

Site reference	WGN3	
Site Name	Field West of Carters Works	
Description	Greenfield site with open rural aspect to most sides. Flat site with hedge boundaries. Site is remote from the village centre.	
		
<u>Sustainability Criteria</u>	<u>Comment</u>	<u>Impact</u>
Access & Provision of services	Site effectively does not have any practical road access, and would rely on being developed in conjunction with other sites. However none of these possibilities appear suitable. Location remote from services and facilities, requiring use of car. Well outside 5 minute walking isochrones for village facilities. No safe pavement access available to village centre.	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	Significant intrusion on rural aspect on 3 sides.	
Best use of land	Currently greenfield grazing land. Site available.	
Landscape & heritage	Development would significantly increase the profile of the built up area and increase the impact of the existing Carters Works. Development in a rural area.	
Biodiversity	Greenfield site. Risk to wildlife unknown. Some mitigation may be required.	
Flooding , drainage & water sources	Unlikely to increase food risk. Outside flood zones.	
Employment and Economy		
Energy and Climate change	Good opportunity for solar gain.	
Mitigation		