



Site 5c Site 7

Illustrative Layout

Soldiers Field Stables

Layout drawing courtesy of Hobden Estates and GWP



Site 7 Soldiers Field House

5 large market houses (4 and 5 bed) 4 shared ownership (2 and 3 bed)
now.... 6 large market houses (4 and 5 bed) 5 shared ownership (2 and 3 bed)

Site 7 Soldiers Field House and grounds

6 large market houses, 5 shared ownership houses

Landscape sensitivity:

Moderate (David Hares LCA) **Moderate** (SDNPA LCA) **High** (UNP LLCA)

Status as previously developed land (PDL) lowers sensitivity to moderate, despite a location within the surroundings of a proposed Conservation Area (Nepcote Green) and Heritage Asset. The site is the former house and grounds of Captain Ryan Price, champion racehorse trainer and contributes to Findon's historic racing heritage and culture along with the associated training gallops. Nepcote Green also hosts the historic annual Sheep Fair, a major countryside gathering which attracts thousands of visitors in September to this part of the National Park. **The UNP Local Landscape Character Assessment** gives weight to these historic and cultural features that are closely connected with the landscape around Soldiers Field House, raising the sensitivity to **high**.

Housing capacity:

9 - 11 dwellings at significantly higher than surrounding housing density.

Illustrated layout:

5 large market houses, 4 shared ownership houses, but SDNPA now recommending 6 market houses and 5 shared ownership houses.

Mitigating features:

Future landscape buffer to Nepcote Green, downland paddocks and training gallops to replace the existing beech hedge.

Draft SDNPA Local Plan affordable homes policy requirement:

Smaller scale, lower cost housing to more closely reflect local housing need.

Financial viability:

House and grounds currently on the market at £1.45m. Housing plot values for smaller scale, lower cost housing, will total a very significantly lower value than the current value of the house and grounds. Any redevelopment proposals will therefore inevitably be weighted towards large market houses with some shared ownership houses which does not reflect local housing need.

Owners:

Hobden Estates (house and grounds) **Findon Chase Mngmt Co** (2/3 width of access lane, 1/3 unknown)



site 7

site 7

Site 7 highly visible from Nepcote Green (proposed Conservation Area)



Site 7

Site 7 highly visible from Nepcote Lane at Nepcote Green



Site 7

Site 7 Soldiers Field House above beech hedge from paddocks adjoining Nepcote Green



Site 7

Soldiers Field House

Pool and outbuildings

pool and outbuildings

Site 7 highly visible from Nepcote Green (at the Wattle House)