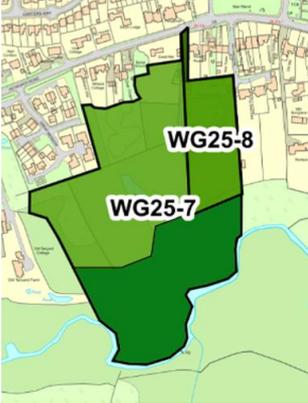


Site Reference	WG25-8	Description: Greenfield site to rear of residential line south of Petworth Road. Rough pasture extending down towards the River Kird. Native woodland towards river.
Site Name	Paddock Farm (South of A272) Petworth Road	
Site Size	Extends to 0.88 hectares. Land as needed.	  
Site Potential	12 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	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	Loss of Greenfield but development would be screened by existing development so limited impact. Adjoins the Conservation Area and arboretum area is part of the Conservation Area linked with the residential property. Development is tucked away so would have little visual impact from the A272 and also from the church.
Land Use & Re-use of Brownfield Sites	Not brownfield but adjacent to the Settlement Boundary. Used as paddock. 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. Development would have to be sensitive to the Listed buildings and potentially only rooftops would be visible from the Church due to tree cover and lower lying ground. 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. No impact on footpaths. Mitigation possible with sensitive landscaping to screen rooflines.
Impact on Natural Environment and Biodiversity	Hedge line and mature trees on field boundaries. Further woodland towards River Kird below site. Boundaries form part of the bat home and movement network. Area is identified as barn owl habitat.
Impact on Flooding, Drainage & Water Sources	Environment Agency Zone 1. Site slopes progressively south towards the river. Known that A272 surface water is directed south. Known that nearby 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.
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	<ul style="list-style-type: none"> • This site is considered suitable for a small development. • Re-use of existing property and garden/greenfield. • Access is now considered acceptable by CDC which allows this site to be considered - access onto the A272. • Close to the village centre - pedestrian access to the village might also be possible through Balchins Close. • Lower section susceptible to flooding and shading by mature trees so top section only. • Discrete development which would not be visible from the village. • Top section would fit well with the village form being adjacent to the Settlement Boundary and the Conservation Area. There are Grade II Listed buildings to the north. The design would need to be carefully considered to respect these heritage assets. • Could be considered with or without WG25-7. • Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.