

Site reference	WG18	
Site Name	Clarks Yard	
Description	Brownfield storage yard for civil works contractor located on north side of A272, to the east of the village centre.	
		
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access directly onto A272 just inside 30mph zone.</p> <p>Visibility is thought to be capable of meeting requirements. Access is reasonably safe.</p> <p>Access drive is narrow and may need widening or passing bays for a larger development.</p> <p>Within 5 minute walking isochrones of village facilities.</p> <p>Safe pavement access available to village centre (600m).</p>	
Transport & travel	<p>Neutral or slight decrease to traffic.</p> <p>Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads.</p>	
Village Character	<p>Site is well screened, and will not adversely impact village character, possible improvement.</p> <p>Surrounding housing has mix of styles and the area is not related to the conservation area.</p>	
Best use of land	<p>Site is currently storage yard for civil engineering business.</p> <p>Potential for 10-15 dwellings.</p> <p>Could be more if developed in conjunction with part of site WG19.</p> <p>Site likely to have some contamination from current business activity.</p> <p>Development would be better use of land.</p> <p>Site is available to NP.</p>	
Landscape & heritage	<p>Visual impact minimal, site is well screened and is hidden from main road.</p> <p>Does not impact local gap or key views.</p> <p>Too small to have green space.</p> <p>Links directly to countryside footpath network.</p>	

Biodiversity	Site well screened by mature hedges. Some mature trees to north of site. Low risk of threat to wildlife on site itself given existing use, potential for significant biodiversity gain.	
Flooding , drainage & water sources	Site slopes slightly to south. Direct route to mains sewerage	
Employment and Economy	Site currently offers employment but the business already has alternative local site 3 miles away, so no loss of employment and will comply with employment policy.	
Energy and Climate change	Mixed opportunity for solar gain.	
Mitigation	Mitigation of narrow access though use of Munzl plot and design with passing bays.	