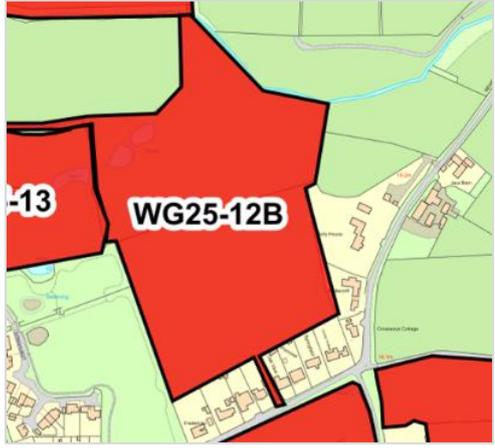


Site Reference	WG25-12B	Description: Agricultural grassland fields currently used for grazing including some unused meadowland. Part was used many years ago as a camp site. Many mature trees and wildlife ponds which capture water from village green drainage. Land is in open countryside and well behind existing building line. Access – 1. Newpound, 2. Sweephurst Farm
Site Name	Sweephurst Farm (Behind Newpound Lane)	
Site Size	7.15 HA combined with WG25-11 (Sweephurst Farm Shed)) and WG25-12B Sweephurst Farm (Behind Durbans Road).	
		LOCAL ASSESSMENT 
		
   		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
Access to site	<p>Access from Newpound Lane is too narrow and visibility splays could not be achieved. Newpound Lane is unsuitable for further traffic due to narrowness and pinch point just beyond the school.</p> <p>Access from Durbans Road through Sweephurst Farm – narrow access through shared driveway. Ownership/restrictions unknown. Access seems unsuitable for this site. For its size may require two accesses which would be unlikely to be achievable through existing.</p> <p>Mitigation – link with WG25-13.</p>

Access by non car modes to main Village services and facilities	<p>Within 10 minute walking isochrone.</p> <p>No pavement along Newpound Lane. Narrow rural lane with pinch point beyond school. Existing pavement to village centre along Durbans Road. Pedestrian access could also be provided through Songhurst Meadow</p>
Impact on Transport and Travel	<p>All development will increase car use. Likely to increase traffic through village centre and narrow lanes.</p> <p>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, or Newpound Lane which is too narrow for parking.</p>
Impact on Village Character and designated Open Spaces	<p>Beyond Local Green Gap.</p> <p>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.</p> <p>It would be an extensive site that would being unrelated to and significantly change the built form of the village.</p> <p>It would be significantly visible from Songhurst Meadow which enjoys rural views and from Newpound Lane properties. The site would be clearly visible from designated green spaces and borders designated Local Green Gap.</p>
Land Use & re-use of brownfield sites	<p>Greenfield grassland used for grazing and also has a history of use as a small camp site.</p> <p>Beyond the settlement boundary.</p> <p>Site has had farm machinery abandoned on the land, but contamination unlikely.</p>
Impact on Landscape Gaps (in accordance with LP Policy NE3)	<p>Beyond Local Green Gap, behind radial development in Newpound Lane.</p> <p>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 Durbans Road.</p>
Impact on Heritage	<p>Listed buildings – Sweephurst Farmhouse and Champions Farmhouse are nearby but impact may be limited.</p>
Impact on Landscape	<p>Significant impact on the area of land behind radial development. Intrusion into open countryside, disconnected from settlement boundary and conservation area.</p> <p>Significant impact upon countryside views.</p> <p>Loss of significant greenfield and open countryside. Green space/planting could be provided but would not compensate for loss.</p>
Impact on Natural Environment and Biodiversity	<p>Site bounded by rural hedgerows and trees.</p> <p>Low intensity grazed land and meadow fields/wildlife ponds.</p> <p>Bat movement network identified on site boundaries following hedge lines. Barn owl habitat and routes adjacent to the site.</p> <p>Water vole network along streams. Development will introduce light pollution in a currently dark area of the village.</p> <p>Developer would need to meet BNG requirements.</p>
Impact on Flooding, drainage & water sources	<p>Most of site Environment Agency Zone 1.</p> <p>Northeastern edge of site close to brook in flood zones 2 and 3. Relatively flat but slopes towards to the brook to the north.</p> <p>Wildlife ponds receive surface water drainage from village centre/village green. Even after a dry summer on 27.08.25, ponds were full of water. Evidence of reed growth indicates wet areas.</p> <p>Surface water and sewerage systems already at capacity – flooding at Moonsbrook. Surface water issues in Durbans Road and Newpound Lane.</p> <p>Developer would need to demonstrate flooding and drainage risks were effectively mitigated.</p>

Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate change	Potential to include solar panels on southern roofs.
Benefits to Village	Unlikely, although being a large site could provide village open space in an area that currently has no public access.
Overall Comment	<ul style="list-style-type: none"> • The site is considered unsuitable for development. • Large greenfield site used for grazing. • Remote from the Settlement Boundary and the Local Gap as defined in NP Policy OA5. • Development of this scale would be incongruous with the existing settlement pattern and the radial development that extends out of the village along Newpound Lane. • It would be intrusive development in the countryside. Access constraints on Newpound Lane – narrow lane, visibility restrictions and additional traffic in the lane is considered dangerous and undesirable. • Access could be achieved through other sites but a larger connected site would exacerbate environmental issues. • North eastern edge of site is within Flood Zone 2 and 3a. • Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.