

Site Reference	WG25-14	Description: On the southern side of Winterfold house. South and west sides bordered by older housing, including a Listed public house and Listed house. North and east sides bordered by new development, Songhurst Meadow. Nature corridor between site and Songhurst Meadow. Boundary hedging and some mature trees.
Site Name	Winterfold Garden Durbans Road	
Site Size	0.44 hectares	
Site Potential	8 dwellings	
		

<p>Necessary measures to enable development: None – all residential and visitor parking should be contained within the site.</p> <p>What benefit/s to the village? None</p>	<p>LOCAL ASSESSMENT</p> 
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LOCAL ASSESSMENT	
SUSTAINABILITY CRITERIA	ASSESSMENT COMMENTS
Access to Site	New access from Durbans Road within 30mph zone. Access is reasonably safe although parking associated with the public house would impact upon the site's accessibility at times. Visibility thought to be capable of meeting Highway requirements. Could create parking issues within Durbans Road – white no parking line to prevent roadside parking opposite the entrance.
Access by Non-car Modes to Main Village Services and Facilities	Within 5-minute walking isochrone. Safe pavement access connecting to the village centre.
Impact on Transport and Travel	All development will increase car use. Likely to increase traffic through village centre and narrow lanes. Site needs to contain sufficient resident and visitor parking to avoid overspill onto Durbans Road.
Impact on Village Character and Designated Open Spaces	Limited impact on village character as site is largely hidden from public views. Roofs possibly visible from Village Green, so sensitive design and consideration of building height. Adjacent to Conservation Area, behind Listed public house. Loss of green open space (although not public).
Land Use & Re-use of Brownfield Sites	Currently garden/old orchard so residential and pre-used. Not within the Settlement Boundary. Unlikely to be contaminated. The site is available.

Impact on Landscape Gaps (Local Green Gaps)	No impact upon Local Green Gaps.
Impact on Heritage	The development would be on the Conservation Area boundary. Some risk of development being visible from the Conservation Area. Shared boundary with two Listed buildings and 2 'positive' buildings identified in the Conservation Area Character Appraisal. Roofline would need to be considered carefully so sensitive design required.
Impact on Landscape	Minimal visual impact with no loss of significant views. Loss of private 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. Boundaries form part of the bat home and movement network. Identified Barn Owl habitat nearby.
Impact on Flooding, Drainage & Water Sources	Environment Agency Zone 1. Relatively flat open Greenfield site. Unlikely to increase flood risk. Foul water disposal would need careful consideration; developer would need to demonstrate drainage risks were effectively mitigated.
Impact on Employment and Economy in the Village	No impact on local employment.
Energy and Climate Change	Proximity to Conservation Area may limit solar potential.
Benefits to Village	No significant identified benefit to the village.
Overall Comment	<ul style="list-style-type: none"> • This site is considered suitable for development. • Site considered suitable through CDC HELAA. Garden area so pre-used site in the centre of the village. Site is close to the settlement boundary and within a safe and easy walk to the village centre. Small site that is enclosed by development would form a logical infill plot and fits within the existing village form. Adjacent to Conservation Area. • Grade II listed buildings to the west. The design would need to be carefully considered to respect these heritage assets. Previously supported in NP consultations. • Within 6.5km Ebernoe Common Key Conservation Area. An ecological assessment would be needed to determine impact on bat habitats.