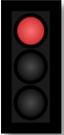


Site reference	WG10	
Site Name	Field off Durbens Road	
Description	<p>Greenfield crop field on east side of Durbens Road at the far end of the ribbon development.</p> <p>Attractive rural aspect with rural views. Large open field to north, east and south, but screened to Durbens Road by belt of trees on west side.</p> <p>Very visible from popular footpath and bridleway.</p>	
		
<u>Sustainability Criteria</u>	<u>Comment</u>	<u>Impact</u>
Access & Provision of services	<p>Access onto Durbens Road possible - 40 mph limit, but dangerous corner might impact upon access/visibility. Required visibility splay unlikely to be achieved.</p> <p>Outside 5 minute walking isochrones to village facilities.</p> <p>Safe pavement access to village centre (900m).</p>	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	<p>Loss of greenfield.</p> <p>Rural location and intrusion into rural vista.</p> <p>Expansion of ribbon development.</p> <p>No benefit to the village.</p>	
Best use of land	<p>Loss of greenfield and good productive agricultural land - currently growing crops.</p> <p>Large site - risk of extension as boundary poorly defined.</p> <p>Contamination unlikely.</p> <p>Site availability unknown.</p>	
Landscape & heritage	<p>Rural location and intrusion into rural vista.</p> <p>Impact upon houses in Durbens Road and views from popular footpath.</p> <p>Would involve consolidation of ribbon development.</p>	
Biodiversity	Intensively farmed – low impact on biodiversity anticipated, apart from eastern side where there is a watercourse adjacent to the site.	
Flooding , drainage & water sources	<p>Slopes to north east.</p> <p>Unlikely to increase flood risk.</p> <p>Potential to impact upon foul water issues at Moonsbrook.</p>	
Employment and Economy		
Energy and Climate change	Good potential for solar gain.	
Mitigation		

