

Site reference	WG6	
Site Name	Greenways Nursery	
Description	Greenfield former nursery site on north side of Kirdford Road which has permission for seasonal caravan site. Bound by hedge/fence on road side.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access onto Kirdford Road.</p> <p>Visibility for access is good.</p> <p>Access is safe.</p> <p>Site is distant to village centre.</p> <p>Beyond the five minute walking isochrones for village facilities.</p> <p>No safe pavement access available to village centre (+ 600m).</p>	
Transport & travel	Traffic will use village lanes and crossroads but likely to be increased/neutral effect given loss of commercial trips.	
Village Character	Site would be within the peripheral ribbon development along Durbans Road. Impact would be to move focus of development away from village centre.	
Best use of land	<p>Redundant nursery business. Other redundant nursery sites in village potentially indicates decline in industry in area.</p> <p>Some potential for redevelopment of the site, so housing may be suitable use of land.</p> <p>No contamination known but would require checks.</p> <p>Availability of site unknown.</p> <p>Appeal against CDC's decision to refuse planning for 10 residential caravans going to Public Inquiry in November 2014.</p>	
Landscape & heritage	Minimal visual impact from road and on existing nearby housing within ribbon development. Impact may be more significant from the North/ Durbans Road, particularly as the rear of the site slopes and is exposed to the North. Screening could improve or reducing depth of site.	
Biodiversity	<p>Site bounded by hedge/fence on road site. No significant surrounding environmental features.</p> <p>Low risk of threat to wildlife given extensive former nursery use.</p>	
Flooding , drainage & water sources	<p>Site has very slight slope.</p> <p>Unlikely to increase flood risk.</p> <p>Ground could be more prone to saturation at bottom of hill.</p>	
Employment and Economy	Permanent loss of employment from nursery business should site be redeveloped.	

Energy and Climate change	Opportunities for solar gain.	
Mitigation	Safe pavement to village centre would need to be provided but distance could remain an issue. Partial development would diminish local gap and consolidate sporadic ribbon development along Durban Road.	