



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

## Site 3b      Downland paddock east of Elm Rise

15 - 20 dwellings with 50% affordable

<i>Landscape sensitivity:</i>	<b>High</b> (David Hares LCA) <b>Moderate</b> (SDNPA LCA) <b>High</b> (Arun DC LCA) <b>High</b> (UNP LLCA)
<i>Housing capacity:</i>	<b>15 - 20 dwellings at a significantly higher density than Stable Lane and Beech Road.</b>
<i>Illustrated layout:</i>	<b>15 - 20 dwelling with 50% affordable. Parking at around 2 spaces per dwelling within the overall site.</b>
<i>Mitigating features:</i>	<b>Enhanced landscape buffer to boundaries with gardens in Stable Lane.</b>  <b>Inclusion of a new public footpath and green corridor through the site to downland track at the top of Stable Lane.</b>
<i>Draft SDNPA Local Plan affordable homes policy requirement:</i>	<b>As illustrated layout, 15 - 20 dwellings with 50% affordable.</b>
<i>Financial viability:</i>	<b>Current minimal value as paddock let for grazing, outside the built up area boundary, with existing access and few mitigating features, raises no viability issues, delivering a very substantial benefit for developer and land owner if site is allocated for housing.</b>
<i>Owners:</i>	<b>Private</b> (paddock) <b>WSCC</b> (Access in Elm Rise is adoptable highway)





site 3b

**Site 3b**

grazing paddock behind houses in Stable Lane viewed from Long Furlong public footpath





site 3b

Site 3b

viewed from Elm Rise





Site 3b Grazing Paddock East of Elm Rise

viewed from Church Hill (Local Viewshed Analysis)