Land at Elm Rise, Findon

Findon Updated Neighbourhood Plan

Site Location

Key
Site Boundary   Findon Conservation Area   Saint John The Baptist Church
Public Rights of Way
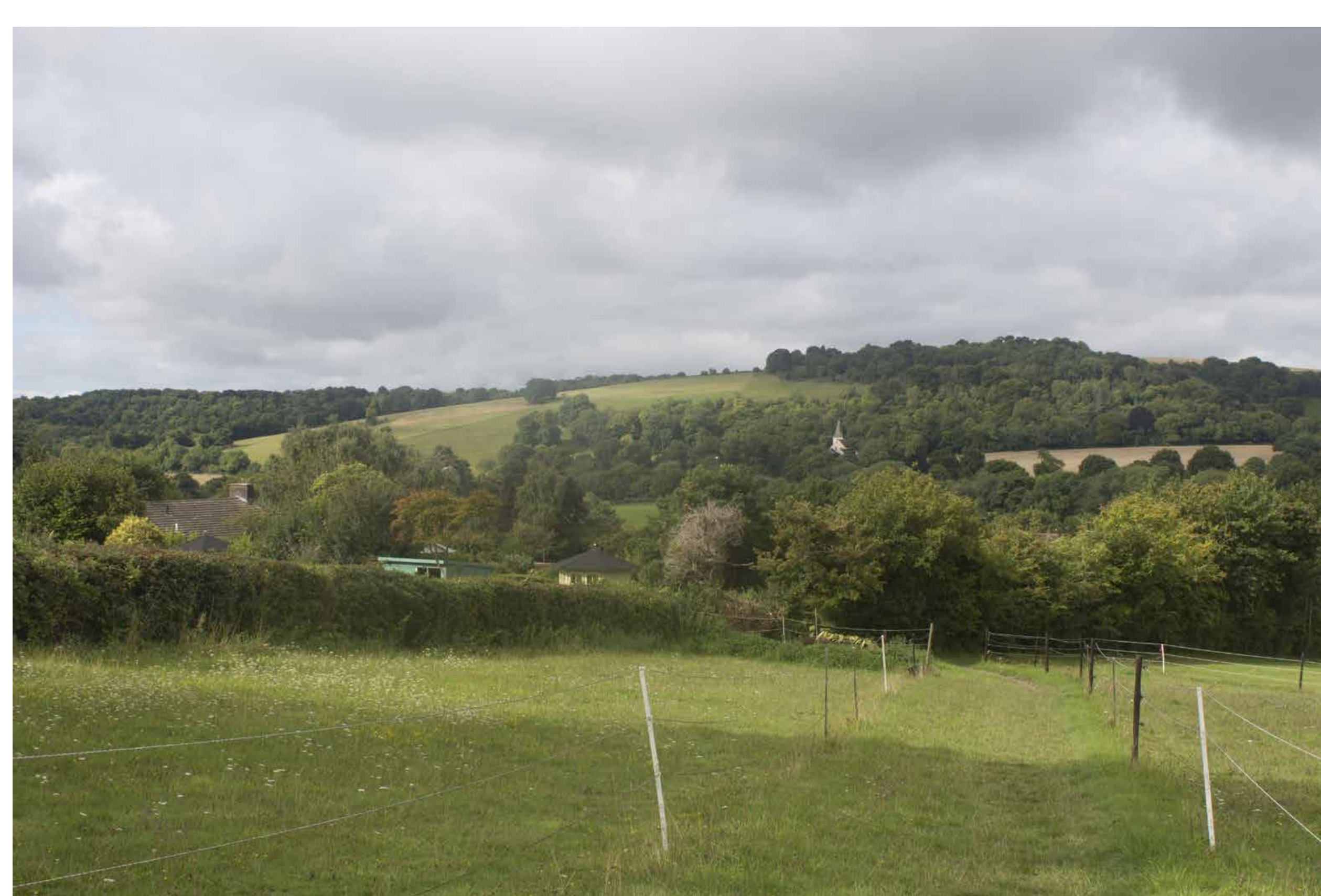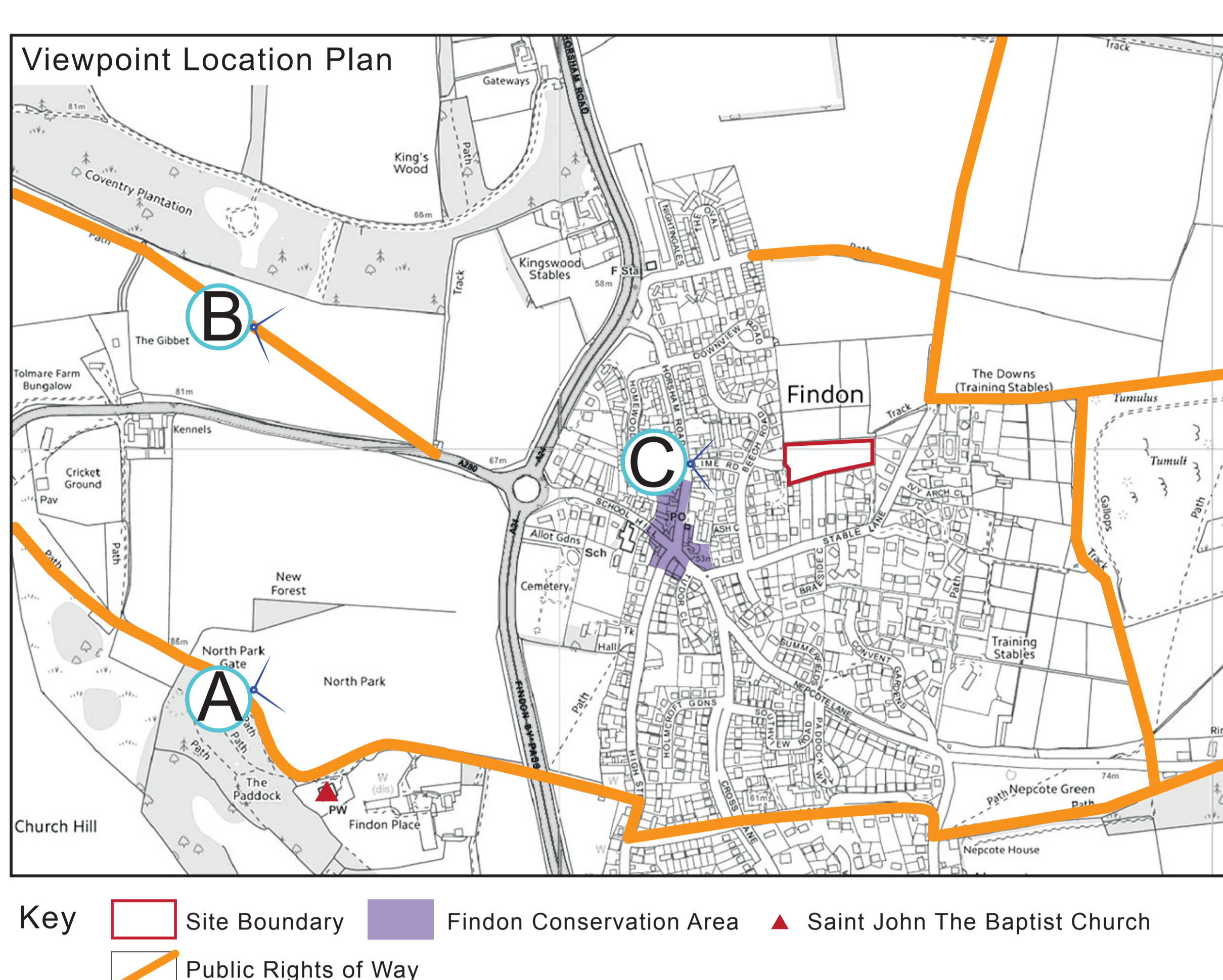
View of St John The Baptist Church from the proposed footpath link

