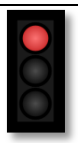
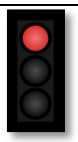
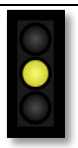
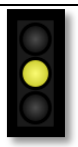
Site reference	WG13
Site Name	Winterfold East Field
Description	Greenfield grazing field on north side of Newpound Lane. Bound by native hedging and some trees.

Sustainability Criteria	Comment	Impact
Access & Provision of services	Access onto Newpound Lane which is in effect a single track lane with passing places. There is no possibility of widening the roadway into the village. Access sightlines very difficult without removing large sections of mature hedging. Access may be very close to school which suffers parking issues in the lane. Alternative access possible onto Durbans Road if developed with WG11. Within 5 minute walking isochrones of village facilities. No safe pavement access to village centre.	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads. Any use of Newpound Lane for access would exacerbate existing parking issues close by school entrance, and would impact village centre crossroads.	
Village Character	Loss of greenfield. Loss of strategic gap between village centre and strip development.	
Best use of land	Loss of Greenfield -grazing. Contamination unlikely. Site available for NP.	
Landscape & heritage	Impact on local character will be significant if fully developed. Loss of strategic local gap and green space. Large site - potentially difficult to manage extent within the site.	
Biodiversity	Boundary trees and hedges have potential for bat roost and breeding birds. 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 scope for solar gain.	
Mitigation	Potential for community assets if considered in part with WG11 or WG12, if development constrained to West side to mitigate impact.