

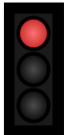
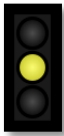
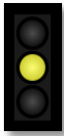


Site reference	WG8	
Site Name	Collards Field	
Description	<p>Greenfield on the west side of Durbans Road. Previously grazing but currently used as children's seasonal cricket field. Site is quite open with low native hedgerow to east on Durbans Road, and trees along green lane to north west.</p> <p>The site has mature trees with high quality views from Durbans Road.</p>	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Good safe access onto Durbans Road possible.</p> <p>Southern edge of site falls within the five minute walking isochrones.</p> <p>Safe pavement access to village centre (500m).</p>	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	<p>Loss of greenfield.</p> <p>Located immediately adjacent to Conservation Area, and in particular forms the setting to the open almost 'parkland' setting of Park Hill.</p> <p>Substantial character change to village entrance from north.</p> <p>High visual impact.</p> <p>Forms part of local gap.</p>	
Best use of land	<p>Loss of greenfield.</p> <p>Used for sport/recreation.</p> <p>No contamination likely.</p>	
Landscape & heritage	<p>Significant visual impact would change the local character and significantly alter the approach to the village.</p> <p>Development would reduce local gap.</p>	
Biodiversity	<p>Quite open greenfield, bound with low hedgerow, with green lane to north west side. Mature trees on north west, including several mature trees on the site. . Potential for bat roosts and breeding birds.</p> <p>Medium risk to wildlife - some mitigation may be required.</p>	
Flooding , drainage & water sources	<p>Slight fall to east.</p> <p>Unlikely to increase flood risk.</p> <p>Potential to impact upon foul water issues at Moonsbrook.</p>	

Employment and Economy		
Energy and Climate change	Good potential for solar gain.	
Mitigation		