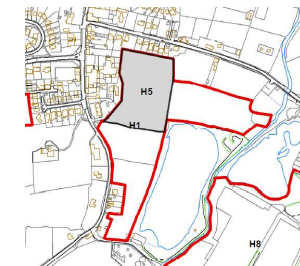


Site Information										
Housing Code		H1	Site Address		Newton Road, Heather			Settlement	HEATHER	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		4.88		
Heather			Heather			Site Capacity*	Dwellings	54		
Settlement Tier			Settlement Tier			Emp (m ²)				
Sustainable Villages			Sustainable Villages			Periods and Build Rates				
Adjoining			Adjoining Boundary			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?			Distance from sustainable boundary			D		54		
E										
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Potentially Suitable	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No	Potentially Available	
									Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Ibstock	Employment
Convenience Store		Day-Today, Heather	Ibstock Town Centre
Primary School		Heather Primary	Public Transport
Secondary School		Ibstock Community College	No service, nearest service over 1200m (Ibstock)
GP Surgery		Ibstock House Surgery	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Lister Chemists, Ibstock
Constraints			
Rights of Way		Various PROWs running through site	Biodiversity and Geodiversity
Previously developed?		No	LWS
Flood risk		Some Flood Risk	Soil Resources
Tree Preservation Order?		Part of site	3
			Minerals Safeguarding
			Sand and Gravel/Brick Clay/part Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment

The site is located to the east of Newton Road, Heather and is currently in agricultural use (grade 3). There are residential properties located to the north and west of the site and a large pond (former clay quarry) and industrial site located to the south and east of the site. The River Sence flows to the east of the site between the quarry ponds. A footpath runs across the site from east to west. The site abuts a grade II listed building to the north-west.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges with some trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no other significant trees within the site. The site comprises a field with undeveloped land to the east but does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field on the southern side of the village. There are some houses to the south-west and some to the western side of the highway; however, the area is characterised by sporadic housing within the countryside as the village transitions from the built-up settlement into the countryside. Development of this site would result into significant encroachment into the countryside, to the detriment of the visual amenity of the site.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no impacts on heritage assets.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	The site is 270m from a Hazardous Materials Storage site, 150m from Heather Brickworks and 370m from Heather Landfill. Further investigation may therefore be required.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	LCC Ecology stated there are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site requires demonstration that a suitable access can be provided and that the traffic to be generated would be acceptable in terms of the capacity of the local highway network.

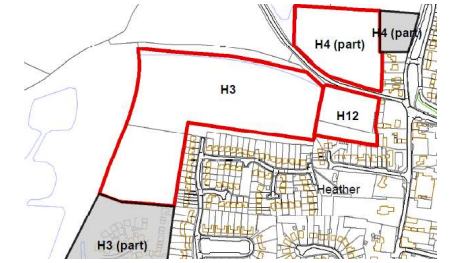
Site Information															
Housing Code		H2		Site Address				Sweepstone Road, Heather		Settlement		HEATHER			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Heather		Name		Heather		Hectares		8.2					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 154 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		154					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment							
Services							
Local Services		Ibstock		Employment		Ibstock Town Centre	
Convenience Store		Day-Today, Heather		Public Transport		No service, nearest service over 1200m (Ibstock)	
Primary School		Heather Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ibstock Community College		Informal recreation		Within 800m walking distance	
GP Surgery		Ibstock House Surgery		Pharmacy		Lister Chemists, Ibstock	
Constraints							
Rights of Way		PROW runs N-S through the site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		2 and 3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Sand and Gravel/Brick Clay	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is located to the south of Sweepstone Road and comprises land currently in agricultural use (Grade 2 and part Grade 3 agricultural land quality). The site is gently undulating with a slope down towards the southern boundary. There are mainly hedges to the field boundaries and there is a footpath running across the very eastern part of the site. Adjacent uses include residential dwellings to part of the northern boundary and to the east, industrial uses to the north-west and public open space and play area to the north. There is agricultural land to the south and west of the site.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site has limited important trees other than on the boundaries and the site does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a series of fields which extend significantly beyond the built-up frontage of the village. There is housing off Cotsmore Close to the east which adds greater depth to the settlement; however, housing is generally confined to closer proximity to the highways. Development on this site would extend the built form significantly to the south resulting in an unacceptable incursion into the countryside.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	Heather Hall is to the west of the site and the setting would need to be considered as part of any development on the site.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. A Great Crested Newt Survey or entry into the GCN District Level Licensing Scheme would be required. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site is land-locked and a suitable access would need to be secured.

