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| <b>Site Reference</b>   | WG25 - 5                                  | <b>Description:</b><br>Greenfield site in agricultural use, although "Former landfill". Residential section of village to the east. Significant unevenness and slope to the site. Medium voltage cable runs across the site. Bounded by trees and adjacent to woodland. Bordered by dwellings (1 in the Luth and then Carters Way overlook it) but screened by mature trees. |
| <b>Site Name</b>  | Spring Field<br>The Luth                  |  |
| <b>Site Size</b>  | Gross area 1.4 ha<br>Net site area 1.0 ha |  |
|  |   | <b>LOCAL ASSESSMENT</b><br><br>   |
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| LOCAL ASSESSMENT   |  |
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| SUSTAINABILITY CRITERIA  | COMMENT  |
| <b>Access to site</b>  | Access potential from either Carters Way or The Luth but both difficult to achieve. Current access from last section of tarmacked region of The Luth, single track to junction with A272. Alternate access could be obtained via Carters Way across The Luth would require removal of mature tree and resolution of changing levels.   |
| <b>Access by non car modes to main Village services and facilities</b> | Within 10 minute walking isochrone.<br>Accessible through Carters Way pavement network.  |
| <b>Impact on Transport and Travel</b>                                  | All development will increase car use.<br>Likely to increase traffic through village centre and narrow lanes.<br>Site needs to contain sufficient resident and visitor parking to avoid overspill onto The Luth or Carters Way.  |
| <b>Impact on Village Character</b>                                     | Loss of Greenfield with open views of countryside.<br>Adjacent settlement boundary is naturally bounded by The Luth ancient green lane.<br>Access may change character of The Luth.<br>Site is adjacent to ancient woodland beyond which is the designated Local Green Gap.  |
| <b>Land Use &amp; re-use of brownfield sites</b>                       | Greenfield grassland not in productive use.<br>Outside settlement boundary, but adjacent, separated by a green lane.<br>Stated as "landfill". Shows on mapping system as such.<br>Potential for contamination risk.<br>Nature of landfill would need to be qualified.<br>Currently "scrub land" – no visible agricultural use.<br>Sloped nature of site and access.<br>Low level power lines cross the site. |

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| <b>Impact on Landscape Gaps (in accordance with LP Policy NE3)</b> | Inside of Local Green Gap to the west.<br>Unlikely to conflict with LP Policy NE3.   |
| <b>Impact on Heritage</b>  | Not related to listed buildings.   |
| <b>Impact on Landscape</b>   | Loss of Greenfield with open views of countryside from Carters Way and The Luth green lane.<br>There is a well used footpath running through the site along on the south west edge.<br>It would not sit well with exiting form of the village.<br>Site is mostly hidden from A272 approach to village from Petworth.<br>Development would have significant impact on open countryside vistas to the north of The Luth and from west section of Carters Way estate.<br>Impact to views could be moderated by restricting development in higher section of site, but may compromise capacity.  |
| <b>Impact on Natural Environment and Biodiversity</b>              | Proximity to woodland leading down to the River Kird on western side suggests potential impact to wildlife.<br>The Luth ancient green lane with Risk to avenue of mature trees along The Luth if access is from Carters Way.<br>Would require an ecological study – woodland in particular.<br>Boundaries form part of the bat home and movement.<br>Identified barn owl habitat nearby.   |
| <b>Impact on Flooding, drainage &amp; water sources</b>            | Environment Agency Zone 1.<br>Site slopes significantly, potential for run off issues.<br>Developer would need to demonstrate flooding and drainage risks were effectively mitigated.  |
| <b>Impact on Employment and Economy in the Village</b>             | No impact on local employment.   |
| <b>Energy and Climate change</b>                                   | Open site.<br>Potential to include solar panels on southern roofs.   |
| <b>Benefits to Village</b>   | No identified benefits.  |
| <b>Overall Comment</b>   | <ul style="list-style-type: none"> <li>• The site is considered unsuitable for development.</li> <li>• Adjacent to settlement boundary.</li> <li>• Greenfield site in agricultural use, although historic landfill site therefore has potential for contamination.</li> <li>• While it lies on the urban edge, it has high landscape value leading out to the open countryside with long views and is considered to have high sensitivity.</li> <li>• Public right of way runs alongside the site and so is highly prominent.</li> <li>• Development in this location would be incongruous with the existing settlement pattern.</li> <li>• It would be intrusive development in the countryside, extending beyond the defined village edge.</li> <li>• The narrow, one-way access to the site is a significant constraint as there is little opportunity to widen.</li> <li>• Increased traffic through Carters Way would be unacceptable due to existing residential parking pressure and access from Kirdford Road.</li> <li>• Adjacent to Ancient Woodland.</li> <li>• Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.</li> </ul> |