
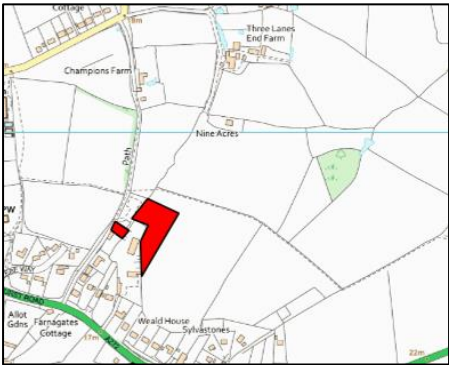
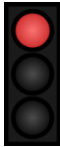
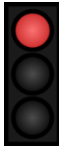


Site Reference	WG19-10	Description: Greenfield site to east of Clark's Yard (identified in current NP). Forms part of large Arable field – farmland on 2 sides. Residential houses and small builders' yards.
Site Name	Macdonalds Field	
Site Size	Approx 0.25 hectares	
Site Potential	6 – 8 dwellings	
		

Necessary measures to enable development: Access	LOCAL ASSESSMENT	AECOM ASSESSMENT
What benefit/s to the village? None		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Site does not currently have suitable access. Site withdrawn at end of August 2019 as access could not be achieved.
Access by Non-car Modes to Main Village Services and Facilities	Safe pavement network to village centre along A272. Not within the 5 minute isochrones.
Impact on Transport and Travel	Will increase use of car for village journeys and traffic through narrow lanes and village crossroads, dependent upon direction of journey.
Impact on Village Character and Designated Open Spaces	Could be developed in-keeping with the village character. No impact on designated green spaces. Will impact on environment as currently greenfield.
Land Use & Re-use of Brownfield Sites	Loss of Greenfield. Long established agricultural use. No known history of contamination. The site is available.
Impact on Strategic Gaps	Outside settlement boundary and outside the identified strategic local gap. Would create island development.

Impact on Heritage	No impact on heritage.
Impact on Landscape	Slight impact upon rural landscape but limited development proposed. However, large field with no natural boundaries. Visible from nearly PROW.
Impact on Natural Environment and Biodiversity	Natural farmland, hedging in distance. Limited impact upon wildlife and habitats. Will not enhance natural environment.
Impact on Flooding, Drainage & Water Sources	Slight slope but unlikely to increase flood risk. Unlikely to impact upon drainage. Close to main sewers.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate Change	South facing rooflines could support solar panels but no unique energy benefits.
Benefits to Village	No significant (identified) benefit to the village.
Overall Comment	Access issues would need to be resolved for the site to be developed.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- There is currently no commitment from the adjacent builder's site to provide access.
- The site is not clearly bounded and could set precedent for further development..

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

Summary of justification for rating

- The land is adjacent to the allocated Clark's Yard site and if this allocated site were brought forward, it would make this proposed site more suitable. Without the Clark's Yard site, this site would appear incongruous.
- The site currently has no suitable access without agreement with either Clarks Yard or the owner of the small builder's yard to the north of WG19-9. Without agreement on access, this site cannot be considered suitable.
- The access to Clark's Yard and this site is narrow and WGPC should discuss with the local highway authority whether this site is suitable for the proposed number of dwellings.
- While the site has no significant landscape value in itself, it is not obviously bounded and could set a precedent for further development and erosion of the village setting.