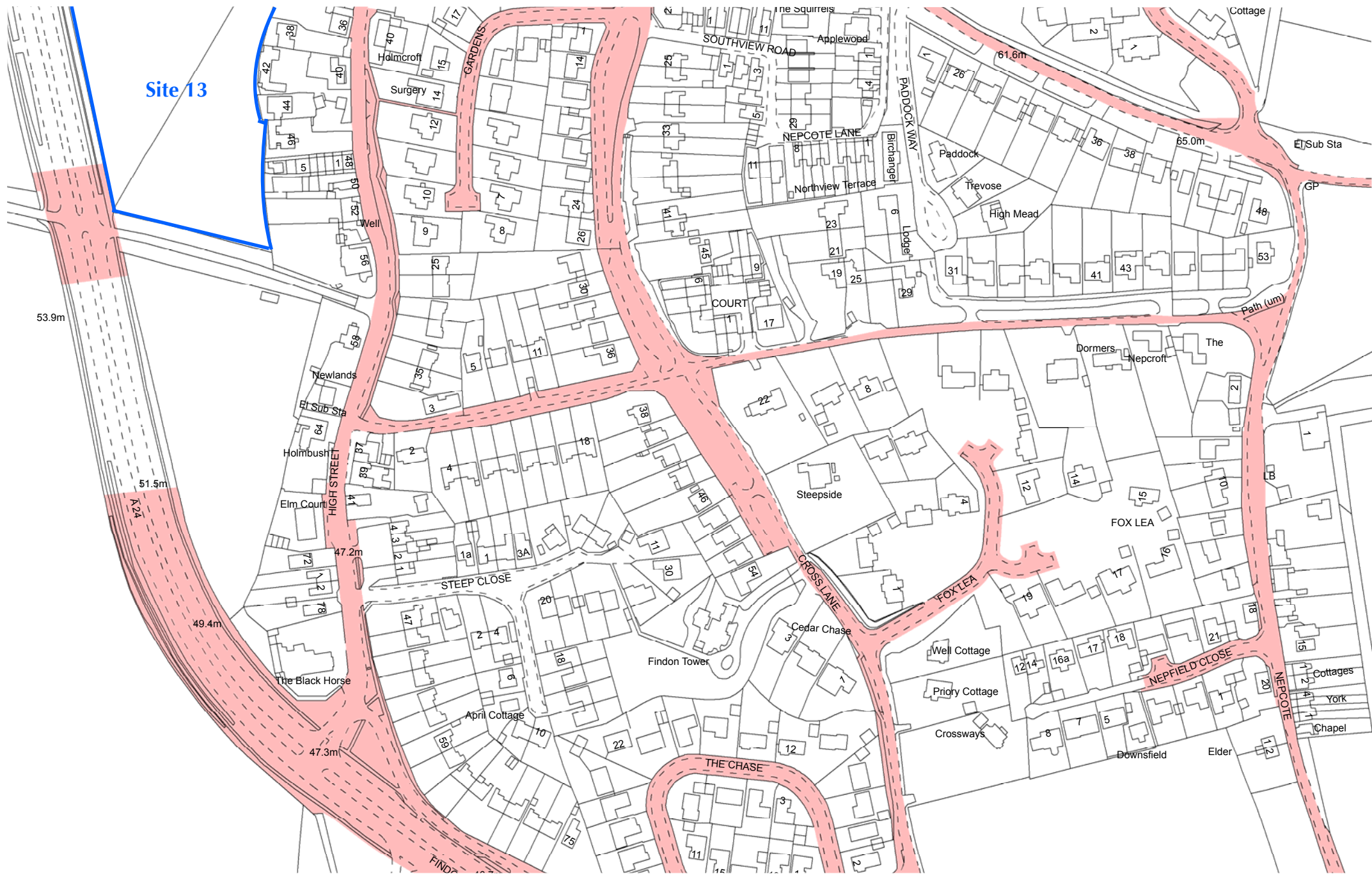


Site 3b Site 20 Site 23 (not housing) Site 13 (part)



Site 13\_ southern part

## Site 13      Monarchs Way field (northern part only)      6 lower cost market houses, 6 affordable homes

<i>Landscape sensitivity:</i>	<b>High</b> (David Hares LCA) <b>High</b> (SDNPA LCA) <b>Moderate to High</b> (VH end) (UNP LLCA) (David Hares LCA and SDNPA LCA did not assess the impact of only the VH end, on its own)
<i>Housing capacity:</i>	<b>12 - 16 dwellings, consistent with typical High Street density.</b>
<i>Illustrated layout:</i>	<b>6 lower cost market houses, 6 affordable homes. Parking at 2 spaces per dwelling within the overall site, in either vernacular 'cart shed' buildings or landscaped parking areas.</b>
<i>Mitigating features:</i>	<b>Full indigenous tree and hedge landscape buffer to the field to maintain rural aspect from Monarchs Way.</b>  <b>Access via Glebelands (FPC owned) and one of the green verges to the Village Hall car park (VHT owned and subject to future discussions and the outcome of the ranking survey) with the current track access from the High Street made available as an hedge enclosed side garden to no 14 High Street.</b>  <b>Financial payment, in full from, the developer/land owner for a replacement pre school building (existing building demolished to form access to field) and transfer of the greater part of the field to the community as a local green space in perpetuity.</b>  <b>Rural vernacular building form and materials, stepping up the sloping ground.</b>
<i>Draft SDNPA Local Plan affordable homes policy requirement:</i>	<b>As illustrated layout, 6 market houses, 6 affordable homes.</b>
<i>Financial viability:</i>	<b>Development needs 50% of dwellings to be market houses to provide the funds for the mitigating features.</b>
<i>Owners:</i>	<b>Private</b> (field) <b>Findon Parish Council and Village Hall trust</b> (Glebelands, access track and car park)

# Illustrative Layout B



Site 13 Monarchs Way Field (part)

6 market houses 6 affordable....access via Glebelands and green verge of VH car park, replacement Pre School funded by housing, 'track' transferred to no 14 as garden

A photograph of a lush green field, likely a meadow or pasture, under a bright blue sky with scattered white clouds. The field is framed by dense green trees and foliage on both sides. In the distance, a line of trees marks the horizon. The text "site 13" is overlaid in white on the field.

site 13

**Site 13 Monarchs Way Field (part)**



site 13

distant views to  
Gallops Farm retained

Site 13 Monarchs Way Field (part)



Site 13

Public Right of Way

Village Hall

Site 13 Monarchs Way Field (part)



FINDON  
VILLAGE HALL

hedge  
retained

Existing track becomes a hedged  
side garden to no 14 (subject to  
discussion with FPC and VHT and  
outcome of ranking survey)

Access to Glebelands and  
Monarchs Way Field houses  
via replanned Village Hall  
car park (subject to  
discussion with VHT and  
outcome of ranking survey)

Site 23 (not housing) Glebelands and Site 13 Monarchs Way Field (part)