

Site reference	WG24	
Site Name	Land South of Meadowbank	
Description	Greenfield grazing on south side of A272, to the west of the village centre. The site is enclosed by hedging along the roadside, and by woodland copse along the south and west boundaries. Site is adjacent to the existing Settlement Policy Area.	
		
<b>Sustainability Criteria</b>	<b>Comment</b>	<b>Impact</b>
Access & Provision of services	Direct access onto A272, with adequate sightlines. Speed of Westerly traffic (average 38mph) is an issue particularly for pedestrians, but also for the road access. Unless improvements to speed, then residents would be discouraged from walking to village centre. Within 5 minute walking isochrones of village facilities. Pedestrian access to village centre (300m).	
Transport & travel	A positive reduction of westerly traffic speed is an enabling requirement for this site. Route to village centre is along A272, limited additional traffic impact to village lanes and crossroads.	
Village Character	Loss of greenfield. If developed, design needs to be sensitive to: <ul style="list-style-type: none"> <li>- Provision of green spaces in layout.</li> <li>- Sympathetic style and materials in consideration of adjacent Conservation Area and listed buildings.</li> <li>- Provision of light (western side of site is quite darkened by tall trees).</li> </ul>	
Best use of land	Greenfield meadow. Site is relatively large, with potential for up to 25 homes if fully developed. This is above the ideal site capacity. A concern is that the site is relatively deep, and there is a natural building line to the rear of adjacent properties. Some development of the site could be acceptable use of the land, but there is concern about using the full capacity of the site. Site is available for NP.	
Landscape & heritage	Visual impact is restricted to immediate roadside view and immediate neighbours. The site would not change the visual entrance to the village.	

Biodiversity	Mature hedge to roadside, with tall woodland to west and southern boundaries of the field. Development will need to be sensitive to local wildlife.	
Flooding , drainage & water sources	Land has history of flooding, particularly to western corner. Some question of inadequacy of the sewerage network capacity.	
Employment and Economy		
Energy and Climate change	Opportunity for solar gain, but restricted by tall dense trees to south and west.	
Mitigation	Traffic speed issue must be managed for any development to be successful with safe access. This is a potential improvement for the village in general.	