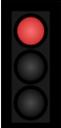


Site reference	WG7	
Site Name	Carters Field	
Description	Greenfield grazing on north side of Kirdford Road. Hedge/mature trees to roadside and Green Lane on east of site with mature trees.	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access onto Kirdford Road. From existing gate, visibility would be restricted. In order to obtain required visibility splay access may need to be relocated but may result in loss of boundary hedge. Very small part of the site falls within the 5 minute walking isochrones. No safe pavement access to village centre (500m)</p>	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	<p>Immediately north of the Conservation Area, part of the south eastern site boundary included within it. Very visible site being at the high point along Kirdford Road with no natural containment to the north. Substantial change to village character and impact upon views. Loss of vista on edge of village and loss of strategic local gap.</p>	
Best use of land	<p>Loss of greenfield. Concerns re extent of potential development - no natural boundary at north-east. Unlikely potential for contamination. Site available for NP – potential gift of land to village in exchange for private dwelling.</p>	
Landscape & heritage	<p>Significant visual impact would change the local character. Impacts local gap. Impact on the setting of the Conservation Area , which part of the site falls within.</p>	
Biodiversity	<p>Site bound by a variety of hedging and mature trees. Adjacent to green lane/bridlepath. Potential for bat roosts in trees and breeding birds in field boundaries. Medium risk to wildlife, some mitigation may be required.</p>	
Flooding , drainage & water sources	<p>Site has slope falling to north. Unlikely to increase flood risk.</p>	

Employment and Economy		
Energy and Climate change		
Mitigation	<p>Safe pavement to village centre would need to be provided but distance (400m)</p> <p>If access is relocated, required visibility splays of 2.4 x 150 m in each direction in 40 mph speed limit may be possible but may result in loss of boundary hedge.</p> <p>If developed with WG6 but would remove local gap.</p> <p>If site development restricted to north-west section, this would fall outside the five minute walking isochrones and would leave narrow local gap at south-east section that could be held as village asset.</p>	