Site Constraints & Opportunities
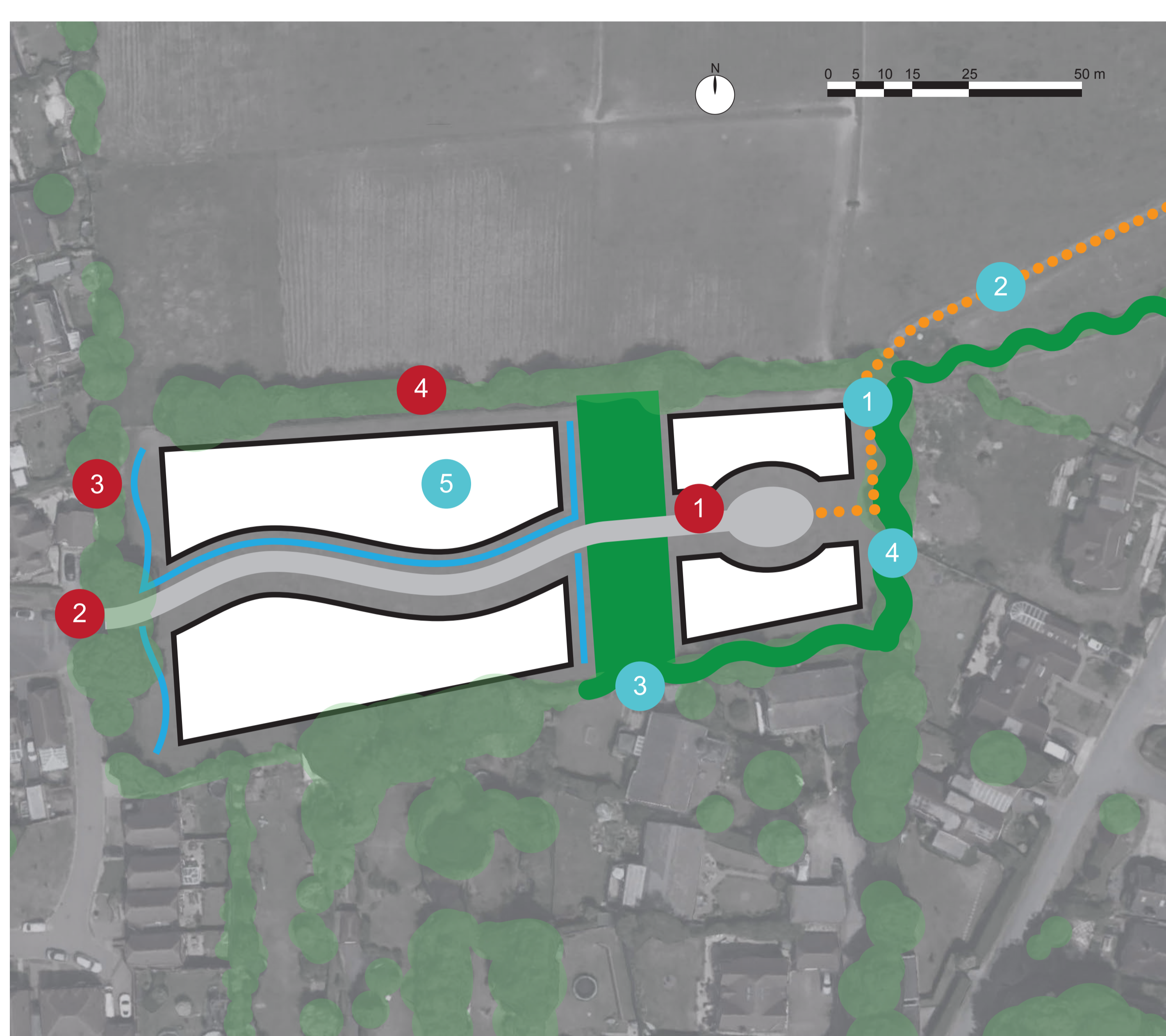
LANDSCAPE OPPORTUNITIES

