing the site.

Comparative Development Capacity

- 7 The gross site area is 0.38 ha. A suitable site-specific factor would be 70% to account for landscape impacts. On that basis and allowing 10% of the reduced site area for roads, open spaces and similar, a capacity of 7 homes would be calculated using a density of 30 dwellings per hectare to obtain a comparative capacity



Peasmarsh Site Assessments

PNDP Summary of PEAL1 Cornerways

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

The site is suitable for limited development provided that the impacts are mitigated in a suitable manner.

Access needs to be addressed as the site is on a sharp bend in School Lane, Any development would need to ensure surface water flooding is mitigated.

Conclusion

This site is rated as suitable for a development of 7 houses if access is acceptable to the highway authority.

Peasmarsh Site Assessments

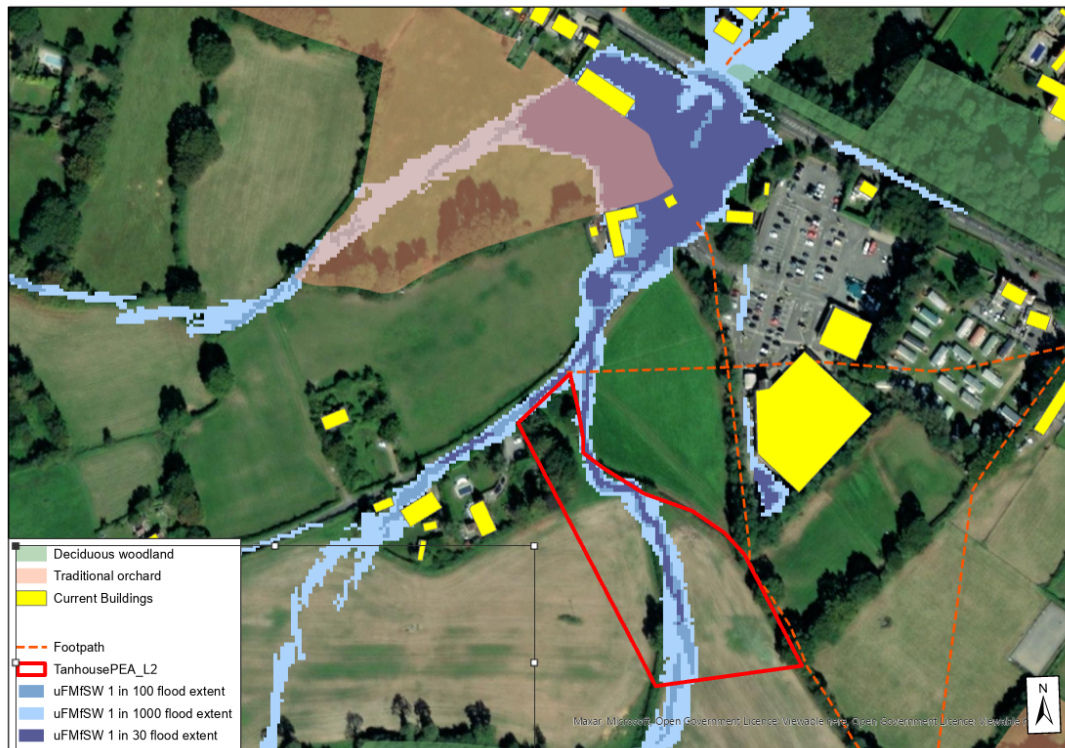
PEAL2 : Tanhouse 2

Tanhouse 2 is part of the field on Tanhouse Lane next to the PEA025 Tanhouse field. It is closer to Grade 2 listed Tanhouse and Tanhouse Oast than that field. As submitted to RDC it was combined with PM03 Old Football Ground.

The site was added to the RDC site call after the SOA was completed so the assessment was undertaken by the PNDP group following the same method as the consultants. The site designation, PEAL2, reflects the lateness of the listing. The pro-forma assessment is included in this report as Appendix 2. The key findings are highlighted below.

Environmental

- 1 The site is at elevated risk of surface water flooding because a water course runs through the middle of the site :



PEAL2 Flooding Overlay

Finding a suitable SuDS solution would be a challenge and costly for any developer.

Physical Constraints

- 2 It is not clear whether vehicular access from Tanhouse Lane – a narrow rural lane – could be achieved as the lane is gently curving at that point.
- 3 The land to the east of the water course is gently sloping but the land to the west is steeply sloping.
- 4 The HWLT runs along part of the south east boundary of the site.
- 5 There is what appears to be a medium voltage overhead power line across the site.



Peasmarsh Site Assessments

Landscape and Visual Constraints

- 6 The site is just outside the zones of the 2009 Rother landscape assessment, close to both zone P1 and zone P3 so is considered to have 'moderate to high' visual and character sensitivities.

