



**Site 16**

# Illustrative Layout



**Site 16 Land to north of Quadrangle**

5 market houses, 5 affordable.....restored allotments, landscape buffers, public footpath towards Black Horse, A24 Quadrangle junction improved

## Site 16    Former Allotments north of the Quadrangle    5 market houses, 5 affordable homes

<i>Landscape sensitivity:</i>	<b>Moderate</b> (David Hares LCA) <b>Moderate to High</b> (SDNPA LCA) <b>Moderate</b> (UNP LLCA)
<i>Housing capacity:</i>	<b>10 - 14 dwellings at surrounding densities (part of the site only)</b>
<i>Illustrated layout:</i>	<b>5 market houses, 5 affordable homes. Parking at 2 spaces per dwelling within the overall site.</b>
<i>Mitigating features:</i>	<b>Full indigenous tree and hedge landscape buffer to the Quadrangle, enhanced landscape buffer to A24.</b> <b>Access via the Quadrangle with major improvement to the existing access onto the A24 (WSCC) and upgraded surface to existing access road.</b> <b>Inclusion of new allotments on rest of site, with parking, to meet a shortfall of allotment land in Findon, evidenced by national standards and a local allotment waiting list.</b> <b>Provision of a new public footpath through the site towards the Black Horse at the southern end of the village centre to enhance connectivity with the main part of Findon.</b>
<i>Draft SDNPA Local Plan affordable homes policy requirement:</i>	<b>As illustrated layout, 5 market houses, 5 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> (former allotments) <b>WSCC</b> (Access is adoptable highway, pink shading on layout)



church hill

formers allotments site

**Site 16**

Former allotments site west side of A24 viewed from Cross Lane Junction



site 16 behind trees

Site 16 Land north of The Quadrangle



site 16

access from The  
Quadrangle

Site 16 Land north of the Quadrangle



junction  
with A24

Site 16 Land north of the Quadrangle