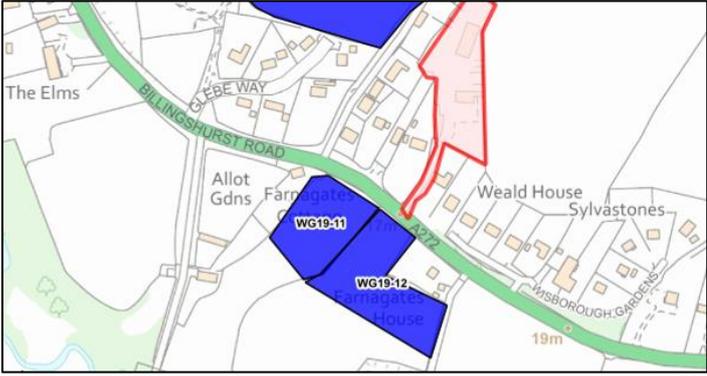


Site Reference	WG19-12	Description: Agricultural field – grazing. Residential development and A272 to north, cottage and allotment gardens to west, open fields to south. Listed house to east.
Site Name	Farnagates 2	
Site Size	0.64 hectares	
Site Potential	13 dwellings	
		

Necessary measures to enable development: Consideration would need to be given to a pedestrian crossing point What benefit/s to the village? None.	LOCAL ASSESSMENT 	AECOM ASSESSMENT 

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Directly onto the A272 – new access would need to have a significant splay. Only just within the 30mph speed limit.
Access by Non-car Modes to Main Village Services and Facilities	Safe walking distance to village but outside 5 minute isochrone. Crossing to existing pavement on north-side of A272 potentially dangerous. Advice sought from traffic consultant and pedestrian crossing not possible.
Impact on Transport and Travel	Has potential not to increase car use but given the crossing/pavement issue any pedestrian benefit may be negated by safety concerns. Limited additional traffic impact to village roads and junctions.
Impact on Village Character and Designated Open Spaces	Loss of Greenfield. Development would irrevocably change the character of the approach/exit for the village on the east. However sensitive the development style, it could not 'match' the adjacent housing as this is in itself a mostly uncharacteristic mix of styles from across the decades. There would be considerable detriment to the open nature of this area and to the important and significant views to the South Downs. It would detract from the immediate environment.

Land Use & Re-use of Brownfield Sites	Long established meadow land/agricultural use. Site not well contained. Slopes to flood plain. Potentially sets precedent for more development within site area. No known history of contamination. The site is available.
Impact on Strategic Gaps	Outside settlement boundary and outside the identified strategic local gap. Development would create radial route where this is currently only 2 separate dwellings, creating a precedent for radial route development contrary to Neighbourhood Plan policy.
Impact on Heritage	In close proximity to Listed historic church and Grade II Listed House (Farnagates House).
Impact on Landscape	Visual impact would be detrimental and significant on both the character of the immediate area and that of the village. Loss of Greenfield pasture land. Substantial loss of significant views. No impact on footpaths. Contrary to CDC Landscape Capacity Study March 2019.
Impact on Natural Environment and Biodiversity	Established pasture land with typical plants/wildlife native to such environment. The land slopes to the River Kird which is a recognized area of sensitivity. Contrary to CDC Landscape Capacity Study March 2019.
Impact on Flooding, Drainage & Water Sources	Sloping site that could increase flood risk in the area above the River Kird which is already prone to flooding. Site could offer capacity for drainage.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate Change	South facing rooflines could support solar panels but could be seen from the top and middle of Harsfold Lane.
Benefits to Village	No significant (identified) benefit to the village.
Overall Comment	Development would irrevocably change the character of the area in terms of loss of significant views, local distinctiveness and openness of character which is typical of Wisborough Green and its approaches.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- Landscape and visual impact is a constraint given long views across to the South Downs.
- There is no clear existing access to this site from the A272.
- Development on this site would not be adjacent to existing built up area if WG19-11 not developed.

Other key information

The landowner appears to be open to areas of sites being developed rather than whole site if preferable.

The site is **potentially suitable, available and achievable**.

Summary of justification for rating

- The field forms part of the wider agricultural setting of the village and offers some long views towards the Downs on the western side of the site, The eastern side of the site lies behind Farnagates House.
- Development on this site would be visible from the A272, particularly when entering the village from the eastern side.
- This site is separated from the existing built up area to the west by WG19-11.
- There is no clear access to the site. However, it is likely that access could be created.
- While the wide landscape could accommodate some development with sensitive design, development of the whole site may not be appropriate, and the neighbourhood plan group could consider allocating only part of the site.