

Appendices

18. Appendix 1

Core Strategy policies

19. Appendix 2

Superseded Local Plan 2006 policies

20. Appendix 3

Assessed sites - Options

- Bexhill
- Hastings Fringes
- Beckley Four Oaks
- Broad Oak
- Camber
- Catsfield
- Guestling Green
- Hurst Green
- Iden
- Northiam
- Peasmarsch
- Rye Harbour
- Westfield
- Gypsies and Travellers
- Marley Lane

21. Appendix 4

Glossary of Terms

Appendix 3 Assessed Sites - Options

20.7. Villages - Guestling Green

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| Site ID | GU4 |
| Site Name | Land at former highway depot, Guestling Green |
| Site Assessment | |
| <p>The site is an existing highways depot owned by East Sussex County Council, but identified as surplus to requirements.</p> <p>This brownfield site is level and well screened from public view by the existing hedging. Although the site is physically separate from the built-up area boundary of the village, it is visually well contained within the ribbon development along Chapel Lane. However, the site would benefit from some additional screening to its eastern boundary (there are some views to the north and east). The site is located within the High Weald AONB.</p> <p>There would be limited impact on neighbouring amenities and the site is located relatively close to an existing bus route on the A259 (although there is no footway along Chapel Lane to the site). Whilst Guestling Green is not identified as a particularly sustainable location for development (the site is not particularly well located for access to many key services) Government policy focuses on the re-use of brownfield sites for alternative uses.</p> <p>There is an existing suitable access point off Chapel Lane but this is narrow, while on-street parking, especially at school drop-off and pick-up times, makes it difficult for vehicles to manoeuvre along the road, particularly for larger vehicles.</p> <p>The existing doctor's surgery at Guestling Green has been identified by the Care Quality Commission as in need of modernisation. In response to this, the surgery has been looking for an alternative site for a relocated and expanded facility within the village. Guestling Green Highway Depot is considered as a suitable site for such a facility. The surgery has also identified the possibility for an 'intermediate care facility' adjacent to the site to provide care for those patients who no longer require hospital care but are unable to immediately care for themselves at home.</p> | |
| Recommendations | Preferred site (doctors surgery and intermediate care facility). |

20.8. Villages - Hurst Green

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| Site ID | HG2 |
| Site Name | Land to the Rear of Ridgeway |
| Site Assessment | |
| <p>The site is regenerated woodland and now effectively forms part of Burgh Wood, a large woodland situated on the edge of Hurst Green (much of it Ancient Woodland), on land which slopes down to a stream. The wood is a designated SNCI, criss-crossed by footpaths that are enjoyed by local people. Whilst this site is not within the SNCI or defined Ancient Woodland, in practical terms the land is subject to natural restoration and re-colonisation by neighbouring woodland, including by English Oak, Hawthorn and Rowan. It is also defined BAP Habitat deciduous woodland. As such, its development would bring it into conflict with policy Core Strategy EN5 in particular. Access presents a further difficulty and would require either a loss of a property or loss of garages.</p> | |
| Recommendations | Not a preferred site. |

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| Site ID | HG4 & HG5 |
| Site Name | Land South of playing field and South of village hall, Hurst Green |
| Site Assessment | |
| Well contained from the wider landscape, and well related to village services. However, access is problematic and development is ruled out by ESCC Highways advice (Policy TR3). The site also has mature tree coverage and setting of listed building issues. May offer scope for extended open space, subject to owner aspirations. | |
| Recommendations | Not a preferred site. |

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| Site ID | HG6 |
| Site Name | Land South of Lodge Farm |
| Site Assessment | |
| A medieval historic field boundary and cohesive 'assart', with associated historic farmstead off-site to the north. | |
| The site reads as part of wider landscape and development would extend the village edge significantly northward. Landscape issues - views out of site northwards. The footpath south of the site acts as a natural village boundary at this point. | |
| It is also adjacent to the SNCI and Ancient Woodland which would require mitigation, as well as having Listed Buildings and buildings of architectural value at the boundaries, which would require similar consideration. | |
| Highways England has indicated it is against its policy to create a new access to the A21 for safety/ capacity reasons and they would prefer development of sites that utilise an existing access. Alternative access points have multiple ownership issues. | |
| Recommendations | Not a preferred site. |

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| Site ID | HG9 |
| Site Name | Land at Yew Tree Farm, Hurst Green |
| Site Assessment | |
| Wholly rural area relating to the wider landscape. Forms part of valley side to the east of village and of the rural setting of the settlement, criss-crossed by historic Area of Outstanding Natural Beauty field boundaries. Issues with Core Strategy Policies OSS1, OSS4, OSS5, RA1, EN1, EN5 and possibly TR3. | |
| Recommendations | Not a preferred site. |

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| Site ID | HG11 |
| Site Name | Land adjacent to the White House, Burgh Hill |
| Site Assessment | |
| This ridge-top site is exposed within the wider Area of Outstanding Natural Beauty countryside. The loss of the green gap at this fringe location would also be a negative outcome. The site is comparatively remote from the village core services (more so since the relocation of Etchingham Primary School) and its poor accessibility is exacerbated by incomplete footway connections to the village core. | |
| Recommendations | Not a preferred site. |

Appendix 3

Assessed Sites - Options

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| Site ID | HG17 |
| Site Name | Caravan Tech Site |
| Site Assessment | |
| <p>A brownfield caravan sales site. It would only become available in the event of the current occupier successfully relocating. The nature of the existing retailer is such that it clearly serves a much wider than village-scale market, benefitting from an A21 location. An alternative, potentially more intensive retail use would likely impact on neighbouring amenities. Similarly, a business use could also be a poor neighbour. While a B1 could be considered, recent attempts to let a B1 office at a nearby mixed-use site (113 London Road) were unsuccessful and the unit remained vacant for several years before converting to residential (RR/2015/320/PN3).</p> <p>The character of the immediate surroundings is residential and the site is slightly separated from retail uses further north in the village core, which have themselves struggled to retain occupancy. The site is centrally located to access local services by foot, including the primary school, local shops/services and village hall.</p> <p>The site is already reasonably well screened from the surrounding Area of Outstanding Natural Beauty countryside to the west by existing trees.</p> <p>Hence, the site is most suited to residential use if no longer required by the existing occupier.</p> | |
| Recommendations | Preferred site (residential). |

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| Site ID | HG18 |
| Site Name | Land off Foundry Close |
| Site Assessment | |
| <p>The site is relatively well contained from view across the wider High Weald Area of Outstanding Natural Beauty countryside to the east, due to well treed boundaries, and there is potential to reinforce boundaries if necessary.</p> <p>There is an existing vehicle access via Foundry Close, suitable to access the wider site. The site benefits from being located within walking distance of all key village services, including convenience shops, primary school and village hall. It is also adjacent to a large recreation to the south ground (Drewett Field), which potentially offers an adjacent amenity. The site is connected to footpaths at the northern and southern edge that potentially improve pedestrian accessibility. While the A21 has some severance effect, a pelican crossing is already in place opposite the southern end of the site.</p> <p>The stream/ditch that sub-divides the two lower fields is a key character feature and also a High Weald AONB 'historic field boundary'. It should be retained for both heritage and ecological purposes (in accordance with Core Strategy Policies EN5, EN1 and EN2), as should the historic field boundary to the east.</p> | |
| Recommendations | Preferred site (residential). |