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| Site reference | WG1 | |
| Site Name | Land beyond Shurlands Corner | |
| Description | Greenfield grazing field and paddock adjacent to A272 and Bedham Road. Site is bound by a variety of hedging and some trees. | |
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| <u>Sustainability Criteria</u> | <u>Comment</u> | <u>Impact</u> |
| Access & Provision of services | Access onto Bedham Road. Location remote from services and facilities, requiring use of car. Outside the five minute walking isochrones for village facilities. Pedestrian access to village centre is impractical and not safe. |  |
| Transport & travel | Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads. | |
| Village Character | Loss of greenfield. Would create a consolidated development isolated from the village centre. |  |
| Best use of land | Current use as grazing land/equestrian. |  |
| Landscape & heritage | Visual intrusion in remote rural location. Development would be highly visible to A272 and Bedham Roads. |  |
| Biodiversity | Site is bound by a variety of hedging and some trees. Potential for protected wildlife species based on use and vegetation, some mitigation may be required. |  |
| Flooding , drainage & water sources | Unknown. No evidence. | |
| Employment and Economy | Potential loss of equine employment. | |
| Energy and Climate change | Surrounding trees limit solar gain opportunities. | |
| Mitigation | None identified. | |