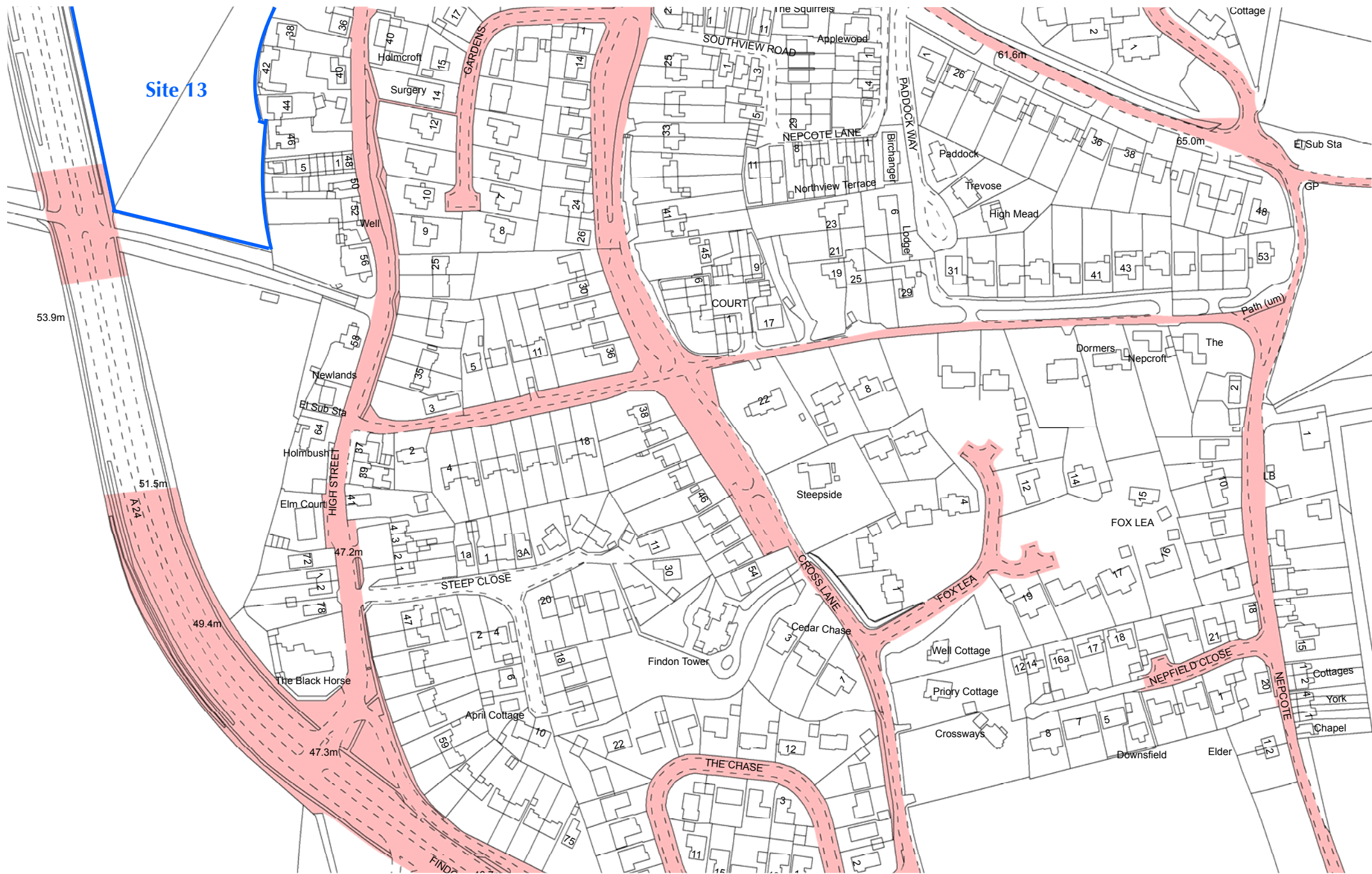


Site 3b Site 20 Site 23 (not housing) Site 13 (part)



Site 13_ southern part

Illustrative Layout



Site 13 Monarchs Way Field (part)

6 market houses 6 affordable....access via Glebelands, landscape buffers, contribution towards replacement pre school, flint wall to no 14 boundary

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

<i>Landscape sensitivity:</i>	High (David Hares LCA) High (SDNPA LCA) Moderate to High (UNP LLCA)
<i>Housing capacity:</i>	12 - 16 dwellings, consistent with typical High Street density.
<i>Illustrated layout:</i>	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.
<i>Mitigating features:</i>	Full indigenous tree and hedge landscape buffer to the field to maintain rural aspect from Monarchs Way. Access via Glebelands (FPC owned) with 1.8 m high flint wall and landscaped treatment to boundary between no 14 High Street and an improved access from the High Street. Financial contribution from the developer/land owner for a replacement pre school building (existing building demolished to form access to field) Rural vernacular building form and materials, stepping up the sloping ground.
<i>Draft SDNPA Local Plan affordable homes policy requirement:</i>	As illustrated layout, 6 market houses, 6 affordable homes.
<i>Financial viability:</i>	Development needs 50% of dwellings to be market houses to provide the funds for the mitigating features.
<i>Owners:</i>	Private (field) Findon Parish Council (access)



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)



Access to Glebelands
and Monarchs Way
Field from High
Street

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