


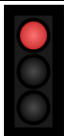


Site reference	WG17	 	
Site Name	Longcroft Yard		
Description	<p>Builder's storage yard and allotment accessed from The Longcroft/ bridle path from A272, to the east of the village centre.</p> <p>Well bounded by mature trees and hedging. Surrounded by agricultural grazing/crop fields.</p>		
			
Sustainability Criteria		Comment	Impact
Access & Provision of services		<p>Access directly onto A272 available through The Longcroft which is single track, but adequate if single site.</p> <p>Visibility for access good.</p> <p>Access is safe.</p> <p>Within five minute walking isochrones to village facilities.</p> <p>Safe pedestrian access available to village centre (600m).</p>	
Transport & travel		Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads.	
Village Character		<p>Minimal impact.</p> <p>Surrounding housing has mix of styles and the area is not related to the Conservation Area.</p>	
Best use of land		<p>Current use as builder's yard and garden.</p> <p>Size very small on its own, so limited in capacity towards overall NP target.</p> <p>Potential to be combined with other adjacent sites, which would change impact of several criteria.</p> <p>Possible contamination risk but not known.</p> <p>Site not available for NP.</p>	
Landscape & heritage		<p>Minimal impact.</p> <p>Well screened from public footpaths.</p> <p>Minimum impact providing landscaping and mature trees are retained.</p> <p>Access likely through The Longcroft if single site.</p> <p>Links directly to countryside footpath network.</p>	
Biodiversity		<p>Site is bound by hedgerow and some attractive mature trees with potential for bat roosts and breeding birds. Mitigation may be required. Any development should retain these. Surrounded by agricultural grazing/crop fields.</p> <p>Adjacent to bridleway.</p>	

Flooding , drainage & water sources	Site has very slight slope. Unlikely to increase flood risk.	
Employment and Economy		
Energy and Climate change	Limited scope for solar gain due to orientation and screening.	
Mitigation	Combining this site with adjoining sites has been considered, but brings limited benefits. Site confirmed as not being available.	