

Site Reference	WG19-7	Description: Sloping Greenfield pasture land accessed via track by Coed Afal. Open aspect bound by native hedging. Rural location with rural views to south.
Site Name	Paddock Farm Field	
Site Size	1.2 hectares	 
Site Potential	10 dwellings	
		

Necessary measures to enable development: Safe and available access needs to be demonstrated.	LOCAL ASSESSMENT	AECOM ASSESSMENT
What benefit/s to the village? None		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Track running from A272 between Albion House and Coed Afal; track owned by Coed Afal. On left of track, old stone/brick wall then wall of Albion House garage. Farm type buildings and shed in Albion House garden form boundary line which continues to panel fencing. On right, Coed Afal garden, mature hedging, gateway and view directly ahead. Some mature trees on left. Young planting of trees on right. Access currently not safe or appropriate. Would require wide splay and significant widening. Shop layby and parking would potentially obscure visibility to east. Not clear how a safe access onto A272 is possible, without which the site is not achievable. If a safe solution possible, likely suitable for small development only.
Access by Non-car Modes to Main Village Services and Facilities	Within the 5 minute walking isochrone for village facilities. Safe pavement access available to village centre on existing pavement network.
Impact on Transport and Travel	Should not increase car use other than for access to housing. Limited additional traffic impact to village roads and junctions.

Impact on Village Character and Designated Open Spaces	Loss of Greenfield. Site is enclosed. Could be developed in keeping with the village character neither detracting nor enhancing the immediate environment. Protection of existing mature hedging and trees required.
Land Use & Re-use of Brownfield Sites	Currently in use as pasture land. No known contamination. The site is available.
Impact on Strategic Gaps	No impact upon local gaps.
Impact on Heritage	The access road runs between two Listed buildings. The development would not be in close proximity. The development would be on the Conservation Area boundary.
Impact on Landscape	Minimal visual impact with no loss of significant views. No impact on footpaths.
Impact on Natural Environment and Biodiversity	Mature specimen trees and hedging at rear of site should be protected to avoid loss of biodiversity and impact on the immediate environment by creating a new boundary ensuring separation.
Impact on Flooding, Drainage & Water Sources	Site slopes – bottom half would need SUDS drainage scheme.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate Change	Solar panels could be used on some of the site.
Benefits to Village	No significant (identified) benefit to the village.
Overall Comment	Access/exit issues make site suitable for small development only.

AECOM ASSESSMENT CONCLUSIONS FOR ACCESS VIA BALCHINS CLOSE

Summary of key constraints affecting the site

- Narrow access to the site.
- Views to the Grade I listed church. Development would need to be sensitive to the setting of the church.

The site is **not currently suitable, available and achievable.**

Summary of justification for rating

- The site would provide new dwellings in the village centre in close proximity to amenities.
- However, the access to the site is narrow and it would be difficult for it to be upgraded to support further development.
- Given its proximity to the church and location in the village centre, development would need to be sensitive to its setting.
- The site is also considered to be of medium sensitivity in terms of landscape and visual impact.