



Site 15 _ Site 19

Site 15 Field north of Nightingales

5 smaller, lower cost houses, 6 affordable homes

Landscape sensitivity:

Slight (David Hares LCA) **Slight** (SDNPA LCA) **Slight** (UNP LLCA)

Housing capacity:

9 - 11 dwellings at surrounding densities.

Illustrated layout:

5 smaller, lower cost market houses, 6 affordable homes. Parking at 2 spaces per dwelling within the overall site.

Mitigating features:

Additional parking for current shortfall at Nightingales and loss of spaces to form new access.

Additional parking for Oval residents, particularly on the west side, where inconsiderate parking on the existing access road to Nightingales and the site may prevent a new local need housing opportunity.

On street parking restricted on the access road by double yellow lines or a formal restricted parking zone.

Enhanced landscape buffer to A24, Nightingales and boundaries to open downland fields.

Draft SDNPA Local Plan affordable homes policy requirement:

As illustrated layout, 5 market houses, 6 affordable homes.

Financial viability:

Development will need 50% market houses to provide the funds for the mitigating features.

Owner:

Arun District Council (field and the Oval green area) **WSCC** (access is adoptable highway, pink shading on layout)



the oval

site 15 behind trees

Site 15

Land north of Nightingales viwed from the top of Stable Lane (not visible behind mature tres)



site 15

Site 15 Land north of Nightingales (well screened)



access from
Nightingales road

DISABLED

Site 15 Field north of Nightingales