

Site Reference	WG25-7	Description: Greenfield site to rear of residential line south of Petworth Road. Comprises of different sections. Maintained grass and extended garden areas to rear of properties including arboretum on newly included land. Thereafter mainly rough pasture/meadowland extending down towards the River Kird. Native woodland towards river. Includes wildlife ponds.
Site Name	Land South of A272 Petworth Road	
Site Size	Extends to 5.86 hectares maximum.	
Site Potential	Land as needed. 25 dwellings	
		

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

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Existing access from the A272 requiring enhancement. Currently a narrow track between Albion House and Coed Afal, both Grade II listed buildings. Coed Afal landowner advised that it could be widened up to the garage or in fact the garage could be rebuilt as required. Owner advised that highways report demonstrates access is achievable for a small site. CDC opinion has also changed as concerns previously about impact on the Conservation Area. Widening and improvements at the mouth could make possible for a small site. A large number of traffic movements onto A272 at this location may restrict capacity of development. Access could be appropriate for a small site. Potential for mitigation by moving garage and service poles.
Access by Non-car Modes to Main Village Services and Facilities	Most of site within 5 minute walking isochrone. Safe pavement access connecting to the village centre.
Impact on Transport and Travel	All development will increase car use. Opportunity to walk to village facilities. Site needs to contain sufficient resident and visitor parking to avoid overspill onto A272.

Impact on Village Character and Designated Open Spaces	Limited impact on village character as site is largely hidden from public views. Development is largely hidden from public view so would have little visual impact to important views from the A272 and also from the church.
Land Use & Re-use of Brownfield Sites	Greenfield used as paddocks, meadow and scrubland. Includes ponds and woodland towards River Kird. Contamination unlikely.
Impact on Landscape Gaps (Local Green Gaps)	No impact upon Local Green Gaps.
Impact on Heritage	The access road runs between two Listed buildings. Visual impact would be limited to the access entrance only as the site is well hidden from A272. The development would be on the Conservation Area boundary and part of the arboretum is within the Conservation Area. The site lies behind Grade II Listed buildings. Development would have to be sensitive to the Listed buildings and would have limited impact on view from the church due to tree cover and lower ground levels. Mitigation possible with sensitive design and landscaping.
Impact on Landscape	Development is tucked away so would have little visual impact from the A272 and public views. Minimal visual impact. No loss of significant views due to existing trees. Potential to retain some specimen trees within Conservation Area section. Mitigation possible with sensitive landscaping.
Impact on Natural Environment and Biodiversity	Site has mostly hedges and mature trees on field boundaries. Lower section of site has woodland and scrubland falling towards River Kird. Ponds and river corridor may have significant biodiversity (Damsel and Dragonfly report for River Kird) and bats. Development would introduce light pollution into a currently dark and natural area, particularly lower area of site. May be difficult to provide biodiversity net gain – very natural and untouched area in lower section of site. Area forms part of the bat home and movement network. Area is identified as barn owl habitat.
Impact on Flooding, Drainage & Water Sources	Top section of site is Environment Agency Zone 1. Lower section of the grassland field is in Flood Zone 2/3. Site slopes progressively south towards the river. Site contains ponds indicative of wet areas and water collection. Known that A272 surface water is directed south. 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.
Impact on Employment and Economy in the Village	No impact.
Energy and Climate Change	Potential to include solar panels on southern roofs. Not visible from village or church viewpoints.
Benefits to Village	No identified benefits.

Overall Comment

- This site is considered suitable for development.
- Greenfield and re-use of existing garden/paddock.
- Access is now considered acceptable by CDC which allows this site to be considered - access onto the A272.
- Close to the village centre.
- Extensive site and lower section susceptible to flooding and steep gradient so top section only.
- Specimen trees - would be disappointing to lose - could perhaps be incorporated into a scheme, helping soften distant roofline views.
- Discrete development which would not be visible from the village.
- Top section only would fit well with the village form being adjacent to the Settlement Boundary.
- Top section of site is within the Conservation Area and buildings to the north are Grade II Listed. The design for this section would need to be carefully considered to respect these heritage assets.
- Could be considered with or without WG25-8.
- Within 6.5km Ebernoe Common Key Conservation Area.
- An ecological assessment would be needed to determine impact on bat habitats.