

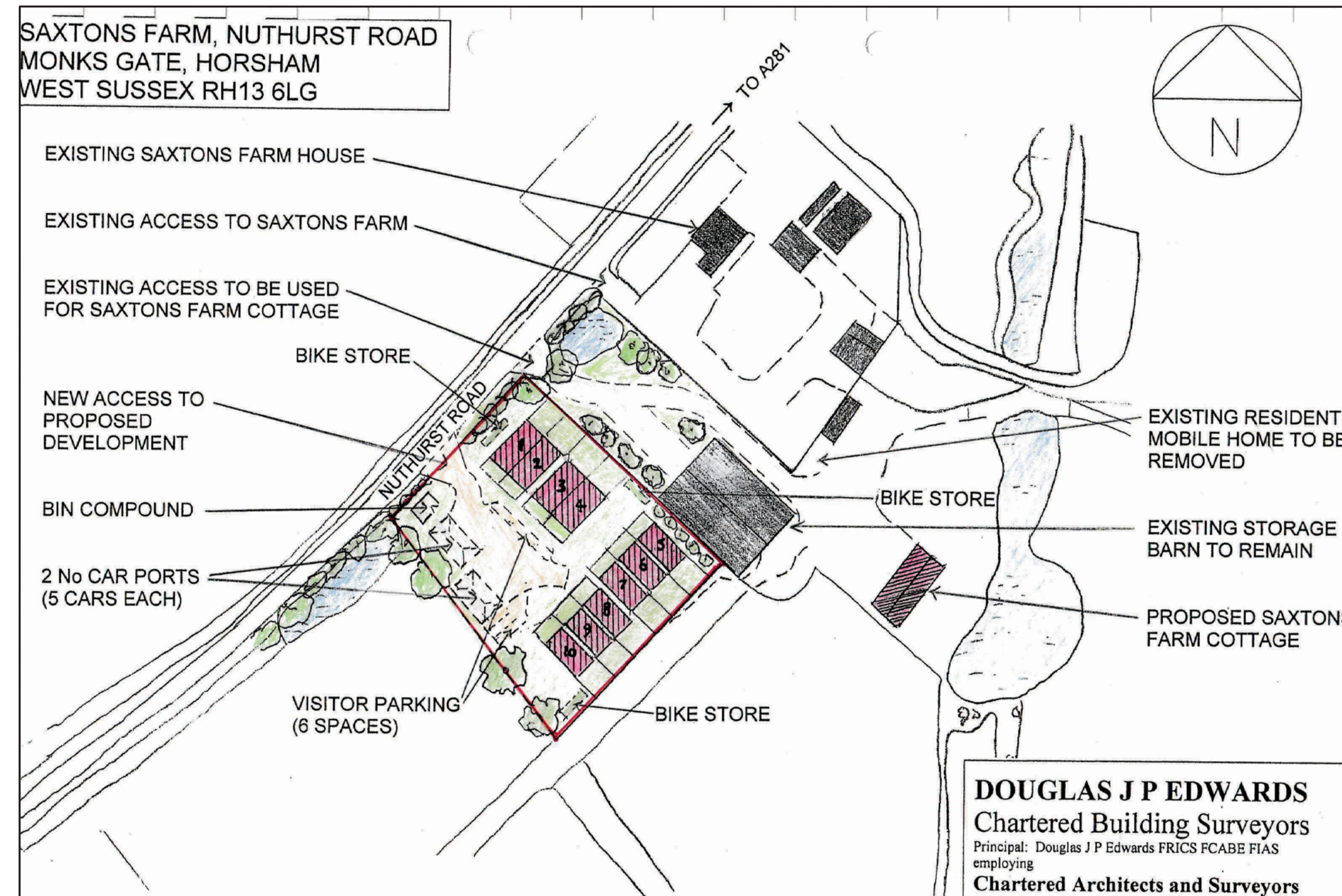
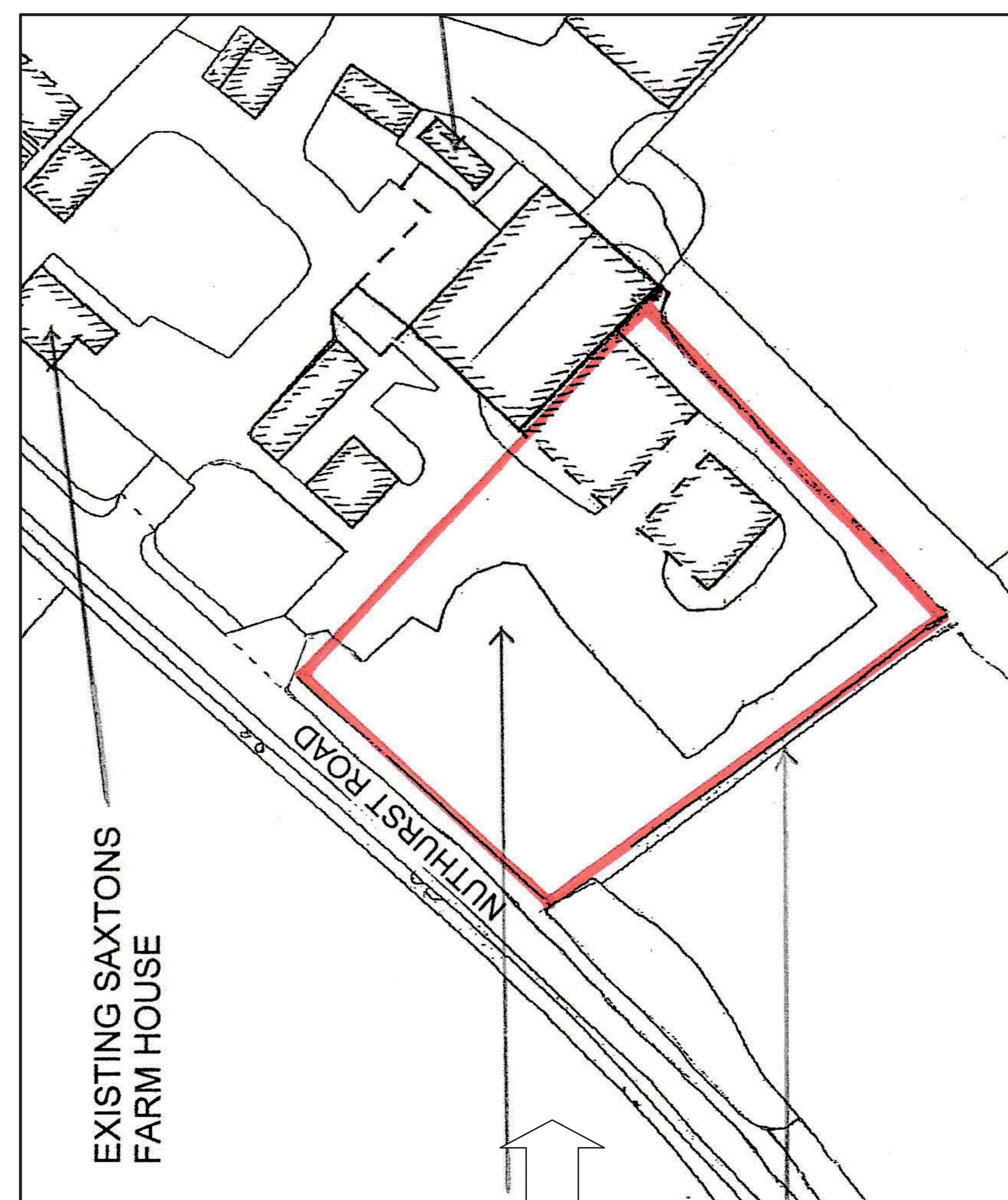
Is  
**SITE 22**  
suitable for the  
Neighbourhood  
Plan?