Heritage Constraints

- 7 The site is directly to the east of the Grade 2 listed Tanhouse and therefore very close to two listed buildings in this cluster of designated heritage assets. As such it has a greater impact on the setting than PEA025 Tanhouse which is immediately to the east of the site.

PNDP Summary of PEAL2 Tanhouse 2

This site is not suitable for development for several reasons including its proximity to an important cluster of listed buildings, its flood risk which is exacerbated by the steeply sloping nature of the topography, its importance in the landscape and its remoteness from both the development boundary and the built-up area.

Conclusion

The site is adjacent to PEA025 Tanhouse and receives the same rating as not suitable for development.



Peasmarsh Site Assessments

4 Conclusions

Of the eleven potential development sites assessed, five of them are rated as not suitable for development : PEA07 Kings Head, PEA024 Tanyard, PEA025 Tanhouse, PM05 Malthouse and PEAL02 Tanhouse 2.

The remaining six sites are :

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

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

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

There is also a site, PEA1 Pippins, which was designated in the Rother 2019 DaSA as suitable for 45 houses. Development has not yet begun but should begin and be completed in the period of the Peasmarsh Plan [2021 to 2039].

The present sewage system and pumping station are working at (or near) capacity with frequent foul water flooding in houses, gardens and running down the street. In terms of development there are two distinct problems, the first being the capacity within the existing system and the second being that 4 of the possible sites are beyond the present system. This is especially true of those sites to the west of the village, Rother's preferred area for development. This must be addressed before future development can occur.

The preliminary analysis is before consideration of NPPF 177, the paragraph that states major developments should be refused permission. The PNDP group, as the decision-making body, has resolved that a major development is one where more than 10 homes will be provided. A definition by surface area is currently not considered necessary.

On that basis, the permitted capacity of PEA01 Oaklands is 10 dwellings.

NPPF does provide for exceptional circumstances and public interest. That is discussed in the Neighbourhood Development Plan.

It must not be possible for a site to be subdivided so that it becomes possible to by-pass the limitation by developing part of a site and then developing another part subsequently.

PNDP Site Assessments: Appendix 1



PEA L1 Cornerways

1. Site Details	
Site Reference / Name	PEA L1
Site Address / Location	Cornerways on School Lane where it turns south
Gross Site Area (Hectares)	0.38
SHLAA/SHELAA Reference (if applicable)	Not yet known
Existing land use	Open space / agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8 – see conclusions at end of proforma
Site identification method / source	Rother HELAA 2020
Planning history	N/A
Neighbouring uses	Residential to the north and east, agricultural to the south and ancient woodland to the west





PNDP Site Assessments: Appendix 1

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or next to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England It is also next to Cock Wood which is designated Ancient Woodland</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p><i>Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p><i>Low Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b</i></p>



PNDP Site Assessments: Appendix 1

2. Assessment of Suitability	
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national, and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration, or creation? <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>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown whether suitable access from School Lane is possible: existing as hoc access is on a sharp bend in the lane</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within – a veteran oak on the boundary with School Lane</p> <p style="color: orange;">Yes, adjacent – Ancient Woodland</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>



PNDP Site Assessments: Appendix 1

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p style="color: green;">No – unlikely</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p style="color: orange;">Yes : power and telephone lines cross the site, albeit near the edge with the road</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p style="color: green;">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)	<400m	400-800m	>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.

<p>Is the site low, medium, or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • 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. 	<p style="color: orange;">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 be a small area of backland development partly within the existing linear built up area. Development would have low to medium landscape impacts in this location.</p>
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PNDP Site Assessments: Appendix 1

2. Assessment of Suitability	
<p>Is the site low, medium, or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <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> • <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> • <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> 	<p>The High Weald Landscape Trail follows the line of School Lane to the north of the site. The field next to the site has two public rights of way PSM/21/1 and PSM/22/1 which start close to the site.</p> <p>It is considered that development could cause visual impacts on views from the public footpaths</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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 - entrance to site would be opposite The Mount [a house which appears on the 1840 Tithe map] and would therefore have some impacts on the setting of the building.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</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>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Next to and connected to the existing built up area</p>



PNDP Site Assessments: Appendix 1

2. Assessment of Suitability	
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Next to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <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>	<p>Yes</p>
<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>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>
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>	<p>No</p>





PNDP Site Assessments: Appendix 1

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>Site area – 0.38 hectares Reduced site area = 0.27 hectares (70% of site due to landscape impacts) Developable area = 90% to allow for roads, open space etc Site capacity at 30 dwellings per hectare = 7 homes</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 suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>This site is potentially suitable for development. The site is next to the settlement boundary which could be redrawn in a neighbourhood plan. Key development constraints include the location within the High Weald AONB and medium to high landscape and medium to high visual sensitivity. Development would have some landscape impacts because the site is exposed to views from two public footpaths, neither of which crosses the site. The High Weald Landscape Trail also passes the site, albeit on School Lane at that point. Mitigation could include screening of development from the countryside as is the case with the housing to the east. Access may well be an issue as the site is on a sharp bend in School Lane. Development would need to ensure surface water flooding is mitigated.</p>

