

Site reference	WGN1	
Site Name	Land near Bittles	
Description	Greenfield grazing on south side of B2133. Site is very remote to north of village centre. Fairly enclosed by hedging to road and surrounded by mature rural woodland.	
		
<u>Sustainability Criteria</u>	<u>Comment</u>	<u>Impact</u>
Access & Provision of services	Direct access onto B2133 but has difficult sightlines on fast section of road. Location remote from services and facilities, requiring use of car. Well beyond 5 minute walking isochrones. No safe pedestrian access to village centre.	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	Intrusion into rural area.	
Best use of land	Greenfield meadow. Small or medium capacity depending on boundary to North East.	
Landscape & heritage	Visual impact only to B2133. Rural wooded aspect. Limited impact to nearby housing.	
Biodiversity	Adjacent mature woodland may be impacted. Unknown impact to biodiversity. Mitigation may be required.	
Flooding , drainage & water sources	Site is flat. Unlikely to increase food risk.	
Employment and Economy	Rural live/work units possible but would not be very accessible or particularly sustainable.	
Energy and Climate change	Potential for solar gain restricted by woodland surroundings.	
Mitigation		