

<b>Site Reference</b>	WG25 - 22	<b>Description:</b> Greenfield meadow at northern end of Newpound Lane. Site is bound by mature hedging and housing to southern end. In close proximity to light industrial units and public house. Site is remote from the village centre.
<b>Site Name</b>	Newpound Field	
<b>Site Size</b>	Net site area (ha): 0.478	
		<b>LOCAL ASSESSMENT</b> 
		 

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
<b>Access to site</b>	Access from Newpound Lane with good visibility. Access potentially safe.
<b>Access by non car modes to main Village services and facilities</b>	Location remote from services and facilities, requiring use of car. Well outside 10-minute walking isochrone for village facilities. No safe pavement access available to village centre. Contrary to Local Plan policy – considered unsustainable development.
<b>Impact on Transport and Travel</b>	All development will increase car use, but necessary as remote from the settlement area. Would increase traffic along Newpound Lane to the village. Would need to provide sufficient parking as no on road parking available – Newpound Lane is already too narrow and provides access to the public house and Fishers Farm. No mitigation likely.
<b>Impact on Village Character and designated Open Spaces</b>	Contrary to LP policy so therefore intrusion into the rural area. It would substantially change the rural character of the entrance to Newpound Lane.
<b>Land Use &amp; re-use of brownfield sites</b>	Greenfield grazing land. Substantial distance from settlement boundary in the rural area. Contamination unlikely.
<b>Impact on Landscape Gaps (in accordance with LP Policy NE3)</b>	Substantially beyond Local Green Gap in Newpound Lane.
<b>Impact on Heritage</b>	Site is on the opposite side of the road to the Listed public house, Bat & Ball.  Development would impact upon the rural nature of Newpound Lane and have a negative impact.
<b>Impact on Landscape</b>	Greenfield site at the entrance to Newpound Lane. Although Newpound includes an industrial area, development on the field would change the rural nature of Newpound Lane itself, extending radial development along the B2133.

<b>Impact on Natural Environment and Biodiversity</b>	Rural location with low intensity residential strip development and light industrial development nearby. Likely reduced impact, although field has been left as pasture, untouched for many years. Developer would need to meet BNG requirements.
<b>Impact on Flooding, drainage &amp; water sources</b>	Environment Agency Zone 1. Flat site. Unlikely to increase flood risk. No known flooding in immediate area. Concerns relating to road flooding at Moonsbrook associated with the brook and sewerage pumping station. 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>	South facing rooflines could support solar panels.
<b>Benefits to Village</b>	Unlikely.
<b>Overall Comment</b>	<ul style="list-style-type: none"> <li>• The site is considered unsuitable for development.</li> <li>• Remote from the village. Intrusive development in the countryside and unsustainable development contrary to NPPF and Local Plan Policy.</li> <li>• No pedestrian access to the village.</li> <li>• Grade II listed buildings in close proximity to the site.</li> <li>• Within 6.5km Ebernoe Common Wider Conservation Area.</li> <li>• An ecological assessment would be needed to determine impact on bat habitats.</li> </ul>