Site Information										
Housing Code		H3	Site Address		Adjacent Sparkenhoe Estate, Heather Remainder of Site			Settlement	HEATHER	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		4.77		
Heather			Heather			Site Capacity*	Dwellings	89		
Settlement Tier			Settlement Tier			Emp (m ²)				
Sustainable Villages			Sustainable Villages			Periods and Build Rates				
Adjoining			Adjoining Boundary			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?		Adjoining	Distance from sustainable boundary		Adjoining Boundary	D	89		E	
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Potentially Suitable	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No	Available	
									Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Ibstock	Employment
Convenience Store		Day-Today, Heather	Ibstock Town Centre
Primary School		Heather Primary	Public Transport
Secondary School		Ibstock Community College	No service, nearest service over 1200m (Ibstock)
GP Surgery		Ibstock House Surgery	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Lister Chemists, Ibstock
Constraints			
Rights of Way		Various PROWs running through site	Biodiversity and Geodiversity
Previously developed?		No	None
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	3
			Minerals Safeguarding
			Sand and Gravel/Brick Clay/part Coal
			Waste Safeguarded Sites
			None

Qualitative Assessment
<p>The site is to the north of Sweptstone Road and to the north and west of the Sparkenhoe Estate. The site is greenfield and is in agricultural use (grade 3a) and is gently undulating and slopes down to the west, with mature hedges to the road boundary. A footpath runs across the site. There are residential properties to the east and south of the site (part of the original H3) and an industrial estate further to the south with agricultural land to the north and west. Development has taken place on the southern part of the original site.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There is denser landscaping along the northern boundary which reflects the more rural aspect of that part of the site. There is potential for additional planting especially in connection with the National Forest planting to the west and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises two fields with the southern field an approximate square shape. This is well related to the established housing to the east and the more recent housing to the south and would not project further to the north than the adjacent housing. As such, it may be possible to develop this part of the site without undue harm to the site or surroundings. The northern part of the site extends beyond the housing to the east and would project towards the open countryside to the north. This part of the site has a more countryside character and appearance and is part of the rural setting of Heather. Development of this part of the site would result in an encroachment into the countryside.
Historic and Cultural Assets	Development of the site would have a limited impact on townscape and/or landscape character.	No known assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access. It would need to be demonstrated that safe connection could be achieved.

Site Information															
Housing Code		H4		Site Address			Coalfield West, Heather			Settlement		HEATHER			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Heather		Name		Heather		Hectares		1.53					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 38 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		38					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Ibstock		Employment		Ibstock Town Centre	
Convenience Store		Day-Today, Heather		Public Transport		No service, nearest service over 1200m (Ibstock)	
Primary School		Heather Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ibstock Community College		Informal recreation		Within 800m walking distance	
GP Surgery		Ibstock House Surgery		Pharmacy		Brennans Pharmacy, Ibstock	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Sand and Gravel/Brick Clay/Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
The site is to the north of Normanton Road, close to its junction with Ravenstone Road. The site is greenfield land (grade 3) and is open scrubland. Adjacent uses include a football pitch to the north, residential to the east and agricultural land to the remainder of the boundaries.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure Network.	Hedges form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no important trees within the site. The site comprises a field with fields on adjacent sites; however, it does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field on the northern side of the village. There are some houses to the east; however, the site is characterised by fields on the edge of the built-up part of the village. These act as a backdrop to the village and also as part of the rural approach into the settlement. Development of this site would result into significant encroachment into the countryside, to the detriment of the visual amenity of the site.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	LCC Ecology stated there are no designated ecological sites within the site boundary and no potential Biodiversity Action Plan habitats have been identified. Development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site requires demonstration that a suitable access can be provided and that the traffic to be generated would be acceptable in terms of the capacity of the local highway network. Due to the proximity to the bend in the road and to the junction to the east, concern is raised as to whether a suitable access could be achieved.

