

Site Reference	WG19-3	Description: Greenfield nursery site to the north side of Kirdford Road. Bound by a hedge/fence on the road side.
Site Name	Tanglewood Nursery	
Site Size	0.34 hectares	
Site Potential	6 dwellings	
		

<p>Necessary measures to enable development: Only possible with the provision of a new pavement from the playground across the top end of the village green and then down Kirdford Road.</p> <p>What benefit/s to the village? Possible visual improvement in change to residential properties.</p>	<p>LOCAL ASSESSMENT</p>  <p>Only with pavement</p>	<p>AECOM ASSESSMENT</p>  <p>Only with pavement</p>
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LOCAL ASSESSMENT

SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Access onto Kirdford Road. Existing access is safe and appropriate having a wide splay and good visibility.
Access by Non-car Modes to Main Village Services and Facilities	There are pedestrian safety issues as there is no pavement; the traffic speed limit is 40 mph. It is outside the 5 minute walking isochrone.
Impact on Transport and Travel	It is outside the village centre and will increase traffic movements through the village centre crossroads and narrow lanes.
Impact on Village Character and Designated Open Spaces	The site could be developed in keeping with the village character. It would not have a detrimental effect on designated open spaces and detract from the environment.

Land Use & Re-use of Brownfield Sites	Although previously used as a nursery, in planning terms it is still considered Greenfield. There is no known history of contamination. The site is available.
Impact on Strategic Gaps	Would not impact upon existing local gap identified in the Neighbourhood Plan. However, it would increase radial route development in this area.
Impact on Heritage	Not in proximity to Listed buildings, heritage assets or Conservation Area.
Impact on Landscape	Has no visual impact other than replacement of existing glasshouses.

	No significant views or footpaths are altered. Additional planting could be incorporated, if requested.
Impact on Natural Environment and Biodiversity	Mature hedging along frontage need not be affected. No significant wildlife habitats.
Impact on Flooding, Drainage & Water Sources	Slightly sloping site should not increase or create an area flood risk. Surface water/road drainage known to be problematic in Kirdford Road.
Impact on Employment and Economy in the Village	Originally a family run nursery. Loss of employment opportunity although there is no current employment.
Energy and Climate Change	None
Benefits to Village	None
Overall Comment	Currently no safe pedestrian access to village and this would need to be provided by the developer. Potential for further development on the site in the future. Provides an opportunity to develop pre-used land.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site:

- No safe pedestrian access to the village centre.
- Loss of land currently used for business.

The site is **potentially suitable, available and achievable**

Summary of justification for rating

- There is currently no safe pedestrian access to the village centre. This is a significant constraint which the neighbourhood group would need to address with the local highway authority.
- The site has a number of greenhouses on it which are currently rented out, but it is no longer run as a business.
- The site has no significant landscape value in itself and, given that it is already developed, redevelopment of the site would not have an adverse impact on the surrounding area or land uses.
- While the site lies outside the settlement boundary, it forms part of the existing linear development stretching out from Wisborough Green along Kirdford Road and could be a successful infill development.
- It should be noted that land may be considered agricultural land rather than previously developed land.