

Site Reference	WG25 - 20	Description: Agricultural field – grassland Large field extending towards River Kird. Adjacent to the sewerage treatment works. A272 and residential development to the north, Listed house to the west, open fields to east and south. Surrounded by mature hedging and trees. Promoted with or without Farnagate Fields 1 and 2. As much as is required.
Site Name	Farnagates Field 3	
Site Size	7HA in total (all fields)	
		<p>LOCAL ASSESSMENT</p> 
		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	COMMENT
Access to site	Access from A272 shared road/drive with listed house and sewerage works. Access would require considerable additional splay to make safe. 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	<p>Greenfield in active agricultural use. Beyond the settlement boundary and Local Green Gap. Contamination unlikely. Large site not well contained. Slopes to flood plain. Potentially sets precedent for more development within site area. Loss of greenfield. Although away from the village centre, development would irrevocably change the character of the approach/exit for the village on the east. 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.</p>
Land Use & re-use of brownfield sites	<p>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.</p>
Impact on Landscape Gaps (in accordance with LP Policy NE3)	<p>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.</p>
Impact on Heritage	<p>Impact to listed building in close proximity - Farnagates House.</p>
Impact on Landscape	<p>Visual impact would be detrimental and significant on both the character of the immediate area and that of the village. Loss of Greenfield pastureland. 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.</p>
Impact on Natural Environment and Biodiversity	<p>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 scale; boundaries form part of the bat home and movement. Development would not enhance the natural environment. Identified barn owl habitat nearby. Adjacent to sewage works. Contrary to CDC Landscape Capacity Study March 2019. Developer would need to meet BNG requirements.</p>
Impact on Flooding, drainage & water sources	<p>Environment Agency Zone 1. Western 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.</p>
Impact on Employment and Economy in the Village	<p>No impact on local employment.</p>
Energy and Climate change	<p>South facing rooflines could support solar panels.</p>
Benefits to Village	<p>Unlikely.</p>

Overall Comment	<ul style="list-style-type: none">• The site is considered unsuitable for development.• Large greenfield site in agricultural use for crops and grazing.• Remote from 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.• Proximity to sewage works.• 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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