

Site reference	WGN4	
Site Name	Newlands	
Description	<p>Rough garden/yard at Newpound with direct access to B2133. Site is remote from the village centre.</p> <p>Highly visible close to corner of junction of B2133 and Newpound Lane. Open aspect with low hedging and open fields to rear.</p>	
		
Sustainability Criteria	Comment	Impact
Access & Provision of services	<p>Access directly onto B2133 within 40mph zone.</p> <p>Visibility for access good.</p> <p>Access is reasonably safe.</p> <p>Location remote from services and facilities, requiring use of car.</p> <p>Well outside 5 minute walking isochrones for village facilities.</p> <p>No safe pavement access available to village centre.</p>	
Transport & travel	Likely to increase traffic impact though village lanes and crossroads.	
Village Character	<p>No particular character to industrial area.</p> <p>Development could be an improvement on current appearance.</p>	
Best use of land	<p>Currently garden/yard of Newlands with no defined use - car parking and mobile home;</p> <p>Contamination unknown.</p> <p>Site available.</p>	
Landscape & heritage	<p>Little impact - could be an improvement.</p> <p>Limited space would prevent inclusion of green space.</p> <p>Concern that development could impact upon visibility at the junction.</p>	
Biodiversity	Low risk of threat to wildlife. Mitigation may be required.	
Flooding , drainage & water sources	<p>Flat site.</p> <p>Unlikely to increase food risk.</p> <p>Could impact upon foul water issues at Moonsbrook.</p>	
Employment and Economy	Possible Workplace units.	
Energy and Climate change	Opportunity for solar gain limited by size and shape of site.	
Mitigation		