

<b>Site Reference</b>	WG25 - 10	<b>Description:</b> Greenfield currently in agricultural crop production on the east side of Durbans Road at the far end of the ribbon development. Attractive rural aspect with rural views. Large open field to north, east and south, but screened to Durbans Road by belt of trees on west side. Very visible from popular footpath that crosses the field.
<b>Site Name</b>	Land east of Durbans Road	
<b>Site Size</b>	Gross site area (ha): 4.75 Net site area (ha): 4.3	
 		<b>LOCAL ASSESSMENT</b>     

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
<b>Access to site</b>	Existing single track access from Durbans Road within 30 mph limit. Achieving safe access for development and visibility splay may be difficult to achieve with current resident's parking, sharp and dangerous corner to north, and existing mature trees constraining the entrance. Capacity of development could be restricted.
<b>Access by non car modes to main Village services and facilities</b>	Within 10 minute walking isochrone. Existing pavement to village centre.
<b>Impact on Transport and Travel</b>	All development will increase car use. Likely to increase traffic through village centre and narrow lanes. Site needs to contain sufficient resident and visitor parking to avoid overspill onto Durbans Road due to existing residential parking but large enough to do so.
<b>Impact on Village Character and designated Open Spaces</b>	Beyond Local Green Gap, within radial development of Durbans Road. Site is behind the existing development line and outside the settlement boundary. It would be a substantial extension of the settlement area encroaching into the countryside. It would be an extensive site that would be unrelated to and significantly change the built form of the village.
<b>Land Use &amp; re-use of brownfield sites</b>	Greenfield in active agricultural use. Beyond the settlement boundary. Contamination unlikely.

<b>Impact on Landscape Gaps (in accordance with LP Policy NE3)</b>	Beyond Local Green Gap, behind radial development in Durban Road. Site would be substantial encroachment into the countryside, disconnected to the core village settlement. It would be dominant enlargement and significant change to the semi-rural character of the radial strip development along Durban Road.
<b>Impact on Heritage</b>	Limited impact to listed buildings on the other side of Durban Road.
<b>Impact on Landscape</b>	Loss of large greenfield space and open countryside. Significant impact on the area of land behind radial development. Intrusion into open countryside, disconnected from settlement boundary and conservation area. Significant impact upon countryside views. Green space/planting could be provided but would not compensate for loss. PROW crosses the field and would remove rural context. Unlikely to be able to mitigate impact.
<b>Impact on Natural Environment and Biodiversity</b>	Site bounded by rural hedgerows and trees. Countryside with radial development just on the western side. Water course and woodland to the north. Boundaries form part of the bat home and movement. Identified barn owl habitat nearby. Dark sky area. Farmed so low impact on biodiversity anticipated apart from north side where there is a watercourse. Developer would need to meet BNG requirements. Opportunity being a large site. Landscaping may soften, but unlikely to mitigate impact.
<b>Impact on Flooding, drainage &amp; water sources</b>	Most of site Environment Agency Zone 1. Northern edge of site close to brook in flood zone. Relatively flat with slope to northeast. Surface water drainage into the brook could increase flooding at Moonsbrook. Also foul water drainage issues at Moonsbrook pumping station. Surface water issues already identified in Durban Road and at Brookbridge. Developer would need to demonstrate flooding and drainage risks were effectively mitigated.
<b>Impact on Employment and Economy in the Village</b>	No impact on local employment.
<b>Energy and Climate change</b>	Potential to include solar panels on southern roofs although visible from the church.
<b>Benefits to Village</b>	Unlikely to benefit although being a large site could provide village open space however is somewhat isolated from other village facilities.
<b>Overall Comment</b>	<ul style="list-style-type: none"> <li>• The site is considered unsuitable for development.</li> <li>• Large greenfield site in agricultural use.</li> <li>• Remote from the Settlement Boundary and the Local Gap as defined in NP Policy OA5.</li> <li>• Development of this scale would be incongruous with the existing settlement pattern and the radial development that extends out of the village along Durban Road.</li> <li>• It would be intrusive development in the countryside.</li> <li>• SAC Bat Flightlines zone.</li> <li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</li> <li>• Northern and eastern edges of site is within Flood Zone 2 and 3a.</li> </ul>