



Site 15 _ Site 19

Illustrative Layout



Site 19 Former Fire Station

4 market flats 2 affordable flats.....in farmyard and barn conversion style

Site 19 Former Fire Station

3 market flats, 3 affordable flats

<i>Landscape sensitivity:</i>	Slight (David Hares LCA) Slight (SDNPA LCA) Slight (UNP LLCA) Within built up area boundary
<i>Housing capacity:</i>	5 - 6 dwellings at surrounding density.
<i>Illustrated layout:</i>	3 market flats, 3 affordable flats. Parking at 1.4 spaces per flat, within the overall site.
<i>Mitigating features:</i>	Full indigenous tree and hedge landscape buffer to Nightingales, enhanced landscape buffer to A24. Existing building demolished with existing trees retained. Converted vernacular farm yard and barn style at one of the entrances to the village opposite Kingswood Stables and livery yard. Noise control design features.
<i>Draft SDNPA Local Plan affordable homes policy requirement:</i>	As illustrated layout, 3 market flats, 3 affordable flats.
<i>Financial viability:</i>	Development needs 50% market flats to reflect value of site currently in commercial use.
<i>Owners:</i>	Private (short term lease to Medi 4 Ambulance Services)



site 19

Public Bridleway

tree retained

trees retained

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site 19

Nightingales

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