

Site reference	WGN6	
Site Name	Old Coalyard	
Description	Brownfield site currently used as builders yard on site of old coalyard. Site is remote from the village centre and is at the end of low density ribbon development along the B2133.	
		
<b>Sustainability Criteria</b>	<b>Comment</b>	<b>Impact</b>
Access & Provision of services	Access directly onto B2133 within 40mph zone. Visibility for access good. Safe access is not yet established. 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	Development could be an improvement on current appearance.	
Best use of land	Current use as builders yard is visually prominent from B2133. Likely potential for contamination.	
Landscape & heritage	Visual impact is potential improvement.	
Biodiversity	Mature hedging to boundaries with some smaller trees. Unknown risk of threat to wildlife, mitigation may be required.	
Flooding , drainage & water sources	Unlikely to increase food risk.	
Employment and Economy	Potential loss of employment site, mitigation may be possible if local relocation available.	
Energy and Climate change	Opportunity for solar gain limited by size of site.	
Mitigation		