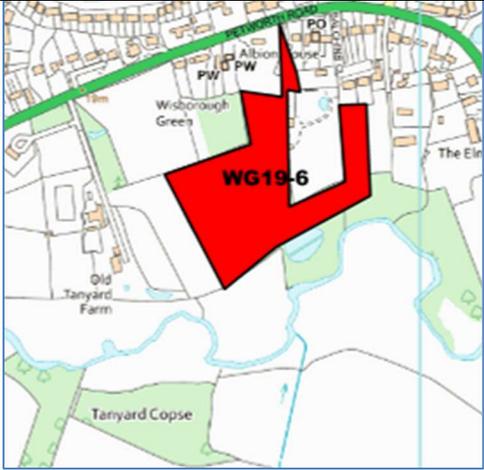


Site Reference	WG19-6	Description: Greenfield site located south of Petworth Road comprising of a variety of sections, mainly rough pastureland. Southern boundaries drop progressively to River Kird.
Site Name	Land South of A272	
Site Size	3.37 hectares	
Site Potential	60	
		

Necessary measures to enable development: Safe and available access needs to be demonstrated. What benefit/s to the village? None identified.	LOCAL ASSESSMENT 	AECOM ASSESSMENT 

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Track running from A272 between Albion House and Coed Afal; track owned by Coed Afal. On left of track, old stone/brick wall then wall of Albion House garage. Farm type buildings and shed in Albion House garden form boundary line which continues to panel fencing. On right, Coed Afal garden, mature hedging, gateway and view directly ahead. Some mature trees on left. Young planting of trees on right. Access currently not safe or appropriate. Would require wide splay and significant widening. Shop layby and parking would potentially obscure visibility to east. Not clear how a safe access onto A272 is possible, without which the site is not achievable. If a safe solution possible, likely suitable for small development only.
Access by Non-car Modes to Main Village Services and Facilities	Within the 5-minute walking isochrone for village facilities. Safe pavement access available to village centre on existing pavement network.
Impact on Transport and Travel	Should not increase car use other than for access to housing. Limited additional traffic impact to village roads and junctions.

Impact on Village Character and Designated Open Spaces	Loss of Greenfield. Site is enclosed. Protection of existing mature hedging and trees required. Widening access would impact upon Conservation Area.
Land Use & Re-use of Brownfield Sites	Currently greenfield meadow, scrubland, and some ponds. No known contamination. The site is available.
Impact on Strategic Gaps	No impact upon local gaps.
Impact on Heritage	The access road runs between two Listed buildings. The development would be on the Conservation Area boundary. There are views to the church from the eastern section. Development would have to be sensitive to the setting of the church. The site lies behind Grade II Listed buildings.
Impact on Landscape	Minimal visual impact with no loss of significant views due to existing trees. No impact on footpaths.
Impact on Natural Environment and Biodiversity	Site is bound by a variety of hedging and some trees. Series of ponds and river corridor may have significant biodiversity issues. Medium/high risk to wildlife, mitigation would be required. Great Crested Newts would need consideration.
Impact on Flooding, Drainage & Water Sources	Site slopes progressively south to the river. The lower/southern part of the site is in Flood Zone 2 with the southern edge adjacent to Flood Zone 3. Possible direct route to sewerage system.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate Change	Good opportunity for solar gain. Panels on southern roofs would not be seen from the village centre.
Benefits to Village	No significant (identified) benefit to the village. Size of site could provide some community open space.
Overall Comment	Significant access constraints. The CDC HELAA rejected the site due to significant access constraints also noting the setting of the Conservation Area, Listed buildings and southern part of the site in Flood Zone 3b with additional land in Flood Zones 2 and 3a.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- Narrow access to the site.
- Large site which, if fully developed, would affect the overall development pattern of the village.
- Views to the Grade I Listed church. Development would need to be sensitive to the setting of the church.

Other key information

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

AECOM ASSESSMENT CONCLUSIONS

Summary of justification for rating

- Access to the site is too narrow with little opportunity to widen it.
- The site is large and, if fully developed, would change the existing development pattern of the village.
- The site is also considered to be of medium sensitivity in terms of landscape and visual impact.