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| **Site Details** | |
| Site Address | Site no.8 Land at Stonebridge Farm |
| Site area | 14.7 acres |
| Current Use | Agricultural/Equestrian |
| Proposed Use | Housing |
| Owner promotion/Developer | Owner promoted |
| Designations | Strategic Gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | Not in the AONB, land is grazing land with hedgerows and is characteristic of the wider countryside. Any development would cause significant landscape harm that would be out of context with such character |
| Adjacent uses | Adjacent properties at Stonebridge Farm and others and Equestrian and Agriculture |
| Trees/Habitat | Hedgerow/trees to the boundary and grassland  Ponds nearby – Great Crested Newts |
| Access | Land is remote from the village and accessed via narrow lane which at places only allows one car access. Access could be taken from main access to farm |
| Other environmental, i..e Flood Risk | Flood Zone 1- low risk of flooding. Provision of SUDS due to prevent surface water flooding |
| Distance from the village core and railway station | Distance from school/church 2700m via 1066 route  Pub-Recreation ground 2000m–no footpaths  3500m to station |
| Other |  |
| Can any constraints be overcome? | Access and location of site cannot be overcome |
| Availability | Site promoted by owner so available |
| Summary of site | The land lies in open countryside and is detached from the village being remote from facilities and the station and is considered to be an isolated site. The access to the site is also poor being located on a narrow lane with at points is only passable for one car. |
| Recommendation | Site is not considered to be suitable due to landscape impact, location and access to village |