

Site Reference	WG19-2	Description: Residential, storage and light industry. Brownfield. Pylon in close proximity. Site available.
Site Name	Ansells Yard	
Site Size	Gross site area 1.2 hectares	
Site Potential	19	
		

Necessary measures to enable development: Pedestrian pavement to village centre.	LOCAL ASSESSMENT	AECOM ASSESSMENT
What benefit/s to the village? None.		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Use of existing access currently used by businesses on site and domestic use therefore established. Access is safe and appropriate. Within 40mph speed limit. Fast traffic noted.
Access by Non-car Modes to Main Village Services and Facilities	Outside 5 minute walking isochrone. No pavement. Fast moving traffic. Mitigation – possible installation of pavement.
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	Site can be developed in keeping with the character of the village. It would not have detrimental impact upon designated green spaces. Site is contained and away from village centre. Development would neither enhance or detract from village character.

Land Use & Re-use of Brownfield Sites	Brownfield site. Light commercial industrial/storage. Potential for contamination. Current usage restricts due to lease hold agreements. Mitigation – continuing business opportunities.
Impact on Strategic Gaps	Island site but would encourage radial sprawl.
Impact on Heritage	None
Impact on Landscape	None – set back and contained. No significant views.
Impact on Natural Environment and Biodiversity	Most trees are non-native. Mostly conifer. Western boundary deciduous with two dying Ashes. Some greenfield including paddock. Wildlife habitats not threatened. Would need an ecological survey to determine.
Impact on Flooding, Drainage & Water Sources	Very slight slope. Unlikely to create a new flood risk. Unlikely to affect drainage capacity. No mitigation needed.
Impact on Employment and Economy in the Village	Existing use possibly terminated therefore harmful change.
Energy and Climate Change	Solar panels unobtrusive as site set back.
Benefits to Village	Pavement to the village centre along Kirdford Road.
Overall Comment	Development would be subject to provision of pavement. Some continued use for existing business is proposed as part of the development to limit the loss of employment, however, employment loss likely.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site

- Loss of existing employment space.
- No safe pedestrian access to the village centre.

Other Key Information

The site was assessed through the previous NP Call for Sites but was rejected by CDC due to concerns around pedestrian access to the village.

Proposed masterplans have previously been drawn up for this site, reflecting a commitment on the part of the landowner to develop this site.

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

Summary of justification for rating

- There is no clear agreement on providing 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.
- There appears to be a number of existing small businesses operating out of the site which would be unlikely to remain if the site were redeveloped, particularly noisier B8 industries. Both the adopted CDC LP and WGPN contain policies to retain and safeguard existing employment sites where possible.
- The site does not have significant landscape value and development would not negatively impact any valued landscapes or heritage assets.