

Site Reference	WG25 - 4	Description: Greenfield to the rear/west of Tanglewood site (which gained planning consent December 2025). Maintained grassland field, not used for grazing. Pond and rough nature area on east side behind the fence. Electricity cable at north end of field and pylons visible in the distance. Behind the building line of Kirdford Road. Field surrounded by mature trees including oak and hedging. Screened from existing housing by high mature hedge line.
Site Name	Tanglewood Rear Land Kirdford Road	
Site Size	0.56 hectares approx. Promoted for 5 bungalows Extension to approved site for 10 dwellings	
		LOCAL ASSESSMENT 
		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
Access to site	Access through Tanglewood site from Kirdford Road, within 40mph zone. Tanglewood site access has gained approval and may be suitable for some increase in movements.
Access by non car modes to main Village services and facilities	Beyond 5 min isochrone but within the 10 minute isochrone. The Tanglewood development is providing a pavement to connect to the village centre so safe walking available.
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	Behind the current building line so properties would not been seen from Kirdford Road particularly as bungalows are proposed. Beyond Local Green Gap but development would be intrusion into the countryside. Site would have a negative impact upon the immediate environment and set precedence for development behind existing building lines.
Land Use & re-use of brownfield sites	Greenfield site beyond settlement boundary. Maintained grassland field, not used for grazing. Rough grass and trees around pond. Contamination unlikely.

Impact on Landscape Gaps (in accordance with LP Policy NE3)	Beyond Local Green Gap and behind current building line. The adjacent Tanglewood development is a natural infill to replace redundant greenhouses but development on this site behind the building line represents intrusion into the countryside however small a development. No potential to mitigate intrusion, but extent of impact could be controlled by Covenant.
Impact on Heritage	None. Not close to any heritage assets.
Impact on Landscape	Loss of greenfield. Well screened by existing woodland and behind building line. No impact on existing views. No impact on footpaths.
Impact on Natural Environment and Biodiversity	Houses to the south (Kirdford Road) but long gardens and mature hedge/tree line. Boundaries form part of the bat home and movement. Identified barn owl habitat. Potential for newts in pond as it was originally created as a wildlife area by previous owner. Untouched area so development would threaten wildlife and introduce light into a dark area.
Impact on Flooding, drainage & water sources	Environment Agency Zone 1. Gentle slope in several directions. A wet field, perhaps with natural spring. Pond full in Autumn despite a dry summer. No obvious ditches feeding into the pond. Pond area obviously wet due to reed growth – extends into field. Know surface water issues in Kirdford Road, possibly a spring. Developer advised that drainage would be connected to the Tanglewood site. Developer would need to demonstrate flooding and drainage risks were effectively mitigated.
Impact on Employment and Economy in the Village	No impact.
Energy and Climate change	Potential to include solar panels on southern roofs. Not visible being behind building line.
Impact on Natural Environment and Biodiversity	Houses to the south (Kirdford Road) but long gardens and mature hedge/tree line. Boundaries form part of the bat home and movement. Identified barn owl habitat. Potential for newts in pond as it was originally created as a wildlife area by previous owner. Untouched area so development would threaten wildlife and introduce light into a dark area.
Impact on Flooding, drainage & water sources	Environment Agency Zone 1. Gentle slope in several directions. A wet field, perhaps with natural spring. Pond full in Autumn despite a dry summer. No obvious ditches feeding into the pond. Pond area obviously wet due to reed growth – extends into field. Know surface water issues in Kirdford Road, possibly a spring. Developer advised that drainage would be connected to the Tanglewood site. Developer would need to demonstrate flooding and drainage risks were effectively mitigated.
Impact on Employment and Economy in the Village	No impact.
Energy and Climate change	Potential to include solar panels on southern roofs. Not visible being behind building line.
Benefits to Village	Possibility for further green public space but too far out to be of benefit to the village especially with additional maintenance costs. Bungalows provide further opportunities in the village particularly for elderly and disabled. Provision would need to be in line with LP/NP policy.

Overall Comment	<ul style="list-style-type: none">• The site is considered unsuitable for development.• Site is separated from the settlement boundary.• Greenfield site extension to approved development.• Small scheme of 5 bungalows proposed.• Creates development behind the existing building line and so would represent intrusion into the countryside, and potentially unwelcome precedent for other areas of the village.• Does increase further traffic movements but limited to 5 dwellings.• Provides bungalows that could be welcomed in the village.• Bungalows with lower rooflines would limit visual impact from Kirdford Road.• SAC Bat Flightlines zone.• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.
------------------------	--