

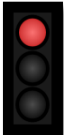
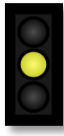
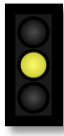
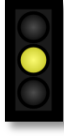


Site reference	WG25	
Site Name	Part of Whites Farm	
Description	Greenfield grazing adjacent to Newpound Lane, east of the village centre. The site is part of a field and is enclosed by hedging along the roadside.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	Poor access at blind corner onto Newpound Lane which is in effect a single track lane with passing places. Access sightlines poor. Outside the 5 minute walking isochrones. 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. Remote from centre.	
Best use of land	Loss of Greenfield -grazing. 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 field boundaries, rear of site undefined. Unknown impact on biodiversity.	
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	Some opportunity for solar gain, but may compromise road frontage.	
Mitigation		