

Site reference	WG16	
Site Name	Glebe Field	
Description	Greenfield grazing site located between Church and The Longcroft. Site is bounded by mature hedging also trees to West and South. One lone mature tree in site.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access directly onto A272 available through Glebe Way which is slightly narrow, which may restrict potential number of units. Visibility for access good. Access is safe.</p> <p>Site is within the 5 minute walking isochrones for village facilities. Safe pavement 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>Loss of Greenfield.</p> <p>Site adjacent to Conservation Area.</p> <p>Limited visual impact from Longcroft bridlepath due to intervening vegetation. Some visual impact also from footpaths in fields east of school. Visual impact from Church is slight as it is somewhat screened. Site would need to be very sensitively designed utilising only the eastern part of this field. The western half should be left undeveloped providing a local gap of green space beside the Church and preserve the setting of the Conservation Area.</p> <p>Development solution could reinforce the village character by securing outward facing development overlooking green space.</p>	
Best use of land	<p>Currently greenfield grazing land</p> <p>Capacity of site is for eastern half only, east of Glebe Way access. Provided development was restricted to eastern section, could be sustainable use of land with good walking access.</p> <p>Site available for NP.</p>	
Landscape & heritage	<p>Setting of conservation area and listed Church needs careful consideration and will naturally limit the scale of development.</p> <p>Limited visual impact to views from footpaths.</p> <p>Links directly to countryside footpath network.</p> <p>Site could incorporate green space by limiting development to east section only, - existing tree provides a natural divider.</p>	

	Would create an attractive walk to school.	
Biodiversity	Greenfield site with mature trees and hedgerows may have potential for bat roosts and breeding birds. Medium risk to wildlife - some mitigation may be required.	
Flooding , drainage & water sources	Eastern half of site flat, slope up to Church on West side. Unlikely to increase food risk.	
Employment and Economy		
Energy and Climate change	Limited scope for solar gain given orientation and sensitive relationship to new green space.	
Mitigation	Suitable screening and sympathetic design. Partial development of eastern side only. Potential for community asset if green space is made available. The green space would need to be secured by the Parish Council for long term protection through a legal agreement .	