Site Information															
Housing Code		H6		Site Address			Land at Swepstone Road, Heather			Settlement		HEATHER			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Heather		Name		Heather		Hectares		2.01					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 38 Emp (m ²)					
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		38					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		SHELAA Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		SHELAA Assessment		Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Ibstock	
Convenience Store		Day-Today, Heather	
Primary School		Heather Primary	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Town Centre	
Public Transport		No service, nearest service over 1200m (Ibstock)	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Lister Chemists, Ibstock	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		Adjacent to site	
Biodiversity and Geodiversity		LWS	
Soil Resources		2	
Minerals Safeguarding		Sand and Gravel/Brick Clay	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a flat parcel of land located to the south of Swepstone Road, bound by mature hedgerows and trees. There is a residential dwelling adjoining the site boundary to the north-west corner. Beyond the site boundary to the south and the west is agricultural land. To the east of the site is Dawsons Yard and associated employment uses. Although the site adjoins a residential dwelling the site itself is some distance from the main built up area of Heather. There is a pond within the site boundary. The site adjoins (along the western boundary) the boundary of the adjacent grade II listed buildings including Heather Hall and associated outbuildings. This adjacent site also includes several trees subject to TPOs.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site also accommodates further trees within. The site does not however form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is greenfield and sited with countryside to the north, south and the majority of the west. The site borders the industrial site to the east; however, it represents a countryside site, detached from the main built up part of the village. The adjacent industrial site is itself somewhat detached from the village and development would lead to unacceptable encroachment into the countryside. Furthermore, the depth of the site exceeds the adjacent industrial site.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The southern part of the site borders part of the historic curtilage of Heather Hall. Development would remove the green space and replace with housing which could have an impact on the setting of the Hall. A convincing case would need to be made to demonstrate the impact would be acceptable.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is potential for badgers to be on site. Land to the south is a Local Wildlife Site. The trees, wetland, stream/ditch, hedges and possible grassland are all potential BAP habitats. Surveyed for planning application (pond infilled and site damaged) but had potential to regenerate; updated survey needed. Potential for significant impacts on wildlife, but which may be accommodated through mitigation and avoidance of harm. Needs further survey before making decision.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated in response to application 17/00340/OUT the Authority were satisfied the impact of the proposed development on the highway network could be mitigated as long as conditions were imposed.

Site Information															
Housing Code		H12		Site Address			Land at Corner Farm, No.2 Main Street, Heather			Settlement		HEATHER			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Heather		Name		Heather		Hectares		0.75					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 19 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		19					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Ibstock		Employment		Ibstock Town Centre	
Convenience Store		Day-Today, Heather		Public Transport		No service, nearest service over 1200m (Ibstock)	
Primary School		Heather Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		Ibstock Community College		Informal recreation		Within 800m walking distance	
GP Surgery		Ibstock House Surgery		Pharmacy		Brennans Pharmacy, Ibstock	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		Sand and Gravel/Brick Clay/Coal	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is to the south of Normanton Road, close to its junction with Ravenstone Road. The site is greenfield land and in agricultural use. The highway borders to the north, a dwelling to the east, dwellings on St John's Close to the south and a field to the west.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no important trees within the site. The site comprises a field with fields on the adjacent sites to the north and west; however, it does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site comprises a field on the northern side of the village. There are some houses to the north-east, east and south. The site forms part of the rural approach into the village and development would result in an urbanisation of the field. However, the site is relatively well related to the form of the village and although the depth of the site exceeds that of the housing to the north-east it would correspond with the development to the south.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There are no designated ecological sites within the site boundary, however there is ecological potential and further work would be required. It is likely any development should include a 5m buffer zone along significant hedges, as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site requires demonstration that a suitable access can be provided and that the traffic to be generated would be acceptable in terms of the capacity of the local highway network. Due to the proximity to the bend in the road and to the junction to the east, concern is raised as to whether a suitable access could be achieved.