

<b>Site Reference</b>	WG25 - 13	<b>Description:</b> Greenfield grazing site bordered by mature trees and hedgerow. Ash die back noted. Areas of scrubland. Significant reed growth on low lying areas. Site was originally part of adjoining Grade 2 listed farmhouse, barn and yard. Site available.
<b>Site Name</b>	Sweephurst Field Durbans Road	
<b>Site Size</b>	2.75 HA Promoted for: 50 – 55 dwellings	
		<b>LOCAL ASSESSMENT</b> 
		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
<b>Access to site</b>	Access directly from Durbans Road within 30mph zone. Straight section of road with good visibility. Safe access should be achievable.
<b>Access by non car modes to main Village services and facilities</b>	Within 10 minute walking isochrone. Part of site is within 5 minute isochrone. Existing pavement to village centre on opposite side of the road. Safe path through Songhurst Meadow to the school. Could link path directly into Songhurst Meadow.
<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 but large enough to do so.
<b>Impact on Village Character and designated Open Spaces</b>	Loss of Local Green Gap. Development would impact/detract on the rural approach to the village. Likely loss of rural views to east of Durbans Road. Could possibly impact upon view of the church spire as entering the village. Loss of greenfield and coalescence of radial ribbon development with village centre. Will detract from immediate environment – loss of rural aspect.
<b>Land Use &amp; re-use of brownfield sites</b>	Greenfield grazing/pasture land. Beyond the settlement boundary. Contamination unlikely.

<b>Impact on Landscape Gaps (in accordance with LP Policy NE3)</b>	Site is within Local Green Gap designated in NP. Would compromise the strategic gap between radial strip development and entering the core of the village. Deeper part of site would be ingress of development into the existing natural landscape, unrelated to current settlement boundary and settlement.
<b>Impact on Heritage</b>	Adjacent to Listed building – Sweephurst farmhouse and barn. Potential impact upon the setting of the old farm. Conservation Area boundary along the road partially outside the site. Potential to lessen impact if sensitively designed.
<b>Impact on Landscape</b>	Development of an unspoilt area, loss of green space and will impact upon the rural feel when entering the village. Will affect views across the fields and to mature trees. Might impact upon the view of the church spire when entering the village. Whilst some impact may be lessened if the development is set back, mitigation of impact of the intrusion into the countryside is unlikely.
<b>Impact on Natural Environment and Biodiversity</b>	Mature tree line and hedging surrounding site. Ponds, natural and man made on the site. Site known to be wet, with some local flooding. Next to Songhurst Meadow open space. Boundaries form part of the bat home and movement. Identified owl habitat nearby. Low intensity farming so likely to have significant wildlife especially with ponds and without public access. Natural and untouched area at present so development will not enhance. 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>	Environment Agency Zone 1. Ponds and reed growth suggest wet site. Relatively flat but slopes from road and then rises. 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 Durbans 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 apart from further public open green space and potential to link through to the Songhurst Meadow Open space, especially for a walk to school route.

<b>Overall Comment</b>	<ul style="list-style-type: none"><li>• The site is considered unsuitable for development.</li><li>• Greenfield site, currently used for grazing.</li><li>• Beyond the Settlement Boundary.</li><li>• Site would result in the loss of the designated Local Gap as defined in NP Policy OA5 and therefore contrary to extant NP policy.</li><li>• The site's sensitive landscape, strong rural character and openness contributes to the setting and character of the village. It separates village from radial development along Durban Road. Development of the site would infill this open and undeveloped land creating coalescence of the built area, contrary to Local Plan Policy NE3.</li><li>• Impacts upon open views as entering the village.</li><li>• Adjacent to Conservation Area and in close proximity to Grade II listed buildings.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</li></ul>
------------------------	--