

Site Reference	WG25 - 2	Description: Agricultural fields currently used for grazing next to farmyard. Opposite old nursery site which has been supported for development in NP process. Linear residential development opposite on the eastern side of the road. Site is beyond the Settlement Boundary and Conservation Area and Local Green Gap. Large site. Development would screen farmyard but create linear development on the western side of Kirdford Road. Available.
Site Name	Montague Farm Kirdford Road	
Site Size	1.2 hectares approx	
		<p>LOCAL ASSESSMENT</p>    

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Existing access from Kirdford Road. Access is safe and appropriate with good visibility, but within 40mph speed limit - fast traffic noted. Potential mitigation by extending 30mph speed limit.
Access by non car modes to main Village services and facilities	Within 10 minute walking isochrone. Currently no pedestrian pavement but the approved development for Tanglewood opposite has committed to provide a link towards the village. Provision of safe pavement would be a requirement as the site is potentially large and in 40mph limit. Mitigation potential is limited without safe pavement provision.
Impact on Transport and Travel	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 Kirdford Road.
Impact on Village Character and designated Open Spaces	Development would close the rural gap on the western side of Kirdford Road and consolidate linear development beyond the Local Green Gap. Development would result in the loss of a visibly rural approach to the village through the loss of an agricultural field. Development would detract from the immediate environment by changing the feel of entering the countryside and impact upon distant views and feeling of openness at this point. Contrary to Local Plan Policy NE3. Opportunities to mitigate unlikely.

Land Use & re-use of brownfield sites	Greenfield site beyond settlement boundary and within radial development along Kirdford Road. Currently used as agricultural/grazing. Contamination unlikely, but adjacent to farmyard.
Impact on Landscape Gaps (Local Green Gaps)	Beyond Local Green Gap, within radial development of Kirdford Road. Contrary to Local Plan Policy NE3.
Impact on Heritage	None. Not close to any heritage assets.
Impact on Landscape	Visual impact would be significant, closing the rural gap on the western side of Kirdford Road and consolidate linear development beyond the Local Green Gap. Development would result in the loss of a visibly rural approach to the village through the loss of an agricultural field. Development would detract from the immediate environment by changing the feel of entering the countryside and impact upon distant views and feeling of openness at this point. Would be visible from PROW to the south/west. Could provide open space in design but would not compensate for loss or reduce impact on landscape.
Impact on Natural Environment and Biodiversity	Hedge line and mature trees on field boundaries. Agricultural field currently used for grazing. Boundaries form part of the bat home and movement network, particularly with ancient woodland and River Kird to the south. Area is identified as barn owl habitat. Development is unlikely to enhance the natural habitat. Developer would need to meet Biodiversity Net Gain requirements.
Impact on Flooding, drainage & water sources	Environment Agency Zone 1. Relatively flat site, very slight slope from rear to the road for water to drain naturally. Surface water drainage issues are known in Kirdford Road. Developer would need to demonstrate flooding and drainage risks were effectively mitigated.
Impact on Employment and Economy in the Village	No longer a dairy farm and farming business reducing. Too far from the village centre to provide community facilities.
Energy and Climate change	Open site. Potential to include solar panels on southern roofs.
Benefits to Village	No identified benefits.
Overall Comment	<ul style="list-style-type: none"> • The site is considered unsuitable for development. • Greenfield site. • Beyond Settlement Boundary but within 10-minute isochrone. • Beyond the Local Gap as defined in NP Policy OA5. • Exacerbates radial development on western side of Kirdford Road. • Sensitive landscape setting contributing significantly to the openness and rural character of the village edge. • Contrary to Local Plan Policy NE3. • Development here would appear incongruous. • Would impact the rural approach to the village and countryside setting and character of the village • In comparison to WG25-1 would be a substantial consolidation of the strip development, loss of views and much greater change to rural character of this area of the village. • Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.