

Site reference	WG23		    
Site Name	Lands South of Petworth Road		
Description	Greenfield site located south of Petworth Road made up of a variety of sections, mainly rough pasture land. Southern boundaries drop progressively to River Kird.		

Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Direct access onto A272, from very narrow track.</p> <p>Site entrance is challenged to achieve adequate sightlines and will require adjacent land to widen track. Parking in front of village shop will compromise sightlines, and required visibility splay unlikely to be achieved within the ownership of the site.</p> <p>Access is difficult to make safe.</p> <p>Within 5minute walking isochrones of village facilities.</p> <p>Safe pedestrian access to village centre (100m).</p>	
Transport & travel	Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads.	
Village Character	<p>Site now partly included in Conservation Area. Development in this section would not preserve or enhance the Conservation Area, and fail statutory test. Difficult to see how development of other parts of the site would protect the setting of the Conservation Area.</p> <p>Site could offer public space to the south of the site which slopes significantly and is unusable for development. Accessibility issues would need to be addressed.</p>	
Best use of land	Greenfield meadow and scrub, with some ponds.	
Landscape & heritage	Visual impact would be limited to the access entrance only as the site is well hidden from A272. Views from the south not assessed.	
Biodiversity	<p>Site is bound by a variety of hedging and some trees.</p> <p>Series of ponds and river corridor may have significant biodiversity issues.</p> <p>Great Crested Newts need consideration.</p> <p>Medium/high risk to wildlife, mitigation will be required.</p>	
Flooding , drainage & water sources	<p>Land slopes progressively south to the river. Lower part of site affected by Flood Zone 2 for River Kird.</p> <p>Possible direct route to sewerage.</p>	
Employment and Economy		

Energy and Climate change	Good opportunity for solar gain.	
Mitigation	Site could be partially developed to reduce unacceptable impacts if access could be achieved satisfactorily.	