

Site reference	WG22	
Site Name	Land West of Harsfold Lane	
Description	Greenfield rough pasture on west side of Harfold Lane, opposite allotments. Site is bound by a variety of hedging and some trees.	
		
<u>Sustainability Criteria</u>	<u>Comment</u>	<u>Impact</u>
Access & Provision of services	Access likely to be from Harsfold Lane, which in turn has adequate access onto A272. Site within 5 minutes walking time of village facilities. Safe pedestrian access to village centre (400m), gained only by crossing the A272 at location with good visibility.	
Transport & travel	Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads.	
Village Character	Loss of greenfield. Adjacent to Conservation Area to immediate north, trees on the site contribute to Conservation Character. Development risks significant change to local character and a challenge to be sympathetic to the adjacent Conservation Area. Would destroy local gap formed by this site and land to north of A272 around the Church. Development would be prominent from A272 and Harsfold Lane. Major loss of view from church - vista to and from Church well liked and identified as key view at first consultation event.	
Best use of land	Greenfield meadow. Availability unknown.	
Landscape & heritage	Visual impact is significant to important views from the Churchyard and also impacts the entrance to the village from east. Harsfold Lane verge important green space and wildlife habitat. Impacts on viability of access.	
Biodiversity	Site is bound by a variety of hedging and some trees. Unknown risk to wildlife, some mitigation may be required.	
Flooding , drainage & water sources	Southern tip of site within Flood Zone 2 from River Kird. Site slopes to south towards woodland and river Direct route to sewerage	
Employment and Economy		
Energy and Climate change	Good opportunity for solar gain.	

Mitigation	<p>Some impact of issues could be mitigated if only the western side is developed, leaving a large green space. Any development of the site will impact on important views from the Churchyard.</p> <p>A viable solution that minimised impact and offered some village benefit is likely to be challenging given proximity to Conservation Area and the need to maintain local gap.</p>	
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