

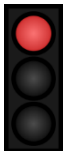


Site Reference	WG19-4	Description: Slightly sloping rough pasture field on north side of Kirdford Road. Hedge/mature trees to roadside and east side. Some trees on the east side are protected by a Tree Preservation Order. A Green Lane runs along the east boundary.
Site Name	Stable Field	
Site Size	1.35 hectares 0.87 hectares preserved as open space	
Site Potential	10-12 dwellings	
		

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.	LOCAL ASSESSMENT  Only with pavement	AECOM ASSESSMENT  Only with pavement
What benefit/s to the village? Eastern side of field (0.87 hectares) preserved as open space and donated to the village.		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Access onto Kirdford Road. From existing gate, visibility would be restricted and access not possible. Challenging to create safe access in 40mph zone but may be achievable.
Access by Non-car Modes to Main Village Services and Facilities	Top corner of the site is within the 5 minute walking isochrone. There are pedestrian safety issues as there is no pavement to the village centre.
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 is within an identified Local Gap and therefore contrary to Neighbourhood Plan Policy OA5. Proximity to Conservation Area would require sensitive design. Development would detract from the immediate environment. Loss of Greenfield
Land Use & Re-use of Brownfield Sites	Agricultural Greenfield, currently rough pasture being prepared for sports use. No history of contamination. Site is available.

Impact on Strategic Gaps	Would reduce strategic local green gap, contrary to Neighbourhood Plan Policy OA5. Would create additional radial route development.
Impact on Heritage	The eastern edge forms the boundary with the Conservation Area. In close proximity to 2 Listed heritage buildings.
Impact on Landscape	Significant visual impact particularly to/from the east would change the local character and view as identified in the Neighbourhood Plan. Very visible site being at the high point along Kirdford Road with no natural containment to the north. Would impact upon important view identified in the CDC Conservation Area Character Appraisal.
Impact on Natural Environment and Biodiversity	Site bound by a variety of hedging and mature trees. Some trees protected with Tree Preservation Order on east side. Adjacent to Green Lane/bridle path. Potential for bat corridor and roosts in trees/breeding birds in field boundaries. Potential risk to wildlife, some mitigation may be required.
Impact on Flooding, Drainage & Water Sources	Slightly sloping site falling to north 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	No loss of employment.
Energy and Climate Change	None
Benefits to Village	Undeveloped area of site would be given to the Parish Council in perpetuity for sports use and to retain the reduced Green Gap.
Overall Comment	Development is in a strategic local green gap, contrary to Neighbourhood Plan Policy OA5, upheld by recent Planning Appeals. Additional independent consultant advice confirms the significance of this policy and has strongly advised adherence. Currently no safe pedestrian access to village and this would need to be provided by the developer.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site:

- No safe pedestrian access to the village centre.
- Partial development of site which is designated as a Local Gap in the WGNP. Development would have to be sensitive to avoid impinging on this local gap.

The site is **not currently suitable, available and achievable.**

Summary of justification for rating

- Only the western section of the site is proposed for housing development. The remaining section of the field is proposed for community sports use and there is currently a live application with CDC regarding this. The site is outside the settlement boundary; however, this stretch of Kirdford Road has been developed for housing and development here would not appear out of place.
- The site is designated as a Local Gap in the made WGNP. Containing development in the western part of the site would leave the rest of the site open maintaining the local gap and would avoid development directly adjacent to the conservation area.
- A new access would have to be created. The road bends to the east and rises to the west reducing visibility and there is no pedestrian access to the village centre. Without appropriate access being secured (including pedestrian access), this site would not be appropriate.
- Any development would need to be sensitive to the setting of the Grade II listed building that lies to the north east of the site.