

Site reference	WG21	
Site Name	Land South of Vincent House	
Description	Greenfield grazing field on south side of A272, east of the village. Open aspect bound by native hedging and some larger trees. Rural location with rural views to south.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	Access directly onto A272 within 30mph zone. Required visibility splays are unlikely to be achieved and therefore access is not safe. Outside 5 minute walking isochrones to village. Safe pavement access only available to north side of A272, crossing the road is dangerous (500m).	
Transport & travel	Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads.	
Village Character	Loss of greenfield. Rural location and intrusion into rural vista. Expansion of ribbon development. IncurSION into open area south of the A272 which forms a setting to village approach.	
Best use of land	Loss of Greenfield -grazing. Some of the site may be affected by proximity to Sewage Treatment Works.	
Landscape & heritage	Visual impact would change the local character and significantly alter the approach to the village. Rural vistas to south would be affected.	
Biodiversity	Site adjacent to meadows to South. Unknown risk of threat to wildlife.	
Flooding , drainage & water sources	Unlikely to increase food risk. Flood Zone 2 beyond the site to the south for River Kird.	
Employment and Economy		
Energy and Climate change	Good potential for solar gain.	
Mitigation		