
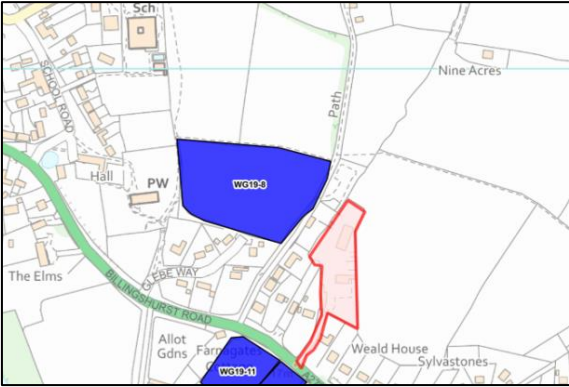
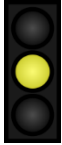
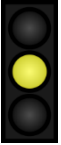


Site Reference	WG19-8	Description: Greenfield grazing site located between the Church and The Longcroft. Site is bounded by mature hedging, and trees to the west and south. One lone mature tree in site. Access via Glebe Way.
Site Name	Glebe Field	
Site Size	1.4 hectares	
Site Potential	Up to 25 dwellings	
		

Necessary measures to enable development: Only east section proposed for housing	LOCAL ASSESSMENT	AECOM ASSESSMENT
What benefit/s to the village? Land gifted to the village.		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Access directly onto A272 available through Glebe Way. Glebe Way is slightly narrow and may restrict potential number of dwellings. Exit onto A272 has poor sight line with blind bend to right.
Access by Non-car Modes to Main Village Services and Facilities	Site is within the 5 minute walking isochrone for village facilities. Safe pavement access available to village centre (600m).
Impact on Transport and Travel	Route to village centre is along A272. Limited additional traffic impact to village lanes and junctions.
Impact on Village Character and Designated Open Spaces	Loss of Greenfield. Development will detract from the immediate environment of greenfield, views to and proximity to the historic church building. Visual impact from the church is slight as it is somewhat screened. Site would need to be very sensitively designed to ensure that it would not have a detrimental impact upon village character.
Land Use & Re-use of Brownfield Sites	Currently in use as pasture land. No known contamination. The site is available.
Impact on Strategic Gaps	Adjacent to identified local gap.

Impact on Heritage	In immediate proximity to the Grade 1 Listed church of St Peter ad Vincula. The setting of the Conservation Area and church needs careful consideration and will naturally limit the scale of development.
Impact on Landscape	There would be loss of rural views to the south and to existing mature trees and hedging. Significant visual impact from and to the church. Not visible from Glebe Way entrance on A272. Development would detract from existing significant views.
Impact on Natural Environment and Biodiversity	Development would not enhance the natural environment. Adjacent to popular footpaths.
Impact on Flooding, Drainage & Water Sources	No increase or creation of new flood risk. Close to main sewers.

Impact on Employment and Economy in the Village	No impact on local economy. Loss of field to local farmer.
Energy and Climate Change	No unique attributes that would contribute to energy generation.
Benefits to Village	Possible benefit of mitigation may provide additional green space to the village in perpetuity.
Overall Comment	Historic England has previously expressed concern at the impact of development on the church.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- Proximity to Grade I listed church and adverse impact on setting of and views from church.

How much development is proposed on the site/ what is the development capacity, if known?

Only half of the site proposed for housing: 18

Other key information

The site is owned by the Church.

Only the eastern side of the site is proposed for development.

The site is **potentially suitable, available and achievable**.

Summary of justification for rating

- Site is well-located and good access could be provided via Glebe Way. There is good pedestrian access to the village.
- However, the proximity to the Grade I listed church is a constraint and any development would have to be very sensitive to the setting of the church, mitigating any adverse impact from the development. Development is proposed only on the eastern side of the site (furthest from the church) leaving an open space between the Church and any new development.