PNDP Site Assessments: Appendix 2



PEA L2 Tanhouse 2

1. Site Details	
Site Reference / Name	PEA L2
Site Address / Location	Land next to and on the west of PEA025
Gross Site Area (Hectares)	1.94
SHLAA/SHELAA Reference (if applicable)	Not yet known
Existing land use	Open space / agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	n/a
Site identification method / source	Rother HELAA 2020
Planning history	N/A
Neighbouring uses	Retail to the east, residential to west, agricultural further west and to north and south.
	



PNDP Site Assessments: Appendix 2

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • 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) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Yes - High Weald AONB, SSSI Impact Risk Zone although the proposed use would not trigger the requirement to consult Natural England</i></p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • 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 	<p><i>Yes - Nitrate Vulnerable Zone, Drinking Water Protected Area</i></p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p><i>Low Risk</i></p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Medium Risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p><i>Unknown - Grade 3 on Regional ALC map but unknown if Grade 3a or 3b</i></p>



PNDP Site Assessments: Appendix 2

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



PNDP Site Assessments: Appendix 2

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No – unlikely
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes, overhead medium voltage power lines
<p>Would development of the site result in a loss of social, amenity or community value? <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)	<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.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> 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. 	<p>Rother District Council's Market Towns and Villages Landscape Assessment finds 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 form a large area of development away from the existing linear built up area, near 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.</p>
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PNDP Site Assessments: Appendix 2

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> 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. 	<p>This site is visually important for the setting of a broad area of open countryside in the AONB. The views 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>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</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.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</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 the nearby heritage assets are listed</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>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?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</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>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>



PNDP Site Assessments: Appendix 2

2. Assessment of Suitability	
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <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>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
3. Assessment of Availability	
<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<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>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>
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>	<p>Yes : the MV power line will require changing and SuDS costs will be significant.</p>



PNDP Site Assessments: Appendix 2

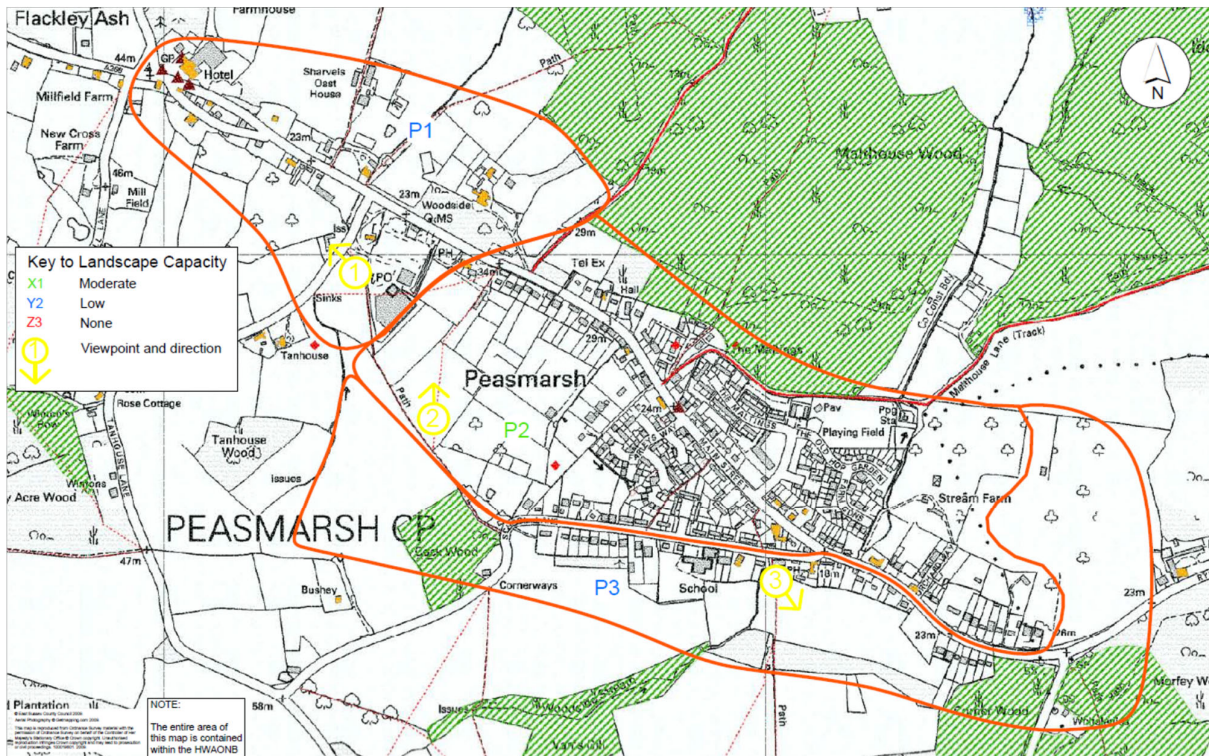
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red: The site is not currently suitable, available and achievable No
Summary of justification for rating	This site is not suitable for development. The site is detached from the settlement boundary and the main residential area and is closer to the listed buildings than PEA025 Tanhouse. 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. Development of the site would also 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.



