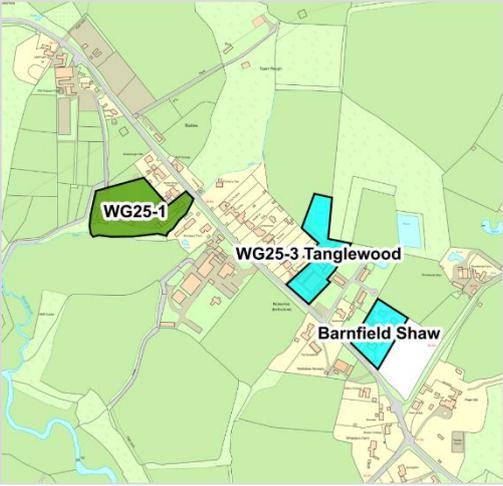


<b>Site Reference</b>	WG25-1	<b>Description:</b> Residential, storage and light industry - business use has been declining. Existing buildings are deteriorating. Brownfield site with a small area of greenfield paddock. Storage units are now located within the Greenfield area. Pylon in close proximity.
<b>Site Name</b>	Ansells Yard Kirdford Road	
<b>Site Size</b>	1.15 hectares	
<b>Site Potential</b>	25 dwellings with no business units.	
		

<p><b>Necessary measures to enable development:</b> All residential and visitor parking should be contained within the site. Connecting pedestrian pavement to village centre.</p> <p><b>What benefit/s to the village?</b> Connecting pedestrian pavement along Kirdford Road to the village centre.</p>	<p>LOCAL ASSESSMENT</p> 
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LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
<b>Access to Site</b>	Existing access from Kirdford Road. Access is safe and appropriate with good visibility, but within 40mph speed limit - fast traffic noted. Potential mitigation by extending 30mph speed limit.
<b>Access by Non-car Modes to Main Village Services and Facilities</b>	Within 10 minute walking isochrone. Currently no pedestrian pavement but the developer has committed to provide, linking to Tanglewood. Provision of the pavement will benefit new and existing residents.
<b>Impact on Transport and Travel</b>	All development will increase car use. Likely to increase traffic through village centre and narrow lanes. Site needs to contain sufficient resident and visitor parking to avoid overspill onto Kirdford Road.
<b>Impact on Village Character and Designated Open Spaces</b>	Site can be developed in keeping with the character of the village. Potential to improve the look of the current site. It would not have detrimental impact upon designated open spaces. Site is contained and away from village centre. Development would neither enhance or detract from the village.

<b>Land Use &amp; Re-use of Brownfield Sites</b>	Brownfield site within radial development along Kirdford Road. Previously developed land in addition to small area of greenfield. Currently light commercial industrial/storage. Potential for contamination. Declining business use and developer confirmed available. Mitigation – continuing business opportunities by relocation of business units.
<b>Impact on Landscape Gaps (Local Green Gaps)</b>	Beyond Local Green Gap, within radial development of Kirdford Road. Does not conflict with Local Plan Policy NE3.
<b>Impact on Heritage</b>	None. Not close to any heritage assets.
<b>Impact on Landscape</b>	Visual impact is limited. Set back and contained. No impact on existing views. No impact on footpaths. Landscaping and tree planting would improve the site's appearance.
<b>Impact on Natural Environment and Biodiversity</b>	Some impact on wildlife with loss of small greenfield paddock. Boundary trees are non-native and some clearance has already been undertaken. Boundaries form part of the bat home and movement network. Identified Barn Owl habitat nearby. Wildlife habitats not threatened. Biodiversity is likely to be enhanced.
<b>Impact on Flooding, Drainage &amp; Water Sources</b>	Environment Agency Zone 1. Relatively flat open Brownfield and Green site. The site has a very slight slope. Unlikely to increase or create a flood risk although road surface water issues are known in Kirdford Road.
<b>Impact on Employment and Economy in the Village</b>	The structure of the business units are in decline and business use has reduced. Although the adopted CDC LP and WGNP contain policies to retain and safeguard existing employment sites where possible, mixing with residential is undesirable due to noise. There is a potential to relocate business units elsewhere in the Parish. There is likely to be no or minimal loss of employment.
<b>Energy and Climate Change</b>	Potential to include solar panels on southern roofs, would be unobtrusive as the site is set back.
<b>Benefits to Village</b>	Pavement to the village centre along Kirdford Road for new and existing residents. Removal of business units would increase the residential number including affordable housing in line with Local Plan Policy.
<b>Overall Comment</b>	<ul style="list-style-type: none"> <li>• The site is considered suitable for development. Brownfield/Pre-used site although beyond Local Green Gap.</li> <li>• Some distance from the settlement boundary.</li> <li>• Visual impact somewhat minimised since it is partly screened and is incremental replacement to existing buildings.</li> <li>• Within 10 minute isochrone.</li> <li>• Pavement to the village centre is achievable.</li> <li>• Access good and already in use.</li> <li>• Business units could be promoted at Wharf Farm - better land use to separate residential from business.</li> <li>• Current business use in decline due to deteriorating buildings – redevelopment of the site not thought to be viable.</li> <li>• More appropriate land use for the site given the site context.</li> <li>• Within 6.5km Ebernoe Common Key Conservation Area.</li> <li>• An ecological assessment would be needed to determine impact on bat habitats.</li> </ul>