

Site Reference	WG25 - 19	Description: Agricultural field - grassland A272 and residential development to the north, cottage and allotment gardens to the west, open fields to west, east and south. Listed house adjacent to the field to the east: Farnagates. Promoted with or without Farnagate Fields 1 and 3. As much as is required.
Site Name	Farnagates Field 2	
Site Size	7HA in total (all fields)	
		<p>LOCAL ASSESSMENT</p>   

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
Access to site	New access from A272 requiring significant splay. Only just within the 30mph speed limit. Traffic speed often exceeding 30mph. Visibility severely restricted due to bends in the road.
Access by non car modes to main Village services and facilities	Within 10 minute walking isochrone. Crossing to existing pavement on north-side of A272 potentially dangerous. Advice sought from traffic consultant and pedestrian crossing not possible. Creation of a pavement on the southern side is questionable and the crossing at the top of Harsfold Lane still unsuitable and potentially dangerous.
Impact on Transport and Travel	All development will increase car use. Has potential not to increase car use through the village centre depending on the direction of travel. Given the issue of crossing road to access any pedestrian benefit may be negated by safety concerns. Limited additional traffic impact to village roads and junctions. The site has space to provide sufficient parking to avoid overspill parking on surrounding roads. Parking on the A272 is impossible. Mitigation of safety issues could be helped by A272 road layout changes.

Impact on Village Character and designated Open Spaces	Beyond Local Green Gap, within radial development of A272. Loss of greenfield. Although away from the village centre, development would irrevocably change the character of the approach/exit for the village to the east. However sensitive the development style, it could not 'match' the housing opposite as this is 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 of the South Downs. It would detract from the immediate environment.
Land Use & re-use of brownfield sites	Greenfield meadow land in active agricultural use. Beyond the settlement boundary. Contamination unlikely. Site not well contained. Slopes to flood plain. Potentially sets precedent for more development within site area.
Impact on Landscape Gaps (in accordance with LP Policy NE3)	Beyond Local Green Gap. Development would create radial route on the southern side of the A272 where this is currently only 2 separate dwellings, creating a precedent for radial route development contrary to Neighbourhood Plan policy. The site is potentially contrary to LP Policy NE3 as it is beyond the NP defined Local Green Gap and will undermine the open and undeveloped nature of location.
Impact on Heritage	Impact to listed buildings in close proximity - historic church and Farnagates House.
Impact on Landscape	Loss of Greenfield pastureland and open countryside. Visual impact would be detrimental and significant on both the character of the immediate area and that of the village. Substantial loss of significant views. Sufficiently large to provide additional green space/planting. No impact on footpaths. Contrary to CDC Landscape Capacity Study March 2019.
Impact on Natural Environment and Biodiversity	Established pastureland with typical plants/wildlife native to such environment. The land slopes to the River Kird which is a recognised area of sensitivity. Contrary to CDC Landscape Capacity Study March 2019. Development would not enhance biodiversity. Currently grazing land. Bat corridors along hedgerows surrounding the site. Identified barn owl habitat nearby. Developer would need to meet BNG requirements.
Impact on Flooding, drainage & water sources	Environment Agency Zone 1. Southern section of the site slopes down to the River Kird in flood zones 2 and 3. Developer would need to demonstrate flooding and drainage risks were effectively mitigated.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate change	Potential to include solar panels on southern roofs, but could be seen from the top and middle of Harsfold Lane.
Benefits to Village	Unlikely.

<p>Overall Comment</p>	<ul style="list-style-type: none"> • The site is considered unsuitable for development. • Greenfield site in agricultural use for grazing. • Well beyond the Settlement Boundary and the Local Gap as defined in NP Policy OA5. • Development in this location would be incongruous with the existing settlement pattern, creating further radial development. • It would be intrusive development in the countryside. Contrary to Local Plan Policy by infilling open and undeveloped land creating coalescence of the built area. • Sensitive landscape setting and would impact on views to the Downs. • Would significantly impact the rural approach and countryside setting and character of the village. • Concerns over safety of the vehicle access and visibility on to A272. • No direct access to the pedestrian network. Visibility to cross is restricted and dangerous. • Grade II listed buildings in close proximity to the site. • Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.
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