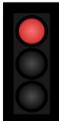


Site reference	WG11	
Site Name	Winterfold North Field	
Description	Greenfield grazing field on east side of Durbans Road. Bound by native hedging and some trees.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access onto Durbans Road within 30mph zone.</p> <p>Visibility is thought to be capable of meeting requirements. Access is reasonably safe.</p> <p>Could create parking issues in Durbans Road.</p> <p>Within 5 minute walking isochrones of village facilities.</p> <p>Safe pavement access to village centre (400 m).</p>	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	<p>Loss of greenfield.</p> <p>Would impact on character of visual entrance to village centre from north if whole site was developed.</p> <p>In isolation and not linked with WG12 and WG13, site long and thin - full depth would impact upon rural environment.</p>	
Best use of land	<p>Loss of Greenfield -grazing.</p> <p>Contamination unlikely.</p> <p>Site available for NP.</p>	
Landscape & heritage	Significant visual impact if whole site developed in isolation.	
Biodiversity	<p>Rural location.</p> <p>Pond to north would need consideration for Great Crested Newts.</p> <p>Medium risk to wildlife - some mitigation may be required.</p>	
Flooding , drainage & water sources	<p>Relatively flat open Greenfield site - grazing.</p> <p>Unlikely to increase flood risk.</p> <p>Potential impact upon foul water issues at Moonsbrook.</p>	
Employment and Economy		
Energy and Climate change	Potential for solar gain.	

Mitigation	<p>None if considered in isolation. Potential for community assets if considered in part with WG12 or WG13.</p> <p>Potential for partial development with mixed-use open space and development to reduce impact upon rural environment.</p> <p>Impact on local gap to the north of the village centre 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 space.</p>	
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