# Site 22. Saxtons Farm Barns, Monks Gate

## Location

The site is in Monks Gate, along Nuthurst Road on the south side and situated opposite fields.

Access will be off Nuthurst Road.



Landowner's Proposal

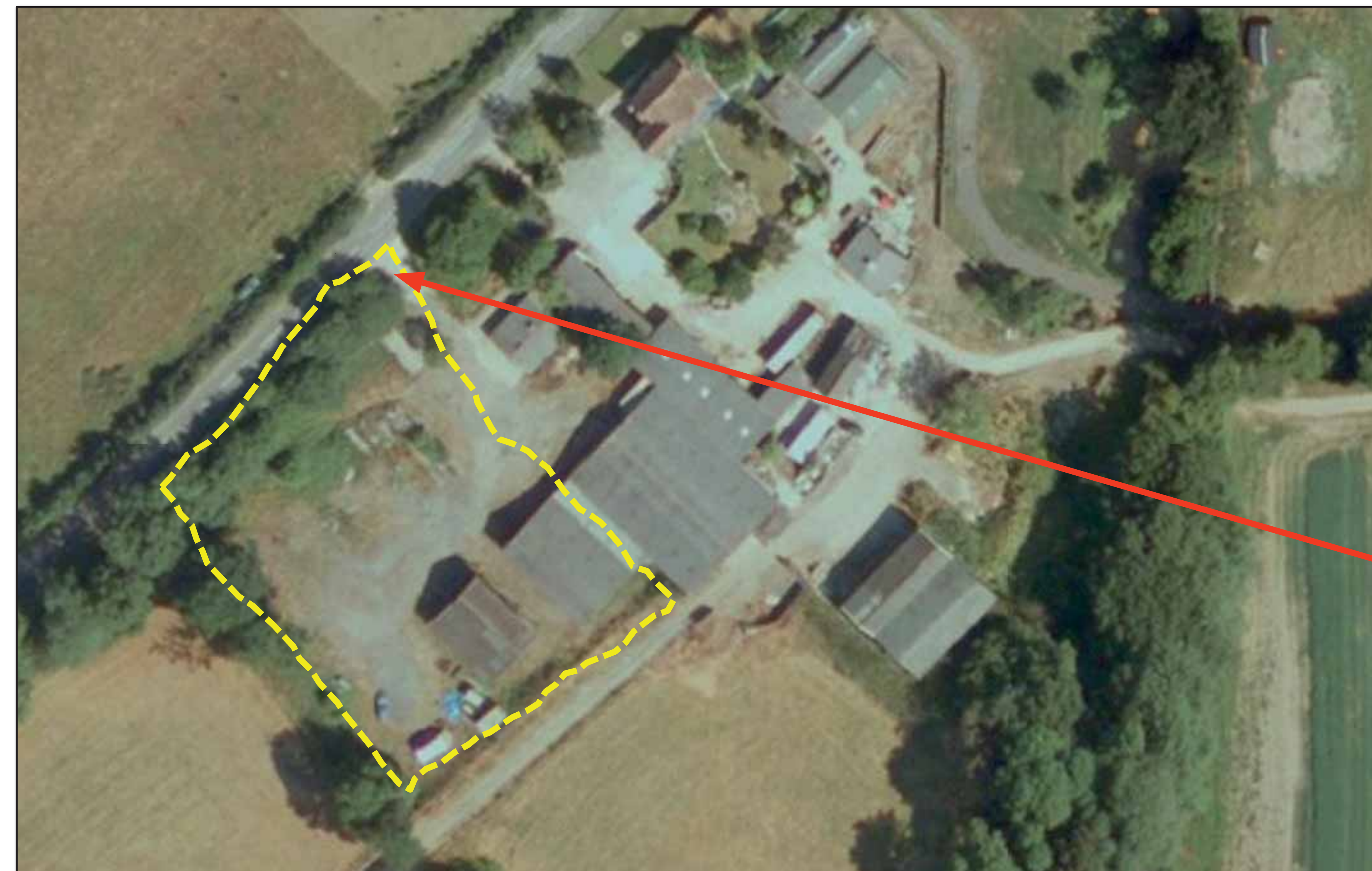
## Development Characteristics

- Arguably adjoins the perceived built up area of the hamlet
- Outside of the AONB
- Redundant Farm buildings no longer associated with the farm
- Site covers 0.38 hectare
- Appropriate scale – low density housing if limited to 8-12 dwellings\*
- Small properties suitable for young families and retirees
- 500m walking distance to bus stop, no footpaths or street lighting

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



Main entrance to site off the Nuthurst Road



View of access via Nuthurst Road