
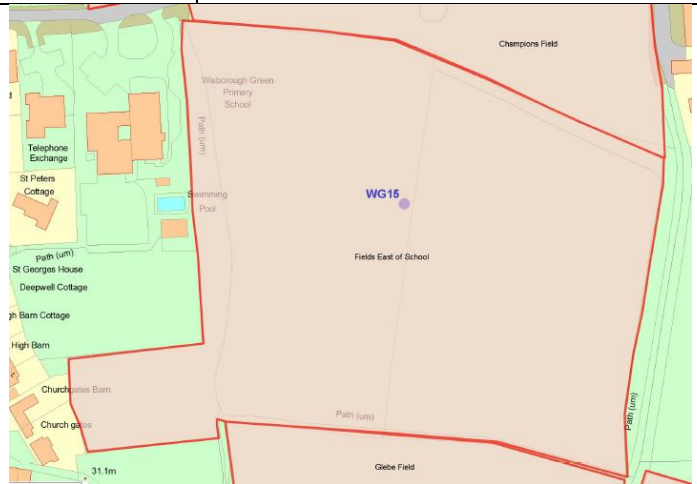
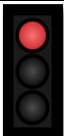
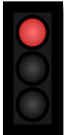
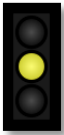
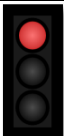
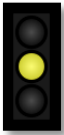
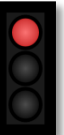


Site reference	WG15	
Site Name	Fields East of School	
Description	Greenfield grazing site located to East and South of school, and adjoins Churchyard. Site is bound by mature hedging and some mature trees. Part of site is within Conservation Area. Important perception of local 'Green Space', with well used footpaths to South and West.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	Site effectively does not have any practical road access, and would rely on being developed in conjunction with other sites. However none of these possibilities would be suitable to support additional this potentially large site. Within 5 minute walking isochrones of village facilities. No safe pavement access to the village	
Transport & travel	Access through Glebe Field/Glebe Way would impact significantly on existing residents. Any use of Newpound Lane for access would exacerbate existing parking issues close by school entrance, and would increase traffic impact through village lanes and crossroads.	
Village Character	Loss of greenfield. Would be loss of a prime perceived green space with well used footpaths affected. Development risks significant change to local character and a challenge to be sympathetic to the adjacent Conservation Area.	
Best use of land	Currently greenfield grazing land. Capacity could be large, and therefore out of scale with NP numbers and requirement for small incremental developments. Not available to NP.	
Landscape & heritage	Significant impact on local character. Significant loss of views from public footpaths and from Churchyard.	
Biodiversity	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	Good potential for solar gain.	

Mitigation	Combining this site with others would be necessary to provide any access at all, but doing so would likely bring further issues.	
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