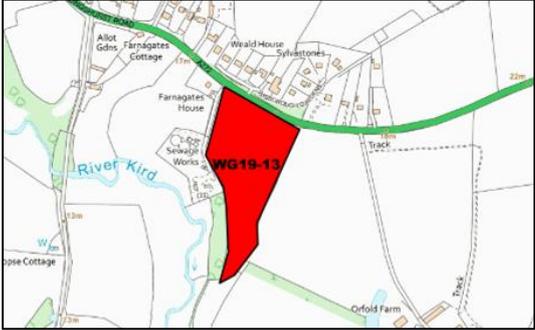


<b>Site Reference</b>	WG19-12	<b>Description:</b> Agricultural field – currently cultivated for crop production. Large field extending towards River Kird. Adjacent to sewer treatment works. Open views to South Downs. Level ground to centre of field then sloping. Mature hedging and trees. Listed house to west.
<b>Site Name</b>	Farnagates 3	
<b>Site Size</b>	Approx 2.72 hectares	
<b>Site Potential</b>	51 dwellings	
		

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

<b>LOCAL ASSESSMENT</b>	
<b>SUSTAINABILITY CRITERIA</b>	<b>ASSESSMENT COMMENTS</b>
<b>Access to Site</b>	Directly onto the A272 – new access would need to have a significant splay. Visibility poor. Within 40mph buffer zone. Access would require considerable additional splay to make safe. Close to existing residential access of Listed house. No opportunities to mitigate.
<b>Access by Non-car Modes to Main Village Services and Facilities</b>	A272 would need to be crossed to achieve link with existing safe pedestrian network. Crossing unlikely to be achieved at this point of the road.
<b>Impact on Transport and Travel</b>	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.
<b>Impact on Village Character and Designated Open Spaces</b>	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.
<b>Land Use &amp; Re-use of Brownfield Sites</b>	Greenfield. Long established agricultural use. Site not contained. Slopes to flood plain. Potentially sets precedent for more development within site area. No known history of contamination. The site is available.
<b>Impact on Strategic Gaps</b>	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. Development risks coalescence with existing residential dwelling.
<b>Impact on Heritage</b>	In close proximity to Listed historic church and Grade II Listed House (Farnagates House).
<b>Impact on Landscape</b>	Visual impact would be detrimental and significant on both the character of the immediate area and that of the village. Loss of Greenfield agricultural land. Substantial loss of significant views. No impact on footpaths. Contrary to CDC Landscape Capacity Study March 2019.
<b>Impact on Natural Environment and Biodiversity</b>	Established agricultural land with typical plants/wildlife native to such environment. The land slopes to the River Kird which is a recognised area of sensitivity. Very rural, wooded views. Wildlife habitats would be affected on some scape. Development would not enhance the natural environment. Adjacent to sewerage works. Contrary to CDC Landscape Capacity Study March 2019.
<b>Impact on Flooding, Drainage &amp; Water Sources</b>	The site slopes from the centre to the River Kird. Increase of flood risk on flood plains along River Kird. Extension would be required to existing sewage works for large development.
<b>Impact on Employment and Economy in the Village</b>	No impact on local employment.
<b>Energy and Climate Change</b>	South facing rooflines could support solar panels but could be seen from the top and middle of Harsfold Lane.
<b>Benefits to Village</b>	No significant (identified) benefit to the village.
<b>Overall Comment</b>	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. Refer to CDC Landscape Capacity Study 2019 sub area 166 and 167. Development of site would not be best use of land. Proximity to sewerage works. Partial development would still impact significantly on landscape character on eastern approaches to the village.

## 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.
- The access to the A272 is on a bend and does not have clear visibility.
- Development on this site would not be adjacent to existing built up area if WG19-11 and WG19-12 are 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 **not currently suitable, available and achievable.**

### Summary of justification for rating

- This is a large site and development of the site in its entirety would not be suitable.
- The landowner is open to developing only parts of site if preferable; this would make the site more suitable.
- The field forms part of the wider agricultural setting of the village.
- Development on this site would be visible from the A272, particularly when entering the village from the eastern side.
- The access to the site is on a bend with poor visibility. Access via WG19-11 and 12 would only be relevant if these sites were developed.