

Site reference	WG4	
Site Name	Ansells Yard	
Description	Brownfield light commercial site to the south side of Kirdford Road.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access onto Kirdford Road. Visibility for access is good. Access is safe. Site is distant to village centre. Well beyond the five minute walking isochrones for village facilities. No safe pavement access available to village centre (1000m).</p>	
Transport & travel	Traffic will use village lanes and crossroads but likely to be neutral effect given loss of employment/commercial trips.	
Village Character	Site would form part of the existing peripheral development along Durbans Road. Impact would be to move focus of development away from village centre.	
Best use of land	<p>Currently brownfield, multi-occupancy light commercial use; a combination of antiques sale space/storage and light industrial workshops. Commercial use is possibly in long term decline, but does currently offer some local employment and local services. Capacity is 20 dwellings. Development may be good use of the land only if employment and services are retained within the village. Site is available to NP.</p>	
Landscape & heritage	Visual impact is limited, well contained by vegetation.	
Biodiversity	<p>Large parts of the site are tarmac/buildings. Tall leylandii within the site would be removed if developed. Low risk of threat to wildlife, with possible biodiversity gains.</p>	
Flooding , drainage & water sources	<p>Site has very slight slope. Unlikely to increase flood risk.</p>	
Employment and Economy	Loss of employment capacity with no prospect of alternative provision.	
Energy and Climate change	Opportunity for solar gain.	

Mitigation	Current employment will be a challenge to retain on the site, with risk of noise too close to housing. Other mitigation options could include relocation of commercial facilities, such as being incorporated within existing Carters Works area at Newpound. Safe pavement to village centre could be provided as part of a development, but distance would remain an issue.	
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