

Site Reference	WG19-9	Description: Side garden of existing bungalow. Backs onto a site agreed in current NP – Clarks Yard. Small builder’s yard beyond. Access via The Longcroft bridleway and track, off A272.
Site Name	Glebe View Garden	
Site Size	Approx 0.14 hectares	
Site Potential	3-4	
		

Necessary measures to enable development: None – due to size, does not contribute to housing allocation numbers.	LOCAL ASSESSMENT	AECOM ASSESSMENT
What benefit/s to the village? None.		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Single track access from A272 along bridleway. Ownership of bridleway unknown. Access for a small development is considered safe. Good visibility splay.
Access by Non-car Modes to Main Village Services and Facilities	Safe walking distance to village centre but falls outside the 5 minute walking isochrone.
Impact on Transport and Travel	Will increase use of car for village journeys and traffic through narrow lanes and village crossroads, dependent upon direction of journey. However, small development only, therefore small impact.
Impact on Village Character and Designated Open Spaces	Could be developed in keeping with the village character. No detrimental impact on designated green spaces. Neither enhance or detract from village character.

Land Use & Re-use of Brownfield Sites	Greenfield site. No known contamination but potential from neighbouring builders' yards. Land is available but no potential due to size.
Impact on Strategic Gaps	No impact upon strategic gaps.
Impact on Heritage	In close proximity and views to Listed Grade 1 Church. Mature hedging detracts.
Impact on Landscape	Mature hedging at the front and some mature trees in hedgerow. No impact on landscape, other than loss of garden.
Impact on Natural Environment and Biodiversity	Little impact. Development won't enhance natural environment but does not threaten protected wildlife or habitats.
Impact on Flooding, Drainage & Water Sources	Level site. Unlikely to create a new flood risk. Will not affect drainage capacity. Close to main sewer.
Impact on Employment and Economy in the Village	No loss of employment.
Energy and Climate Change	No unique attributes. Solar panels would be unsuitable in this location.
Benefits to Village	None.
Overall Comment	Close proximity to Grade 1 Listed Church and associated views.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- Needs to be confirmed that access is possible via the drive/ bridleway to west of site.

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

Summary of justification for rating

- This site is currently a residential garden with capacity to provide 3-4 houses.
- The site is well-screened and has little landscape value.
- There is possible access via the drive/ bridleway to west of the site.
- The site is located next to the Clark's Yard site which is allocated in the made WGNP but is yet to come forward for development.
- If it could be confirmed that access is agreed in principle, then this site could potentially be a green.