

SAP52 – Prima Windows, Sandwich Road, Nonington (NON006)

Indicative Capacity Assessment

Current Site area (as shown in HELAA Appendix 1A) and on Policies Map: 1.14ha

Land removed due to separate ownership/not available (as set out in representation SDLP729 and explained in proposed AM133): 0.07ha

Remaining developable area: 1.07ha

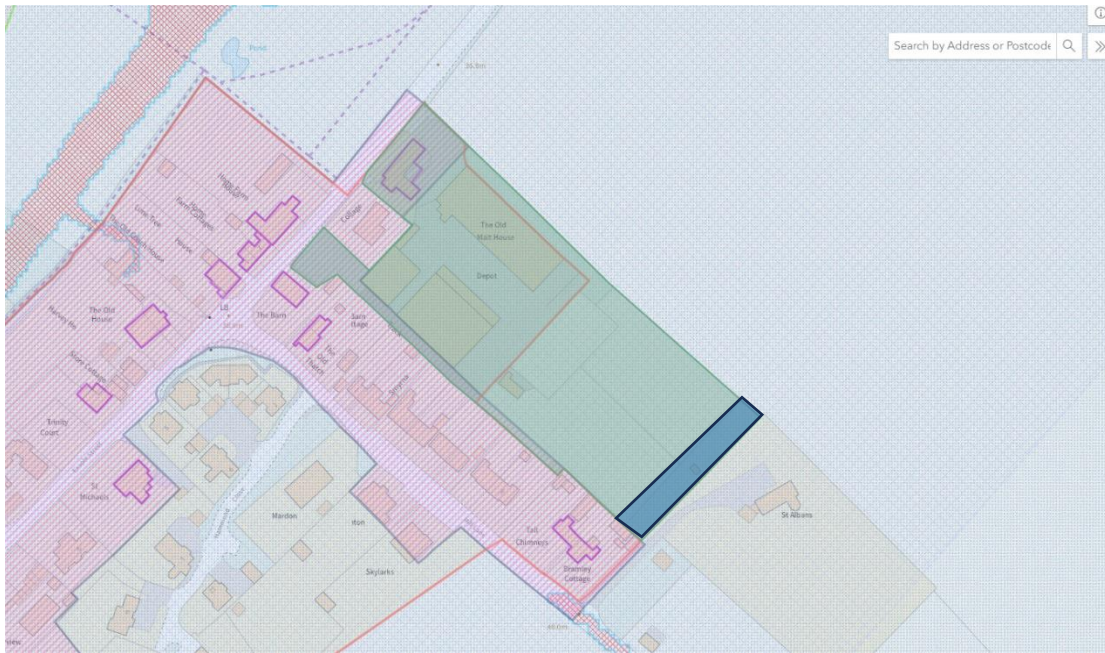


Figure 1 - Extract from Policies Map. Key: Allocation boundary shown in green with land in separate ownership and to be removed shown in blue. Conservation Area boundary shown as grey outline with pink hatching and Listed buildings shown with pink outlines. Settlement confines shown as red line.

Based on the above site area information, the land available as developable land is around 1.07ha. At a density of around 25dph, (density applied to smaller villages through HELAA assessment) the site has capacity for an indicative 27 dwellings which the Council believe is an appropriate quantum to reduce the site capacity to within the Policy, through a Main modification. This would also be in accordance with the resolution to grant permission (21/01615) for 27 homes.