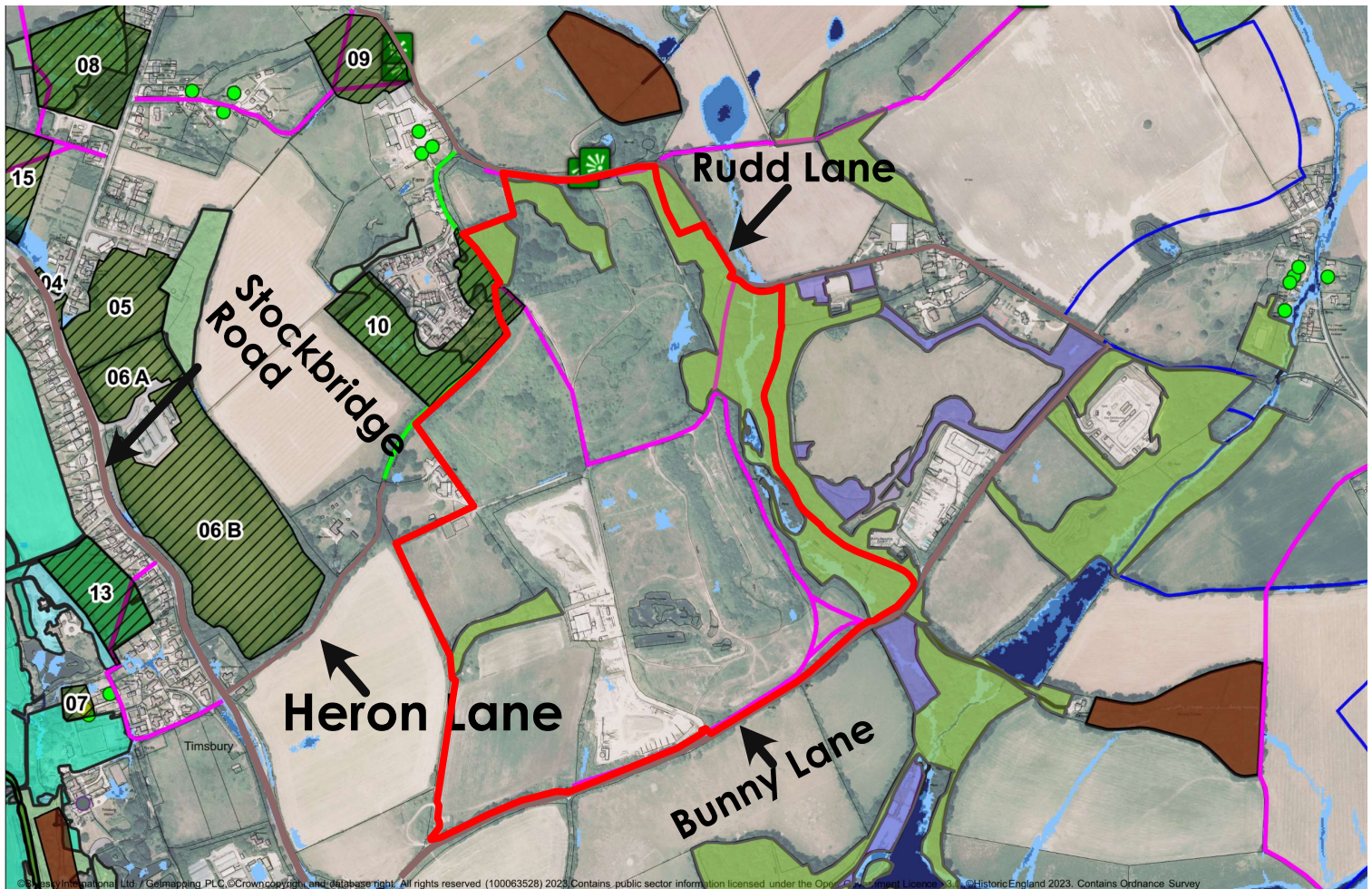


369 Land at Bunny Lane



Assessment Summary

Settlement Boundary and close to the main settlement?		No- Outside the Settlement Boundaries, current use is recycling centre
Are there potential impacts on Biodiversity?		Yes-Priority habitats present on site
Are there potential impacts on Heritage?		Yes- Development is likely to affect the setting of the heritage assets to the north
Are there potential impacts on Public Rights of Way (PRoW)?		Yes-Potential impacts to the PRoW crossing the site
Are there potential impacts on Views?		Yes-Open field provides and identified special character with an important view
Are there potential impacts on Trees / hedgerows or watercourses?		Yes-Potential impacts to existing mature vegetation and water courses on site
Are there potential impacts on potential Local Green Spaces?		Yes- Site abuts and partially includes a potential LGS
Are there accessibility and Road Safety issues?		Yes- Site is accessible via the recycling centre and PROW, would likely require new access/s
Are there Flooding issues?		Some flooding identified on parts of the site