

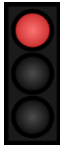
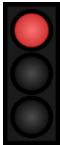


Site Reference	WG19-1	Description: Established pasture in agricultural use. Typical Sussex landscape. Open views. Slopes significantly, mature trees, rising land beyond. Public footpath.
Site Name	Spring Meadow	
Site Size	1 Hectare	
Site Potential	20	
		

Necessary measures to enable development: None	LOCAL ASSESSMENT	AECOM ASSESSMENT
What benefit/s to the village? None		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Single track access from The Luth. Access safe but volume of cars and traffic movements would make it inappropriate. No mitigation measures.
Access by Non-car Modes to Main Village Services and Facilities	Safe walking distance to village centre and falls with the 5 minute walking isochrone. Safety issues walking to village centre along A272 – pavement on opposite side of road and no pedestrian crossing point. Narrow pavement with volume, speed and size of vehicles in close proximity.
Impact on Transport and Travel	Will increase use of car for village journeys and traffic through narrow lanes and village crossroads, dependent upon direction of journey.
Impact on Village Character and Designated Open Spaces	Could be developed in keeping with the village character. No detrimental impact on designated green spaces. Site would detract significantly from the immediate environment and proposed site entrance directly opposite existing property driveway. No opportunity to mitigate.

Land Use & Re-use of Brownfield Sites	Greenfield site. Pasture land and rough grazing. No known contamination. Land is available.
Impact on Strategic Gaps	Site is in close proximity to strategic green gap.
Impact on Heritage	Listed building in proximity.
Impact on Landscape	Significant and detrimental impact. Would seriously affect significant views. Building would be incongruous. Existing public footpath to side of current site entrance.
Impact on Natural Environment and Biodiversity	Mature hedging, trees and established landscape. Typical flora and fauna habitats. Potential impact upon bats. Development will not enhance the natural environment. No mitigation.
Impact on Flooding, Drainage & Water Sources	The site is slightly sloping. Likely to exacerbate existing flood risk at Greenbridge where river crosses A272. The site may affect capacity of draining. No mitigation.
Impact on Employment and Economy in the Village	No loss of employment.
Energy and Climate Change	South facing. Possible use of solar panels.
Benefits to Village	None.
Overall Comment	Loss of well-established scenic landscape and views. Would not be best use of land. Views identified in Village Design Guide – Area Character Assessment.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- Topography is very uneven.
- Adverse landscape and visual impact.
- Access via narrow, one-way road.

The site is **not currently suitable, available and achievable**.

Summary of justification for rating

- The site is not considered suitable for development. While it lies on the urban edge, it has high landscape value leading out to the open countryside with long views and is considered to have high sensitivity. Development here would appear incongruous.
- The narrow, one-way access to the site is a significant constraint as there is little opportunity to widen it.