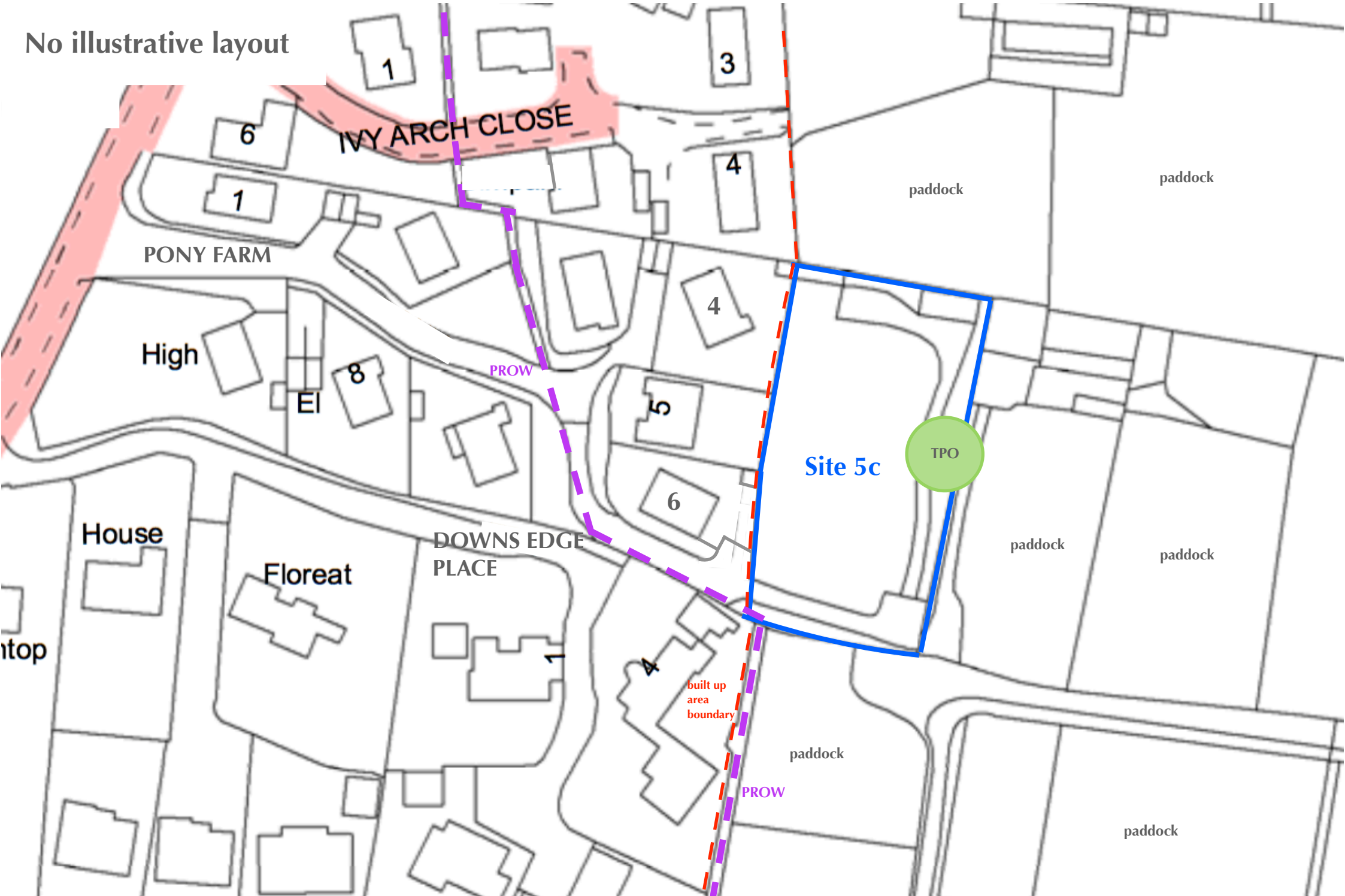


Site 5c Site 7

No illustrative layout



Site 5c Land East of Pony Farm

3 market houses 1 shared ownership

Site 5c Land east of Pony Farm

3 market houses, 1 shared ownership house

<i>Landscape sensitivity:</i>	Moderate (David Hares LCA) Moderate (SDNPA LCA) Moderate (UNP LLCA)
<i>Housing capacity:</i>	3 - 4 dwellings, consistent with Pony Farm cul de sac density.
<i>Illustrated layout:</i>	No illustrated layout, proposal SUBJECT to full review of access from Pony Farm cul de sac.
<i>Mitigating features:</i>	Full indigenous tree and hedge landscape buffers to paddock boundaries and house gardens. Pony Farm householders given first right to buy new houses, to retain an edge of settlement location. Financial contribution from the developer/land owner for new gravel bonded surface to Pony Farm cul de sac and any new access to the land. Rural vernacular farm steading building form and materials, part cut into the rising ground.
<i>Draft SDNPA Local Plan affordable homes policy requirement:</i>	3 market houses, 1 affordable home.
<i>Financial viability:</i>	Development needs 75% of dwellings to be market houses to provide the funds for the mitigating features, particularly any new access to the land.
<i>Owners:</i>	Private (Land and part access) Other Private (part of Pony Farm access from Stable Lane)



site 5c

Site 5c Land east of Pony Farm cul de sac



existing field gate to paddocks
(hidden to left)

site 5c

Site 5c Land east of Pony Farm cul de sac