

# LANDOWNER RESPONSE FOR LAND ADJACENT TO GUNVILLE HOUSE

## Site Sustainability Criteria

The **development would be appropriate to the area** as it is a 'full depth infill' bounded by a continuous line of housing on either side.

The plot is **complimentary to neighbouring properties** as positioned between two properties and the existing building line would be maintained.

The site **reinforces the settlement area** and is a similar size to some neighbouring properties sustaining the character of the area.

**Green spaces and views are retained.** Mature trees and hedges surrounding the plot are to be retained. Trees and hedges minimise any views from the road and mature woodland at rear obscures views from the field.

The **impact on traffic flow** would be minimal. Any vehicles would emerge from site with good visibility in both directions, away from junctions and, onto a 30mph road.

The site is ideally placed opposite the Village Hall and within walking distance from Nursery, helping to **preserve the long term future of community assets.**

The generous infill site would avoid overlooking / backfill, with space around any new housing. **The "village" feel** would be retained by being in keeping with the neighbouring properties on Gunville Road.