1. Provision of a footpath link to the open downs from Elm Rise through to Stable Lane.

2. Public view provided from the footpath link east of the Site towards the Grade 1 Listed Parish Church of Saint John the Baptist to the south-west, which is not currently publicly available.

3. Reinforcement of existing landscape structure and improvement of species richness through native planting particularly along the southern and eastern boundary of the Site to reinforce the ecological network, from the south to the north-eastern edge of Findon.

4. Soften the current urbanising effect of large properties on elevated ground along Stable Lane in views from rising land west of Findon, through introducing a tree belt along the eastern end of the Site.

5. Reinforce local vernacular through reference to materials and finishes within Findon Conservation Area and the cohesive qualities of flint, brick and clay within the Open Downs Landscape Character Type.

LANDSCAPE CONSTRAINTS

1. Glimpsed visibility of the eastern part of the Site from Public Rights of Way on rising land west of Findon, (Shown within panoramic View A and B).

2. Glimpsed visibility of rural character from north of Findon Conservation Area, (Shown within View C).

3. Area Tree Preservation Orders to west and south-west Site boundary.

4. Mature native hedgerow with small trees along the northern boundary.

The development would:

- Respect the landscape character of the area;
- Retain and strengthen the strong vegetative boundaries;
- Respect the amenity of all neighbouring properties;
- Deliver homes for the local community;
- Provide access to the countryside; and
- Introduce 15 - 20 new homes that are architect designed to reflect the best character of the village.

Distant views of the site