



<b>Description</b>	<p>The land comprises the gardens and paddocks of Quince House, which is a dwelling set back behind other development on Main Road towards the western end of Astwood. It is flat without any discernible features of note.</p>
<b>Reference</b>	<p>AH2</p>
<b>Name</b>	<p>Land at Quince House</p>
<b>Size and capacity</b>	<p>0.47Ha / circa 14 dwellings (NB. land promoted for single dwelling only)</p>
<b>Relationship to existing development</b>	<p>The site is part of the grounds of an existing dwelling with an office complex to the immediate east. As such the site is bordered by the settlement boundary to the north and east. However, the site has no road frontage and would effectively be ‘backland’ development.</p>
<b>Previously developed/existing buildings?</b>	<p>The site is part of the grounds of an existing dwelling and as such could technically be considered previously-developed. There are no</p>

	structures on the site currently though and it retains the appearance of a greenfield site.
<b>Access</b>	Access would have to be taken via the existing dwelling, which is already shared with other properties. It is also not clear whether these could be taken through to the application site without demolition or reconfiguration.
<b>Landscape</b>	The site is somewhat open and exposed. Development is likely to be appreciable from within the wider landscape.
<b>Flooding/drainage</b>	There are no known flooding or drainage issues affecting the site.
<b>Heritage</b>	Development would not adversely affect any designated heritage assets.
<b>Ecology</b>	The site does not appear to support any particular habitats.
<b>Conclusion</b>	<p>The site is well related to the existing settlement boundary but development would alter the pattern of development in Astwood with questionable access arrangements too.</p> <p>It is not recommended to allocate this site for development.</p>