

<b>Site Reference</b>	WG25 - 9	<b>Description:</b>  Relatively level/slight slope, agricultural fields behind ribbon development currently in cultivation. Attractive rural aspect with distant views. Site consists of two large open fields. Pylons visible in next field on the edge. Medium tension overhead cables across the site and at entrance. Promoted and has capacity for a large development. Natural field boundaries could contain but extensive; hedge divides the two fields. Partly screened by current ribbon development but many have low roof lines.
<b>Site Name</b>	Land West of Durbans Road	
<b>Site Size</b>	Gross site area (ha): 8.83, Net site area (ha): 8.1	

 	<p>LOCAL ASSESSMENT</p> 	   
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LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
<b>Access to site</b>	Access from Durbans Road down agricultural track. Width of access restricted by current homes and landownership, ability to achieve visibility splay unknown. Access exits onto a straight section of road in 30mph zone, and is potentially appropriate. However, limitations at egress point might restrict housing number.
<b>Access by non car modes to main Village services and facilities</b>	Within 10 minute walking isochrone. Existing pavement to village centre along Durbans Road on the opposite side of the road. Outside 5 minute isochrone.
<b>Impact on Transport and Travel</b>	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 Durbans Road due to existing residential parking but large enough to do so.

<b>Impact on Village Character and designated Open Spaces</b>	Beyond Local Green Gap, within radial development of Durban's Road. 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 an extensive site that would be unrelated to and significantly change the built form of the village. Development of the whole site could be the largest single estate with the village with potential capacity substantially in excess of requirements. Restricting development to the smaller field would still be of much larger scale than other allocated sites in the NP and contrary to NP strategy of distributed development.
<b>Land Use &amp; re-use of brownfield sites</b>	Greenfield in active agricultural use. Beyond the settlement boundary. Contamination unlikely.
<b>Impact on Landscape Gaps (in accordance with LP Policy NE3)</b>	Beyond Local Green Gap, behind radial development in Durban's Road. Site would be substantial encroachment into the countryside, disconnected to the core village settlement. It would be dominant enlargement and significant change to the semi-rural character of the radial strip development along Durban's Road.
<b>Impact on Heritage</b>	Potential impact to nearby listed buildings – Badgers, Old Badgers, Brookbridge House. Would require careful site design to mitigate impact.
<b>Impact on Landscape</b>	Loss of large greenfield space and open countryside. Significant impact on the area of land behind radial development. Intrusion into open countryside, disconnected from settlement boundary and conservation area. Potentially visible from Stable Field open space, Kirdford Road being on higher ground (an identified view). Significant impact upon countryside views. Green space/planting could be provided but would not compensate for loss. Possible impact on PROW in close proximity and development very visible. Unlikely to be able to mitigate impact.
<b>Impact on Natural Environment and Biodiversity</b>	Site bounded by rural hedgerows and trees. Boundaries form part of the bat home and movement. Identified barn owl habitat nearby. Farmed so low impact on biodiversity anticipated apart from north side where there is a watercourse. Developer would need to meet BNG requirements. Opportunity being a large site. Landscaping may soften, but unlikely to mitigate impact.
<b>Impact on Flooding, drainage &amp; water sources</b>	Most of site Environment Agency Zone 1. Northern edge of site close to brook in flood zone. Most of site is relatively flat. Surface water drainage into the brook could increase flooding at Moonsbrook. Surface water issues already identified in Durban's Road and at Brookbridge. 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>	Potential to include solar panels on southern roofs.
<b>Benefits to Village</b>	Unlikely to benefit although being a large site could provide village open space in an area that currently has no public access however is somewhat isolated from other village facilities.

<b>Overall Comment</b>	<ul style="list-style-type: none"><li>• The site is considered unsuitable for development.</li><li>• Large greenfield site in agricultural use.</li><li>• Remote from the Settlement Boundary and the Local Gap as defined in NP Policy OA5.</li><li>• Development of this scale would be incongruous with the existing settlement pattern and the radial development that extends out of the village along Durban Road.</li><li>• It would be intrusive development in the countryside.</li><li>• SAC Bat Flightlines zone.</li><li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</li><li>• Northern edge of site is within Flood Zone 2 and 3a.</li></ul>
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