



Site 3b Site 20 Site 23 (not housing) Site 13 (part)

Illustrative Layout



Site 20 Atlanta/Mayland

4 market flats 3 shared ownership houses.....landscaped boundary treatments

Site 20 Atalanta/Mayland (to be demolished)

4 market flats, 3 shared ownership houses

Landscape sensitivity: **Slight** (David Hares LCA) **Slight** (SDNPA LCA) **Slight** (UNP LLCA) **Within built up area boundary**

Housing capacity: **6 - 7 dwellings, at higher than surrounding densities.**

Illustrated layout: **4 market flats, 3 shared ownership houses. Parking at 1.4 spaces per flat, 2 spaces per house, within the overall site.**

Mitigating features: **Full indigenous tree and hedge landscaped treatment to boundaries, enhanced landscape buffer to A 24.**
Existing building form to A24 retained, with 'large house sub divided' to form four flats.
Noise control design features.

Draft SDNPA Local Plan affordable homes policy requirement: **As illustrated layout, 4 market flats, 3 shared ownership houses**

Financial viability: **Development needs 60% of dwellings to be market flats and 40% shared ownership houses, or similar, to reflect current value of site.**

Owners: **Private** (two individual bungalows)



existing access

site 20 behind hedge

Site 20 Atalanta and Mayland (if demolished)