

<b>Site Reference</b>	WG25 – 12A	<b>Description:</b> Agricultural grassland field. Mature trees and hedging on field boundaries to north, east and south. Fence on west side boundary with small paddock, in separate ownership, immediately behind radial housing. Land is in open countryside and extends well behind existing building line.
<b>Site Name</b>	Sweephurst Farm (Behind Durbens Road)	
<b>Site Size</b>	Size: 7.15 HA combined with WG25-11 (Sweephurst Farm Shed)) and WG25-12B Sweephurst Farm (Behind Newpound Lane).	
		<p>LOCAL ASSESSMENT</p> 
		 

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
<b>Access to site</b>	Access from Durbens Road is between residential housing. Narrow but has the potential to be widened with vegetation removal on the north side for the section immediately off the road. Ditch/steam identified on environmental maps on the south side. Possibility to widen beyond the gate with further vegetation removal – land ownership on north side would prevent. Achieving safe access for development and visibility splay may be affected by current resident’s parking. 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 Durbens 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 Durbens 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 grassland, possibly grazed. 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's 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's Road.
<b>Impact on Heritage</b>	Listed buildings – Old Badgers and The Badgers in Durban's Road, close to site access and Sweepurst Farmhouse previously associated with the land.
<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. Unlikely to be able to mitigate impact.
<b>Impact on Natural Environment and Biodiversity</b>	Site bounded by rural hedgerows and trees. An untouched area of countryside with little human intrusion, with radial development just on the western side. Water course and woodland to the East. Boundaries form part of the bat home and movement. SAC bat flightlines across northeast corner of field. Identified barn owl habitat nearby. Water vole network along streams. Dark sky area. Farmed so low impact on biodiversity anticipated apart from east side where there is a watercourse. Developer would need to meet BNG requirements. Landscaping may soften, but unlikely to mitigate impact.
<b>Impact on Flooding, drainage &amp; water sources</b>	Most of site Environment Agency Zone 1. Eastern edge of site close to brook in flood zones 2 and 3. 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's 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.
<b>Benefits to Village</b>	Unlikely.
<b>Overall Comment</b>	<ul style="list-style-type: none"> <li>• The site is considered unsuitable for development.</li> <li>• Large greenfield site used for grazing.</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's Road.</li> <li>• It would be intrusive development in the countryside.</li> <li>• Grade II listed buildings in close proximity to the site.</li> <li>• Site partly within 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>• Eastern edges of site is within Flood Zone 2 and 3a.</li> </ul>