

WITHDRAWN

Site Reference	WG25 – 16	Description: Agricultural grassland bordering Champions Farm, currently used for cattle grazing. Surrounded by mature trees. Bridleway to western edge. Tree canopy. Public footpath crossing southern end.
Site Name	Champions Farm (Field behind House)	
Site Size	3 hectares approx	
		LOCAL ASSESSMENT 
		

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SUSTAINABILITY CRITERIA	COMMENT
Access to site	Access from Newpound Lane on a sharp corner. The lane is narrow and the corner very hazardous, blind to oncoming traffic round bend to left when turning right from the village into any new access. It would require considerable change to existing lane layout. Newpound Lane has significant width restrictions not allowing two way passing traffic for the whole length. Access relatively close to the school and therefore a real hazard especially at drop off / pick up times when vehicles are already making heavy use of the lane.
Access by non car modes to main Village services and facilities	Within 10 minute walking isochrone. 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. 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.

Impact on Transport and Travel	All development will increase car use. Likely to increase traffic through village centre and narrow lanes. Additionally towards B2113, along narrow and hazardous lane already adversely impacted by increased traffic from Fishers Farm, Bat and Ball expansion and school traffic from out of area. Site needs to contain sufficient resident and visitor parking to avoid overspill onto Newpound Lane.
Impact on Village Character and designated Open Spaces	Beyond Local Green Gap. 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 unrelated to and significantly change the built form of the village.
Land Use & re-use of brownfield sites	Greenfield in active agricultural use. Beyond the settlement boundary. Contamination unlikely.
Impact on Landscape Gaps (in accordance with LP Policy NE3)	Beyond Local Green Gap. Site would be substantial encroachment into the countryside, disconnected to the core village settlement. The site would be visible and represent a loss of rural aspect from Newpound Lane.
Impact on Heritage	Impact to nearby listed buildings – Champions Farmhouse, Three Lanes End Farmhouse and Whites Farmhouse. Development would not be sympathetic, and impact on historic farm clusters and bridleway tree avenue
Impact on Landscape	Loss of greenfield space and open countryside. Significant impact on the area of land behind radial development. Intrusion into open countryside, disconnected from settlement boundary. Possible impact on PROW in close proximity and development very visible.
Impact on Natural Environment and Biodiversity	Site bounded by rural hedgerows and trees. Boundaries form part of the bat home and movement. Identified barn owl habitat nearby. Developer would need to meet BNG requirements. Opportunity being a large site. Landscaping may soften, but unlikely to mitigate impact.
Impact on Flooding, drainage & water sources	Environment Agency Zone 1. Site is relatively flat. Flooding on the corner on Newpound Lane. Land drainage system already under pressure with flooding at Moonsbrook. Flooding impacts on sewerage system. Main sewer crosses field. 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. Loss of field to local farmer.
Energy and Climate change	Potential to include solar panels on southern roofs.
Benefits to Village	Unlikely.

Overall Comment

- This site is considered unsuitable for development.
- Greenfield site in agricultural use for grazing.
- Site is some distance beyond the Settlement Boundary.
- Beyond the Local Gap as defined in NP Policy OA5.
- Development in this location and of this scale would be incongruous with the existing settlement pattern. It is intrusive development in the countryside.
- It has high landscape value leading out to the open countryside.
- Existing access onto Newpound Lane is constrained – potential highway safety issues.
- Newpound Lane is unsuitable to accommodate further traffic movements in both directions - a narrow lane and with the pinch point beyond the school.
- No footway to the village on Newpound Lane.
- Potential impact upon the setting of Grade II Listed houses and farm clusters.
- Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.