PNDP Site Assessments: Appendix 3

2009 Landscape Assessment

In 2009 the Landscape Group of East Sussex County Council [ESCC] undertook a landscape assessment for Rother district. In the study Peasmarsh was assessed as three distinct zones [P1 West of Village, P2 Central Paddocks and P3 South and East of Village]. These are shown in this map from the study:



Landscape Assessment Zones

The following three pages are the summary tables for the three zones.



PNDP Site Assessments: Appendix 3

Village Character Areas	Quality	Value	Character Sensitivity	Visual Sensitivity	Management Opportunities	Potential for Mitigation	Capacity to accept change	
							Houses	Business
<p>P1 West of Village This is pleasant Wealden countryside. The area has a parkland character with feature trees, Lime avenues, Horse Chestnut and unimproved meadows. There are enclosed fields close to the village and more open fields on rising ground to north and west. The area has a sense of place which is enhanced by feature oast houses and weatherboard cottages.</p> <p>The settlement is of older ribbon development with traditional character along the Main Street. More modern cul-de-sacs are at the heart of village and between School Lane and Main Street.</p>	Good	High AONB	Moderate - High	Moderate - High	Well managed farmland. Small paddocks and parkland. Some loss of hedgerows and field structure Conservation Trees. Woodland. Tree belts. Restoration Lost field boundaries Comments There is scope for limited infill to the characteristic ribbon development. This is limited by the rising nature of the open countryside and development would not be acceptable on the open countryside slopes. Consider the parkland setting of listed Woodside house and other vernacular buildings.	Moderate – Low. The area is well treed already. Woodland and tree belts enclose the area. There would be some scope to plant new hedgerows with hedgerow trees, but not extensive tree belts	Low	Low



PNDP Site Assessments: Appendix 3

Village Character Areas	Quality	Value	Character Sensitivity	Visual Sensitivity	Management Opportunities	Potential for Mitigation	Capacity to accept change	
							Houses	Business
<p>P2 Central Paddocks This is the central part of the village on either side of the Main Street. The built-up area of the village is included as the character extends across the area to the north of the village. The area is characterised by enclosed paddocks which extend out beyond the gardens of the residential development. The paddocks are enclosed by tall well treed hedgerows. Weatherboard cottages are local features. The settlement is of older ribbon development with traditional character along the Main Street. There are more modern cul-de-sacs at the heart of village and between School Lane and The Maltings.</p>	Ordinary	High AONB	Low	Low	<p>Some less well managed pockets of land and intensive grazing. Hedges replaced with fence</p> <p>Conservation Trees and tree belts – hedges.</p> <p>Restoration Lost field structure</p> <p>Comments There would be scope to infill with sensitive development and redefine the village boundaries where they interface with the countryside. There may be scope in enclosed paddocks close to the village edge.</p>	Moderate. There would be scope to redefine the village edge to the south. Extend tree belts and link to woodland. Replace lost hedges with tree belts and hedges.	Moderate	Low



PNDP Site Assessments: Appendix 3

Village Character Areas	Quality	Value	Character Sensitivity	Visual Sensitivity	Management Opportunities	Potential for Mitigation	Capacity to accept change	
							Houses	Business
<p>P3 South and East of Village This is the area of more open countryside which surrounds the village to the south and east. Ribbon development along Church Lane does not detract from the rural character of the area. The area is characterised by Grazed meadow areas with some areas of orchards to the east of the village. Several footpaths run our form the area giving access to the wider countryside.</p> <p>The settlement is of older ribbon development with traditional character along the Main Street. There are more modern cul-de-sacs at the heart of village and between School Lane and The Maltings.</p>	Good	High AONB	Moderate - High	Moderate - High	Grazed meadows and pastures. Hedges replaced with fences in places Conservation Woodland and trees and tree belts – hedges. Restoration Lost field structure Comments There may be limited scope in enclosed areas and as infill development close to the village edge.	Low There would be scope to strengthen the village edge to the south by extending tree belts and linking existing woodlands. There would be scope to replace lost hedges with tree belts and hedges.	Low	None