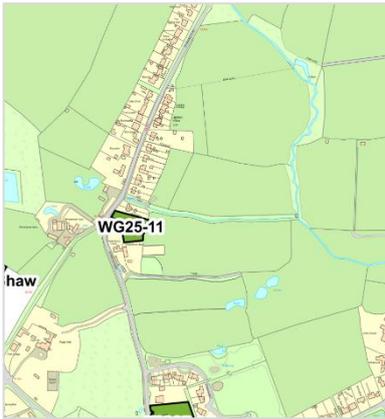


Site Reference	WG25-11	Description: Redundant farm storage yard with residential development to the north and southern side. Agricultural land to the western edge with mature tree line. Land beyond is in different ownership. Vegetation recently cleared but brambles returning. Corrugated tin shed at rear of site. Site was originally part of adjoining Grade 2 Listed farmhouse, barn and farmyard (now residential only). Barn not Listed.
Site Name	Sweephurst Shed Durbans Road	
Site Size	0.2 hectares approx	
Site Potential	6 dwellings	
		

<p>Necessary measures to enable development: None – all residential and visitor parking should be contained within the site.</p> <p>What benefit/s to the village? None</p>	<p>LOCAL ASSESSMENT</p> 
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LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Existing access from Durbans Road within 30mph zone. Access is close to the corner so there is some concern over visibility. Potential to support small development. Possible mitigation by cutting back hedge or re-alignment of entrance could create required visibility splays.
Access by Non-car Modes to Main Village Services and Facilities	Within 10 minute walking isochrone. Safe pavement access connecting to the village centre. About 480m to crossroads. Safe path through Songhurst Meadow to the school.
Impact on Transport and Travel	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 proximity to the corner.
Impact on Village Character and Designated Open Spaces	A development could be sympathetic, possibility to be barn like in keeping with previous use. Potential to enhance immediate area.
Land Use & Re-use of Brownfield Sites	Not Brownfield but pre-used – still considered agricultural. Historically old farmyard, shed and farm/machinery storage. Potential for contamination – farm use and machinery storage.

Impact on Landscape Gaps (Local Green Gaps)	Beyond Local Green Gap, within radial development of Durban's Road. Does not conflict with Local Plan Policy NE3.
Impact on Heritage	Adjacent to Listed house – Sweephurst farmhouse and barn. Close to Brooklands Farmhouse and barn on opposite side of the road. Development could be a sympathetic barn-like development to reflect previous use. Careful thought would need to be given to design to achieve capacity and good design. Likely to be limited impact on farmhouse due to high hedging. Mitigation possible with sensitive landscaping.
Impact on Landscape	Development would be a visual improvement. No views would be affected. Mature tree line at rear, with a number of TPOs on the site. Small site so unlikely to deliver additional green space. No impact on footpaths. Mitigation by landscaping and improvement of back tree line of mature oak but possibly ash with die back.
Impact on Natural Environment and Biodiversity	Mature tree line and hedging surrounding site. Boundary identified as bat home and movement network. Area is identified as barn owl habitat. Wildlife may have been removed with recent clearance. Natural and untouched area at present so may be challenging for development to achieve Biodiversity Net Gain, however promoter advises there would be adequate space onsite to meet BNG requirements. Mitigation by sensitive landscaping.
Impact on Flooding, Drainage & Water Sources	Environment Agency Zone 1. Flat site. Surface water flooding is already apparent in Durban's Road on the corner. The surface water from Barnfield Shaw will feed into this and the outcome is unknown at present. Impact on Moonsbrook, which floods in Newpound Lane. Foul water drainage also a concern – will this feed into Moonsbrook pumping station? Developer would need to demonstrate flooding and drainage risks were effectively mitigated.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate Change	Potential for solar may be limited by impact on Listed building.
Benefits to Village	Improve appearance of pre-used site.
Overall Comment	<ul style="list-style-type: none"> • This site is considered suitable for development. • Site is some distance from the settlement boundary but could be suitable for a small-scale infill development along Durban's Road. • The site is currently a redundant and untidy farmyard. Has potential to re-use this land (albeit not technically brownfield land) and improve the appearance of the area, subject to being sympathetic to the Grade II Listed house to the south. • Access might be a challenge with the corner and existing residential parking, but there is scope to mitigate by moving entrance away from the corner perhaps possible especially as a small development. • Safe walking distance to the village with the link to the school through Songhurst Meadow. • Being a small site, dwelling size could be restricted to small/starter homes as 6 required for inclusion in the NP. • Site would not provide affordable housing. • Land recently cleared so wildlife already reduced. • There are also a number of TPOs on the site which the development would need to retain and protect. • Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.