

<b>Site Reference</b>	<b>WG25 - 17</b>	<b>Description:</b> Greenfield grazing fields located between the Church the bridleway and Newpound Lane, the fields adjacent to the school. Site is surrounded by mature hedging, and trees. The bridleway with a tree canopy is on the eastern edge. One lone mature tree in the first field off Glebe Way is covered by a TPO. Access via Glebe Way. Area TPO for Glebe Way across access point.
<b>Site Name</b>	Glebe Fields (3 fields)	
<b>Site Size</b>	5.5 hectares  Up to 40 dwellings – proposed developed area on eastern side of fields, leaving a green area next to school and below the church	
		<b>LOCAL ASSESSMENT</b>  
		

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<b>SUSTAINABILITY CRITERIA</b>	<b>ASSESSMENT COMMENTS</b>
<b>Access to Site</b>	Access from A272 available through Glebe Way. Glebe Way is narrow and may restrict potential number of dwellings. Exit onto A272 has poor sight line with blind bend to right.
<b>Access by Non-car Modes to Main Village Services and Facilities</b>	Within 5 minute walking isochrone. Safe pavement access available to village centre (600m) through Glebe Way. Pedestrian access through Newpound Lane is without pavement through narrow road section in conflict with vehicles. WSCC Highways were unable to make any safer.
<b>Impact on Transport and Travel</b>	Route to village centre is along A272. Limited additional traffic impact to village lanes and junctions. Access through site onto Newpound Lane is not possible due to width of Newpound Lane and pinch point beyond the school. Traffic congestion already experienced. Site can provide sufficient parking to avoid overspill parking on surround roads.
<b>Impact on Village Character and Designated Open Spaces</b>	Loss of Greenfield. Development will detract from the immediate environment of greenfield, views to and proximity to the historic church building. Visual impact from the church is slight as it is somewhat screened. Site would need to be very sensitively designed to ensure that it would not have a detrimental impact upon village character.
<b>Land Use &amp; Re-use of Brownfield Sites</b>	Greenfield in use as pastureland. No known contamination.

<b>Impact on Strategic Gap</b>	Adjacent to and proposed developed area is beyond identified Local Green Gap. Being distant from the Settlement Boundary, development would be intrusion in the countryside.
<b>Impact on Heritage</b>	In immediate proximity to the Grade 1 Listed church of St Peter ad Vincula, also Grade II listed Champions Farmhouse. The setting of the Conservation Area and church needs careful consideration and will naturally limit the scale of development. The NP Review Landscape and Historic Character Assessment (March 2023) identifies this area as having historic and landscape merit.
<b>Impact on Landscape</b>	There would be loss of rural views to the south and to existing mature trees and hedging. Significant visual impact from and to the church. One tree is covered by a TPO and Glebe Way has an area TPO which affects the proposed access. Not visible from Glebe Way entrance on A272. Development would detract from existing significant views. The NP Review Landscape and Historic Character Assessment (March 2023) identifies this as an area as having historic and landscape merit.
<b>Impact on Natural Environment and Biodiversity</b>	Development would not enhance the natural environment. Adjacent to popular footpaths. Currently low intensive grazing land with a wealth of native plant species as identified in the Landscape and Historic Character Assessment (March 2023). Bat corridors along hedgerows surrounding the site. Identified barn owl habitat nearby. Developer would need to meet BNG requirements.
<b>Impact on Flooding, Drainage &amp; Water Sources</b>	Environment Agency Zone 1. 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 economy. Loss of field to local farmer.
<b>Energy and Climate Change</b>	Potential to include solar panels on southern roofs, but could be conflict with setting of the historic church.
<b>Benefits to Village</b>	Possible benefit of mitigation may provide additional green space to the village in perpetuity.
<b>Overall Comment</b>	<ul style="list-style-type: none"> <li>• This site is considered unsuitable for development.</li> <li>• Greenfield site in agricultural use for grazing.</li> <li>• Beyond the Settlement Boundary and proposed scheme is beyond the Local Gap as defined in NP Policy OA5.</li> <li>• Contrary to Local Plan Policy NE3.</li> <li>• Significant concerns over impact upon historic heritage assets - Grade 1 listed church, Grade II Champions Farmhouse, and Conservation Area.</li> <li>• The NPPF gives great weight to the conservation of heritage assets. Historic England has previously expressed concern at the impact of development on the church.</li> <li>• Impact upon the landscape character and loss of views.</li> <li>• Impact upon historic bridleway and PROWS; urbanisation.</li> <li>• Sensitive landscape setting contributing significantly to the openness and rural character of the village edge.</li> <li>• Development here would appear incongruous.</li> <li>• Highway safety concerns over narrow access through Glebe Way and restricted visibility onto the A272.</li> <li>• Also, access onto narrow Newpound Lane is also considered dangerous.</li> <li>• Concerns over the ability of Newpound Lane to accommodate further traffic due to narrowness and pinch point beyond the school. No footway on this part of Newpound Lane.</li> </ul>

- Two access points, Glebe Way and Newpound Lane, has the potential of creating a significant traffic hazard with a 'rat run' to the school entrance from the A272.
- TPO on the site.
- Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.