

<b>Site Reference</b>	WG25-6	<b>Description:</b> Site includes Little Tanyard dwelling and adjacent greenfield grassland/rough meadow land to the west. Site would use a new access off the A272. Site is screened by tree lined avenue to Old Tanyard Farm to the east, and trees/mature hedge to the north along A272. Site is adjacent to the village Settlement Boundary. Grassland/meadow slopes down towards the River Kird.
<b>Site Name</b>	Tanyards Petworth Road	
<b>Site Size</b>	1.60 hectares (max) Land as needed.	 
<b>Site Potential</b>	25 additional dwellings	
		

<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>	New access from A272, further down the hill than Old Tanyards Farm driveway and with the 30mph limit.
<b>Access by Non-car Modes to Main Village Services and Facilities</b>	Within 10 minute walking isochrone. Existing pavement to village centre. Speed on A272 and narrowness of pavement at one point are risks but previously considered safe by WSCC.
<b>Impact on Transport and Travel</b>	All development will increase car use. Site needs to contain sufficient resident and visitor parking to avoid overspill onto A272.
<b>Impact on Village Character and Designated Open Spaces</b>	Limited impact on village character, extends core of village. Development would be contiguous with Great Meadow site the other side of Old Tanyards Farm driveway. Western section of the site would be partially visible approaching the village from Petworth. Screening would be required on the west side.
<b>Land Use &amp; Re-use of Brownfield Sites</b>	Greenfield and Brownfield (re-use of house and garden). Adjacent to Settlement Boundary on the opposite side of the A272.
<b>Impact on Landscape Gaps (Local Green Gaps)</b>	Lower section of western field impacts on newly defined Local Green Gap and is in the flood zone. Mitigate by avoiding development in flood zone and Local Green Gap areas.

<b>Impact on Heritage</b>	Site is to north of Grade II Listed Old Tanyard Farmhouse, the only heritage asset affected (also land promoter). Driveway to Old Tanyard Farm has attractive tree canopy. Farmhouse cannot be seen so therefore low impact. Good tree cover screens in summer. The adjacent Great Meadow development is screened by trees. The recent adjacent Great Meadow development was not considered to have an impact on the farmhouse. Mitigation of impact by providing new access from A272.
<b>Impact on Landscape</b>	Minimal visual impact when driving away from village on A272. Site has good screening by trees and hedgerows. Western section of the site would be partially visible approaching the village from Petworth. Screening would be required on the west side. No impact on footpaths. Mitigate by retaining mature trees and hedging along A272.
<b>Impact on Natural Environment and Biodiversity</b>	East section is wooded and bounded by avenue of mature trees along Old Tanyards Farm driveway. West section is grassland, rough and not grazed so little disturbance, extends down to River Kird. River corridor may have significant biodiversity (Damsel and Dragonfly report for River Kird) and bats. Boundaries form part of the bat home and movement network. Area is identified as barn owl habitat. Mitigation by retention of mature trees and further tree planting and landscaping.
<b>Impact on Flooding, Drainage &amp; Water Sources</b>	Top section of site is Environment Agency Zone 1. Lower section of the grassland field is in Flood Zone 2/3. West section of site falls to River Kird. Opportunity to direct surface water to River Kird. Known that adjacent Great Meadow development experienced flooding on lower section, developer would need to demonstrate flooding and drainage risks were effectively mitigated. Assumed that site would be on sewer line directly to pumping station at Farnagates. Mitigate flooding by restricting development to Zone 1 section.
<b>Impact on Employment and Economy in the Village</b>	No impact.
<b>Energy and Climate Change</b>	Potential to include solar panels on southern roofs. Not visible from village or church but would this impact upon the landscape on the west side.
<b>Benefits to Village</b>	No identified benefits.
<b>Overall Comment</b>	<ul style="list-style-type: none"> <li>• This site is considered suitable for development.</li> <li>• Greenfield/paddock/residential site within central area of village.</li> <li>• New direct access from A272, not sharing existing tree lined driveway to Old Tanyards Farm.</li> <li>• Site is promoted including house which could be replaced as part of development delivering net additional 25 dwellings.</li> <li>• Fits with village form, adjacent to Settlement Boundary, with no impact upon the landscape or views, although would be visible when heading into the village, depending on area used.</li> <li>• Walking distance with pavement to the village centre or through Carters Way to the playground.</li> <li>• Western section in the field beyond the existing house is extending radial development on the southern side but does link with the settlement form (albeit garden) on the northern side.</li> <li>• Development would be more visible when entering the village.</li> <li>• Grade II listed building to south of site. Design would need to carefully consider this heritage asset.</li> <li>• Southwest of site is within Flood Zone 2 and 3.</li> <li>• Within 6.5km Ebernoe Common Key Conservation Area.</li> <li>• An ecological assessment would be needed to determine impact on bat habitats.</li> </ul>

