

Site reference	WG11/WG12/WG13	
Site Name	Winterfold Paddock and Fields	
Description	3 adjacent sites considered together to form comprehensive strategic site. Centrally located greenfield grazing fields on east side of Durbans Road and north of Newpound Lane. Bound by native hedging and some trees.	
		
		
		
<b>Sustainability Criteria</b>	<b>Comment</b>	<b>Impact</b>
Access & Provision of services	Access onto Durbans Road within 30mph zone. Visibility is thought to be capable of meeting requirements. Access is reasonably safe. Pedestrian only access to Newpound Lane. Within 5 minute walking isochrones of village facilities. Safe pavement access to village centre (400 m).	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	Loss of greenfield. Potential for mixed-use open space and development to reduce impact upon rural environment and maintain village character. Impact upon local gap can be mitigated if key points remain open and development screened by existing dwellings. Development solution could reinforce the village character by securing outward facing development overlooking green	
Best use of land	Loss of Greenfield -grazing. Contamination unlikely. Site available for NP.	
Landscape & heritage	Significant visual impact if whole site developed in isolation. Buffer between site and Conservation Area as limits impact.	
Biodiversity	Boundary trees and hedges have potential for bat roost and breeding birds. Pond to north would need consideration for Great Crested Newts. Medium risk to wildlife - some mitigation may be required.	

Flooding , drainage & water sources	Relatively flat open Greenfield site. Unlikely to increase flood risk. Potential impact upon foul water issues at Moonsbrook.	
Employment and Economy		
Energy and Climate change	Some potential for solar gain.	
Mitigation	Potential for significant community assets for new open spaces. Partial development only, may help assimilate 'Garmans' into village fabric.	