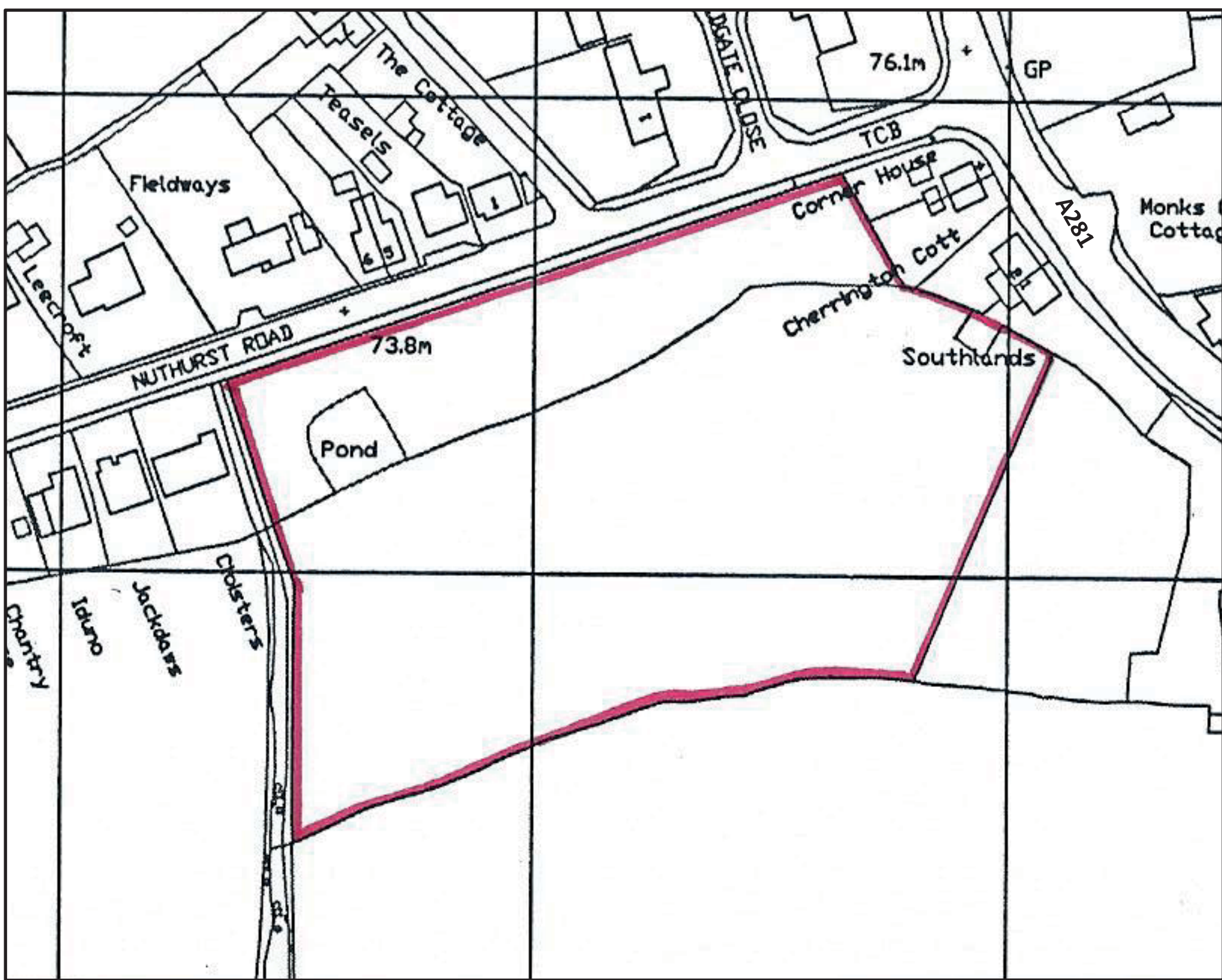


Is
SITE 21
suitable for the
Neighbourhood
Plan?

Site 21. Great Ventors, Monks Gate

Location

The site is in Monks Gate just off the A281, alongside Nuthurst Road on the south side. Situated opposite a row of houses, the site will be masked by trees. Access will not affect existing pond to protect wildlife.



View from A281 looking down Nuthurst Road



Landowner's Proposal



Development Characteristics

- Within the perceived built up area of the hamlet
- Outside of the AONB
- Strip of land alongside Nuthurst Road and part of green field behind it
- Site covers 1.17 hectares
- Indicative number 9-12 dwellings*
- Appropriate scale – low density housing if limited to proposed dwellings
- Mixture of house sizes could include smaller properties
- Screened from the road
- Located close to a bus stop
- Pond area retained for community use and wildlife habitat
- Greenfield land, part of which was called "Monks Common" and may be of historical interest.
- Localised flooding may need attention

* Dwellings means living accommodation. A semi-detached house is 2 dwellings.

