

WITHDRAWN

Site Reference	WG25 - 15	Description: Agricultural grassland in front of Champions Farmhouse to the east, and immediately south of Newpound Lane, currently used for cattle grazing. Surrounded by mature trees. Bridleway to eastern edge. Tree canopy.
Site Name	Champions Farm (Newpound Lane)	
Site Size	1.5 hectares approx	
		<p>LOCAL ASSESSMENT</p> 
		

LOCAL ASSESSMENT

SUSTAINABILITY CRITERIA	COMMENT
Access to site	<p>New access from Newpound Lane, but unclear where this is achievable. Original field gate access is now overgrown and not evident. This access, immediately adjacent to the school, would be inappropriate and dangerous with restricted visibility. Access sightlines very difficult to achieve without removing large sections of mature hedging. Would require considerable change to existing lane layout and rural character. Alternative access could be proposed via the Champions Farmhouse drive but this would exit onto an already dangerous corner, and impact upon the landscape character. Newpound Lane has significant width restrictions for the whole length not allowing two way passing traffic and a pinch point just beyond the school. Would be close to the school and additional traffic would create a further hazard especially at drop off / pick up times when vehicles are already making heavy use of the lane.</p> <p>Difficult to mitigate substantial safety issues.</p>

Access by non car modes to main Village services and facilities	<p>Within 10 minute walking isochrone.</p> <p>No pavement apart from short section outside Garmans. Unsafe walking not just due to no pavement - no space to avoid traffic as a pedestrian at sunken lane stretch, no verge and high hedges. Potential increase in child pedestrians, pushchairs etc to school from new development would create an irresponsible hazard.</p> <p>Very unlikely to be able to mitigate. Provision of new pavement not practical as would irrevocably change the character of the lane, and still leave a critical section without a pavement through the pinch point and beyond.</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 Newpound Lane.</p>
Impact on Village Character and designated Open Spaces	<p>Beyond Local Green Gap, opposite radial development of Newpound Lane.</p> <p>Loss of greenfield and loss of rural aspect and views from well used bridlepath and PROWS. Any development of significance in Newpound Lane risks significant change to local character. Detracts from immediate environment, removing rural feel in sunken lane.</p>
Land Use & re-use of brownfield sites	<p>Greenfield pasture in active agricultural use.</p> <p>Beyond the settlement boundary.</p> <p>Contamination unlikely.</p>
Impact on Landscape Gaps (in accordance with LP Policy NE3)	<p>Beyond Local Green Gap.</p> <p>The site would be visible and represent a loss of rural aspect from Newpound Lane. Intrusion into the countryside and well beyond settlement boundary. Contrary to LP Policy NE3 as it would diminish the physical, visual and perceived openness of the Lane. Consolidation of radial development.</p>
Impact on Heritage	<p>Potential impact to nearby listed building – Champions Farmhouse and nearby Grade 1 church. Would impact on historic farm clusters and bridleway tree avenue. Detrimental to rural setting of Champions Farm and overall rural aspect.</p>
Impact on Landscape	<p>Loss of greenfield space and open countryside.</p> <p>Visual impact of views from church, PROW at western end, and bridleway to east across fields.</p> <p>Development will impact rural aspects and openness, and will be dominant due to higher position above sunken lane.</p> <p>Does not fit within the natural form of the village and is the creation of radial development beyond an identified Local Gap.</p>
Impact on Natural Environment and Biodiversity	<p>Significant mature trees around the site - tree avenue over bridleway. Many mature oaks along boundaries. Line of Leylandii down the centre of the field which screens Champions farmhouse from Newpound Lane.</p> <p>Bats roost in the church and the hedge lines surround the site are identified bat networks. Identified barn owl habitat nearby.</p> <p>Developer would need to meet BNG requirements.</p>
Impact on Flooding, drainage & water sources	<p>Environment Agency Zone 1.</p> <p>Most of site is relatively flat.</p> <p>Surface water drainage leads towards Moonsbrook and could increase flooding.</p> <p>Developer would need to demonstrate flooding and drainage risks were effectively mitigated.</p>
Impact on Employment and Economy in the Village	<p>No impact on local employment.</p>
Energy and Climate change	<p>Potential to include solar panels but trees along southern aspect could restrict. Also in the setting of the Listed Farmhouse and Church</p>

Benefits to Village	Unlikely.
Overall Comment	<ul style="list-style-type: none"> • This site is considered unsuitable for development. • Greenfield site in agricultural use for grazing. • Beyond the Settlement Boundary. • Beyond the Local Gap as defined in NP Policy OA5 (small western section within). • Existing access onto Newpound Lane is constrained - potential highway safety issues. No footway to the village on Newpound Lane. • Creation of a further access would significantly impact upon the landscape character and character of the rural sunken lane. Newpound Lane is unsuitable to accommodate further traffic movements in both directions - a narrow lane and with the pinch point beyond the school. • Development in this location and of this scale would be incongruous with the existing settlement pattern, creating further radial development. • Contrary to Local Plan Policy by infilling open and undeveloped land creating coalescence of the built area. • It is intrusive development in the countryside. • Potential impact upon the setting of Grade II listed House and historic bridleway. • Impact upon views from the historic churchyard. • Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.