

Site reference	WGN2	
Site Name	Carters Works	
Description	Brownfield industrial and commercial site at Newpound with direct access to B2133. Site is remote from the village centre.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	Direct access onto A272, with adequate sightlines. Location remote from services and facilities, requiring use of car. Well outside 5 minute walking isochrones for village facilities. No safe pedestrian access to village centre.	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	Development could be an improvement on current appearance.	
Best use of land	Brownfield site having has long history of industrial use. Currently provides employment amongst several companies within a disparate collection of buildings of various ages and uses. Given good road access, best use of land is likely to remain as commercial/light industrial or retail use. If economically viable, some redevelopment of the site could offer more efficient or more appropriate facilities for employment. There is possibly for redevelopment to include some live/work use.	
Landscape & heritage	Little impact - could be an improvement.	
Biodiversity	Low risk of threat to wildlife given brownfield status. Could create biodiversity gains.	
Flooding , drainage & water sources	Unlikely to increase food risk. Site is remote from flood zones.	
Employment and Economy	Site currently offers a range of employment. Redevelopment could improve scope. Rural live/work units possible but would not be very accessible or particularly sustainable. Any wholesale redevelopment for housing would be at cost of employment.	
Energy and Climate change	Good potential for solar gain.	
Mitigation	Would support updating of Carters Works.	