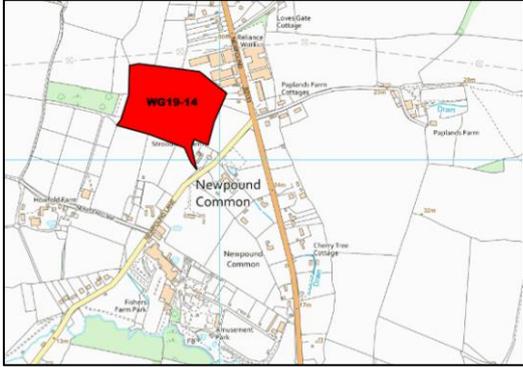


Site Reference	WG19-14	Description: Flat arable field. Some mature hedging and trees. Industrial site and residential properties border two sides. Pylon in close proximity.
Site Name	Newpound Field	
Site Size	3.16 hectares	
Site Potential	65 dwellings	
		

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	Current visibility unsafe. Blind bend dangerous. Shared access with one property. Some fast traffic on lane and Fishers Farm traffic on narrow lane during the day.
Access by Non-car Modes to Main Village Services and Facilities	Development away from village centre. Unsustainable. No mitigation.
Impact on Transport and Travel	Would considerably increase car use to village centre along narrow lane, and potentially on other village roads.
Impact on Village Character and Designated Open Spaces	Loss of Greenfield. Could be developed in keeping with the village character. No impact on designated green spaces but would detract from the immediate environment.
Land Use & Re-use of Brownfield Sites	Greenfield. Long established agricultural use. Currently grazing. No known history of contamination but industrial units in close proximity. The site is available.

Impact on Strategic Gaps	Outside settlement boundary and outside the identified strategic local gap. Would create island development.
Impact on Heritage	Access entrance would be opposite a Listed Cottage and in close proximity to Listed Public House.
Impact on Landscape	Would create a significant impact from Newpound Lane. Significant alterations to lane/access would be required. No natural boundaries for partial development.
Impact on Natural Environment and Biodiversity	Standard mixed deciduous and younger hedging. Loss of wildlife habitat. Development will not enhance the natural environment.
Impact on Flooding, Drainage & Water Sources	Flat site. Unlikely to create a new flood risk. A large development would have the potential to impact upon the sewerage system. Issues at Moonsbrook previously identified.
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 no unique energy benefits.
Benefits to Village	No significant (identified) benefit to the village.
Overall Comment	Not sustainable due to distance from village centre and position in narrow lane, with no pavement and pedestrian connectivity.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- The site is situated a significant distance from Wisborough Green with no pedestrian access to the village. It is considered to be in an unsustainable location for development.
- A large development would not be suitable in this location as there is only limited existing development at Newpound Common.

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

Summary of justification for rating

- The site is situated a significant distance from Wisborough Green with no pedestrian access to the village. It is considered to be in an unsustainable location for development.
- A large development would not be suitable in this location as there is only limited existing development at Newpound Common.