

Site reference	WG12	
Site Name	Winterfold Paddock	
Description	Paddock to Winterfold on east side of Durbans Road. South and west sides bordered by housing. Links to WG13 to north east and WG11 on short north boundary bound by hedging and some trees.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access to Durbans Road only available if site linked to site WG11 or to Winterfold house.</p> <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 (300m).</p>	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	Limited impact on village character, as site is largely hidden from public views and has some landscaping to east side. Adjacent to Conservation Area.	
Best use of land	Paddock/garden to Winterfold, small site in isolation. Contamination unlikely. Site available for NP.	
Landscape & heritage	Some risk of development being visible from Conservation Area. Roofline would need to be considered carefully.	
Biodiversity	Boundary trees and hedges have potential for bat roost and breeding birds. Some impact upon wildlife, but limited.	
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	Potential for solar gain limited by size of site.	
Mitigation	Potential for community assets if considered with WG11 or WG13. Site small so partial development unlikely. Could be developed in conjunction with WG11 and WG13.	