

<b>Site Reference</b>	WG25-21	<b>Description:</b> About 1.5km from Wisborough Green village on the A272 just before Newbridge. The site is part brownfield and greenfield, predominantly in commercial / employment use in farm buildings but also accommodates three terraced cottages in residential use. Some evidence of agricultural use (bales). Current business use includes an equine supplier, gift shop, gym, removal company and café. The site includes customer parking and is also used for mobile home and horse box parking. There is also a pair of cottages that adjoin the site (1 and 2 Wharf Cottages) in residential use.
<b>Site Name</b>	Wharf Farm Newbridge	
<b>Site Size</b>	1.5 HA overall – includes current buildings	
<b>Site Potential</b>	(Possible live/work units – 6?) Commercial Development	
		

<b>Necessary measures to enable development:</b> None	<b>LOCAL ASSESSMENT</b> 
<b>What benefit/s to the village?</b> None	

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
<b>Access to Site</b>	Existing access from the A272. There are safety concerns relating to the junction with the B2133 opposite. Safe access has presumably been accepted for current use but in view of accidents on the B2133 junction, highways would need to determine for additional use. Mitigation - potential to improve vehicular access to site by using verge to improve splay or moving entrance further away from the bend into the existing car park area.
<b>Access by Non-car Modes to Main Village Services and Facilities</b>	Approximately 1.5km from the village centre. Substantially beyond 10 minute walking isochrone. No pavement access along A272 to village centre, unsafe to encourage pedestrian use. No obvious mitigation.
<b>Impact on Transport and Travel</b>	All development will increase car use. Being on the A272 and away from the village, will have limited impact upon village roads. However, a car would be required to drive to the village.

<b>Impact on Village Character and Designated Open Spaces</b>	Away from the village so no impact on village character. Along with cottages, site is a cluster of different farm buildings, ranging from more modern to traditional brick/timber. Proposed use is for commercial and live work units. Already mostly commercial visible from the road and away from the village.
<b>Land Use &amp; Re-use of Brownfield Sites</b>	Brownfield and some Greenfield. Currently residential and commercial, and vehicle parking. Site is outside of the Settlement Boundary, away from the village. Contamination not known but unlikely.
<b>Impact on Landscape Gaps (Local Green Gaps)</b>	Beyond Local Green Gaps. It is currently in use as a commercial area in the countryside. Further development would be contained in the site boundary and by the canal/ wet ground.
<b>Impact on Heritage</b>	Newbridge is the only Listed asset in the area, although The Old Wharf is a 'positive' unlisted building. Although there is a tree line, development would potentially be visible. The site is already developed with a mix of commercial buildings.
<b>Impact on Landscape</b>	The site is off a busy road. It is an open site and the development would be visible through the entrance and over the maintained hedges on the area that is currently without commercial or residential units. Views towards the site are relatively open. Loss of significant open views possible towards the south (CDC comment). Residential houses and some commercial units on the west side well screened from the A272 by trees and hedging Landscaping would be possible to soften the area. PROW surrounding the site, screened by high hedging and planting. Unlikely to impact. Landscaping – potential for trees on north hedge boundary line.
<b>Impact on Natural Environment and Biodiversity</b>	Screened by hedging and woodland to the east and west. Listed trees to the west by the canal and a Listed group of trees to the south. Canal and river to the east and south of the site so wildlife habitats likely. Boundary identified as bat home and movement network. Area identified as barn owl habitat close by.
<b>Impact on Flooding, Drainage &amp; Water Sources</b>	Zone 1, northeast edge borders 2/3 (ref Environment Agency Flooding known in fields directly west/south of the site which prevents use of the footpath. Flooding is associated with the canal and River Arun. Site already has development and hard standing area for parking. Road flooding outside on the A272 – west and east of the site entrance – in the dips is evident in the winter months. Impact of further development would need to be considered. Close proximity to the river would require guarantee of no additional pollution run off from the site. Site of existing development relative flat with gentle slope to east. West side slopes down towards a brook but potentially beyond proposed area. Flooding - run off accumulation on the road is a current wet weather hazard that needs addressing so any mitigation within planning for new development would be a positive.
<b>Impact on Employment and Economy in the Village</b>	Opportunity to provide further employment and business units to offset loss of business units at Ansell's. No influence or impact on community facilities – too far from the village.
<b>Energy and Climate Change</b>	Opportunity for solar on all roofs especially commercial. Older buildings potentially unsuitable but new buildings provide ideal opportunity.

<b>Benefits to Village</b>	No benefit as too far from the village. Only benefit potentially employment or business unit rental. In line with LP and NP policy. Opportunity to provide live/work units.
<b>Overall Comment</b>	<ul style="list-style-type: none"><li>• Part greenfield and part brownfield site.</li><li>• This site is considered suitable for the promotion for business use, possibly live/work units due to existing residential dwellings already on the site.</li><li>• Good connection to the road network directly off the A272 and easy link to Guildford.</li><li>• Access is established but promotion for further use may require access improvement.</li><li>• Within 6.5km Ebernoe Common Wider Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</li></ul>