




Site Reference	WG19-5	Description: On the eastern side of the Winterfold house site. South and west sides bordered by older housing. North and east sides will be bordered by new development. Boundary hedging and some mature trees.
Site Name	Winterfold Garden	
Site Size	0.44 hectares	
Site Potential	6 dwellings	
		

Necessary measures to enable development: None	LOCAL ASSESSMENT	AECOM ASSESSMENT
What benefit/s to the village? None		

LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	Access onto Durbans Road within 30mph zone. Access is reasonably safe. Visibility thought to be capable of meeting Highway requirements. Could create parking issues within Durbans Road
Access by Non-car Modes to Main Village Services and Facilities	Site is in the centre of the village within the 5 minute walking isochrone for village facilities. Safe pavement access available to village centre (300m).
Impact on Transport and Travel	Likely to increase traffic through village centre and narrow lanes.
Impact on Village Character and Designated Open Spaces	Limited impact on village character as site is largely hidden from public views. Adjacent to Conservation Area. Loss of green open space (although not public)
Land Use & Re-use of Brownfield Sites	Currently garden/old orchard. No contamination. The site is available.
Impact on Strategic Gaps	No impact upon local gaps.

Impact on Heritage	The development would be on the Conservation Area boundary. Some risk of development being visible from the Conservation Area. Roofline would need to be considered carefully. Shared boundary with two Listed buildings and 2 'positive' buildings identified in the Conservation Area Character Appraisal.
Impact on Landscape	Minimal visual impact with no loss of significant views. Loss of open area which is village characteristic. No impact on footpaths.
Impact on Natural Environment and Biodiversity	Some impact on wildlife as open space. Boundary trees and hedges potential habitats.
Impact on Flooding, Drainage & Water Sources	Relatively flat open Greenfield site. Unlikely to increase flood risk. Foul water disposal would need careful consideration.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate Change	No potential due to proximity to Conservation Area and roofline.
Benefits to Village	Retention of an area of the orchard in perpetuity to retain green space (village characteristic). No significant identified benefit to the village.
Overall Comment	Development of the site when looked at in isolation is possible. However, when linked with the adjacent Songhurst Meadow development creates a large amount of development in one area of the village.

AECOM ASSESSMENT CONCLUSIONS

Summary of key constraints affecting the site:

- Adjacent to heritage assets.
- Loss of green space in centre of village.

The site is **potentially suitable, available and achievable**.

Summary of justification for rating

- The site is not within the settlement boundary but is on the edge of the urban development. It could be possible to develop a loop of 10-15 houses on the site; however, the site's proximity to heritage assets, including a listed public house, is a constraint to the site and any development would have to be sensitively designed.
- The site would lead to the loss of open space in the centre of the village and a traditional orchard pattern. However, this land is not currently public, visible and accessible.
- When the adjacent Winterfolds site is built out the site will be surrounded by housing.